JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, DECEMBER 4, 2023
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. Boards And Commissions Recognition

      Documents:

      B-C COMP TERMS 2023-RECOG 12-4-23.PDF
   2. Proclamation Recognizing The Retirement Of Kristi Seibert
   3. Justice Center Update

      Documents:

      JOPLIN JUSTICE CENTER CITY COUNCIL PRESENTATION_2023.12.04.PDF
      JUSTICE CENTER FINANCING OPTIONS 65 MILLION DEC 4 2023.PDF
   4. Discussion Of 2024 Capital Improvement Sales Tax Renewal Projects

      Documents:

      JOPLINMO CIP TOP PROJECTS_2023_1121.PDF
4. **Finalization Of Consent Agenda**
5. **Reports And Communications**
   1. News From The Public Information Office
6. **Citizen Requests And Petitions**

1. Mary Price Requested To Speak On Capital Improvement Projects & Fiscal Responsibility

7. Public Hearings

1. Public Hearing Procedures

   Documents:

   PUBLIC HEARING PROCEDURES.PDF

2. COUNCIL BILL NO. 2023-291
   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) to District M-2 (Heavy Industrial) property as described below and located at the NE Corner of Rob O'Brian Way and E 26th St.

   Documents:

   CB2023-291SUMMARY.PDF
   291REPORT.PDF
   291APP.PDF
   291MINUTES.PDF
   291MAP.PDF
   CB2023-291.PDF

3. COUNCIL BILL NO. 2023-293
   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) to District R-2 (Two-Family Residential) property as described below and located approximately 190 ft. west from the intersection of 16th Street and Picher Ave

   Documents:

   CB2023-293SUMMARY.PDF
   293REPORT.PDF
   293APP.PDF
   293MINUTES.PDF
   293MAP.PDF
   CB2023-293.PDF

4. COUNCIL BILL NO. 2023-294
   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 including in District C-2 (Central business) property as described below and located at 216 E 12th St.

   Documents:

   CB2023-294SUMMARY.PDF

294REPORT.PDF
294APP.PDF
294MINUTES.PDF
294MAP.PDF
CB2023-294.PDF

5. COUNCIL BILL NO. 2023-295
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 including in District M-2 (Heavy Industrial) property as described below and located at the NE Corner of Rob O'Brian Way and E 26th St.

Documents:

CB2023-295SUMMARY.PDF
295REPORT.PDF
295APP.PDF
295MINUTES.PDF
295MAP.PDF
CB2023-295.PDF

6. COUNCIL BILL NO. 2023-296
AN ORDINANCE providing to vacate a 10' utility easement, lying on property described as the SW Corner of S Montana Pl and E 24th St., City of Joplin, Jasper County, Missouri.

Documents:

CB2023-296SUMMARY.PDF
296REPORT.PDF
296APP.PDF
296MINUTES.PDF
296MAP.PDF
CB2023-296.PDF

7. COUNCIL BILL NO. 2023-292
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-3 (Multi-Family Residential) and including in District R-3 HP (Multi-Family Residential – Historic Preservation Overlay) property as described below and located at 524 W 5th St.

Documents:

CB2023-292SUMMARY.PDF
292REPORT.PDF
292APP.PDF
292MINUTES.PDF
292MAP.PDF
CB2023-292.PDF

8. COUNCIL BILL NO. 2023-297
AN ORDINANCE approving the Redevelopment Plans for property known as

the Olivia Apartment Building located at 320 South Moffet Avenue; by Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 320 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

Documents:

CB 2023-297 SUMMARY.PDF
JRC 11-14-23 MINUTES (3).PDF
EXHIBIT A_REDEVELOPMENT PLAN.PDF
EXHIBIT B 320 S MOFFET.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-297.PDF

9. COUNCIL BILL NO. 2023-298

AN ORDINANCE approving the Redevelopment Plans for property known as the Pennington Drug Company Building located at 512-518 South Virginia Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 512-518 South Virginia Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

Documents:

CB 2023-298 SUMMARY.PDF
EXHIBIT B 512-520 S. VIRIGINIA AVE..PDF
JRC 11-14-23 MINUTES.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-298.PDF

10. COUNCIL BILL NO. 2023-300

AN ORDINANCE approving the Redevelopment Plans for property known as

the A.C. Webb Automotive Building located at 202-204 South Joplin Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 202-204 South Joplin Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

Documents:

CB 2023-300 SUMMARY (003).PDF
EXHIBIT B 202-204 S. JOPLIN AVE..PDF
JRC 11-14-23 MINUTES.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-300.PDF

11. COUNCIL BILL NO. 2023-301
AN ORDINANCE approving the Redevelopment Plans for property known as the Jesse Star House located at 310 South Moffet Avenue; Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 310 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

Documents:

CB 2023-301 SUMMARY.PDF
EXHIBIT B 310 S. MOFFET AVE..PDF
JRC 11-14-23 MINUTES.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-301.PDF

12. Review Redevelopment Plan And Receive Public Comments Concerning The Proposed Abatement Of Ad Valorem Taxes On Improvements Made To Real Property Located At 615-617 S. Main St.

Documents:

SUMMARY PEARL BROTHERS 615-617 S. MAIN ST. .PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
JRC 11-14-23 MINUTES.PDF

13. Review Redevelopment Plan And Receive Public Comments Concerning The Proposed Abatement Of Ad Valorem Taxes On Improvements Made To Real Property Located At 401-411 S. Virginia Ave.

Documents:

SUMMARY FOR 401-411 S. VIRGINIA AVE..PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
JRC 11-14-23 MINUTES.PDF

14. Review Redevelopment Plan And Receive Public Comments Concerning The Proposed Abatement Of Ad Valorem Taxes On Improvements Made To Real Property Located At 506-508 S. Virginia Ave.

Documents:

SUMMARY FOR 506-508 S. VIRGINIA.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
JRC 11-14-23 MINUTES.PDF

8. Consent Agenda

1. Minutes Of The November 20, 2023, Special City Council Meeting

Documents:

SP MTG NOV. 20 MINUTES.PDF

2. Minutes Of The November 20, 2023, City Council Meeting

Documents:

NOV 20, 2023 MINUTES.PDF

3. COUNCIL BILL NO. 2023-458
AN ORDINANCE amending Chapter 62, Health and Sanitation, by enacting a new Article XI, Lodging Establishments.

Documents:

CB2023-458.PDF

4. COUNCIL BILL NO. 2023-532
AN ORDINANCE repealing Section 58-68, Schedule of Fees, Article II, Fire

Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB2023-532.PDF

5. COUNCIL BILL NO. 2023-533
AN ORDINANCE repealing Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalk and Other Public Places, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalks and Other Public Places, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB2023-533.PDF

6. COUNCIL BILL NO. 2023-535
AN ORDINANCE repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective.

Documents:

CB2023-535.PDF

7. COUNCIL BILL NO. 2023-537
AN ORDINANCE repealing Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B as adopted by Ordinance No. 97-161 of the City of Joplin and enacting in lieu thereof a new Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become

certain fee changes; and setting a date which this Ordinance shall become effective.

Documents:

CB2023-537.PDF

8. COUNCIL BILL NO. 2023-538
AN ORDINANCE repealing Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the City of Joplin and enacting in lieu thereof a new Section 29A-2514, Fees, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB2023-538.PDF

9. COUNCIL BILL NO. 2023-539
AN ORDINANCE repealing Section 118-235, Permit fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin, and enacting in lieu thereof a new Section 118-235, Permit Fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB2023-539.PDF

9. Resolutions

1. RESOLUTION NO. 2023-018
A RESOLUTION establishing a Capital Improvements Sales Tax Citizens Committee to assist with the April 2, 2024 election relating to the renewal of the 3/8% capital improvement sales tax.

Documents:

RESOLUTION 2023-018 SUMMARY CAPITAL IMPROVEMENT SALES TAX CITIZENS COMMITTEE.PDF
RESOLUTION 2023-018 CAPITAL IMPROVEMENT SALES TAX CITIZENS COMMITTEE.PDF

2. RESOLUTION NO. 2023-021

A RESOLUTION establishing a "Legislative Affairs Committee"

Documents:

RESOLUTION 2023-021 LEGISLATIVE AFFAIRS COMMITTEE.PDF
RESOLUTION 2023-021 SUMMARY LEGISLATIVE AFFAIRS CITIZENS COMMITTEE.PDF

10. Ordinances - Emergency

1. COUNCIL BILL NO. 2023-297
AN ORDINANCE approving the Redevelopment Plans for property known as the Olivia Apartment Building located at 320 South Moffet Avenue; by Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 320 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

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EXHIBIT B 320 S MOFFET.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-297.PDF

2. COUNCIL BILL NO. 2023-298
AN ORDINANCE approving the Redevelopment Plans for property known as the Pennington Drug Company Building located at 512-518 South Virginia Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 512-518 South Virginia Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

Documents:

CB 2023-298 SUMMARY.PDF
EXHIBIT B 512-520 S. VIRIGINIA AVE..PDF
JRC 11-14-23 MINUTES.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-298.PDF

3. COUNCIL BILL NO. 2023-300
AN ORDINANCE approving the Redevelopment Plans for property known as the A.C. Webb Automotive Building located at 202-204 South Joplin Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 202-204 South Joplin Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

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CB 2023-300 SUMMARY (003).PDF
EXHIBIT B 202-204 S. JOPLIN AVE..PDF
JRC 11-14-23 MINUTES.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-300.PDF

4. COUNCIL BILL NO. 2023-301
AN ORDINANCE approving the Redevelopment Plans for property known as the Jesse Star House located at 310 South Moffet Avenue; Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 310 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

Documents:

CB 2023-301 SUMMARY.PDF
EXHIBIT B 310 S. MOFFET AVE..PDF
JRC 11-14-23 MINUTES.PDF
353 PROPERTY TAX ABATEMENT APPLICANT INFORMATION 11.29.23.PDF
CB 2023-301.PDF

5. COUNCIL BILL NO. 2023-376
AN ORDINANCE approving the contract by and between the City of Joplin and Freeman's Landworx LLC. for the demolition of the structure(s) and clearing of a lot located at 1105 S Indiana Ave. in the City of Joplin, Missouri, for Four Thousand Five Hundred Sixty dollars ($4,560.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

Documents:

2023-376.PDF
1105 S INDIANA AVE BID.PDF
1105 S INDIANA DEMO PHOTOS.PDF
COUNCIL BILL 2023-376.PDF

6. COUNCIL BILL NO. 2023-529
AN ORDINANCE approving an Agreement by and between the City of Joplin and Missouri-American Water Company to terminate water service and discontinue the supply of water from its system to any premises which sewer bills are unpaid; authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin; and containing an emergency clause.

Documents:

CB 2023-529 SUMMARY TERMINATION OF WATER SERVICE AGREEMENT.PDF
CB 2023-529 TERMINATION OF WATER SERVICE AGREEMENT.PDF
CB 2023-529 EXHIBIT A MISSOURI AMERICAN TERMINATION AGREEMENT.PDF

7. COUNCIL BILL NO. 2023-541
AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-158 on October 16, 2023, to adjust appropriations and containing an emergency clause.

Documents:

CB 2023-541 SUMMARY BUDGET AMENDMENT.PDF
CB 2023-541 BUDGET AMENDMENT ORDINANCE FY2024.PDF
CB 2023-541 SCHEDULE A BUDGET AMENDMENT.PDF

11. **Ordinances - First Reading**

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

    1. COUNCIL BILL NO. 2023-534
       AN ORDINANCE repealing Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

       Documents:

       CB2023-534.PDF

    2. COUNCIL BILL NO. 2023-536
       AN ORDINANCE repealing Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 186-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, and Section 86-152, Admission Fee, of Article V, Swimming Pools, and Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 186-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, and Section 86-152, Admission Fee, of Article V, Swimming Pools, and Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

       Documents:

       CB2023-536.PDF

13. **New Business**

    1. Election Of Candidate To Fill Council Seat Vacancy

Joplin, built on generations of people with grit and determination, is a regional hub at the crossroads of America. Our diverse people and employers thrive because of our healthy lifestyles, exceptional neighborhoods, lifelong learning opportunities and cultural & recreational amenities.

Ad Omnia Parata

Together we are ready for anything.

Notice posted at 12:00 PM on this 30th day of November 2023 (RSMo 610.020)

BOARDS AND COMMISSIONS

RECOGNITION & APPRECIATION

DECEMBER 4, 2023

The following board members have completed their full terms (and some have served longer by filling unexpired terms) and are being recognized for their outstanding service and contributions to the various board/commission/committee to which they were appointed, and for their willingness to serve the City of Joplin in this capacity.

Name	Board/Commission/Committee	Dates of Service
Betty McCartney	ADA Committee	2016-2023
Mike Bentley	Airport Board	2017-2023
Tom Beisner	Board of Adjustment	2013-2023
Gil Stevens	Joplin Industrial Development Authority	2008-2023
Doug Doll	Joplin Redevelopment Corporation	2016-2023
Kreg Selvey	Parks & Recreation Board	2017-2023
Janice Steele	Planning & Zoning Commission	2017-2023
James Richards	TIF Commission	2014-2023
James Fleischaker	Traffic Commission	2017-2023

sfsarchitecture + CGA architecture planning design

JOPLIN MISSOURI

Joplin Facilities Master Plan

Justice Center Preferred Concept

12 | 04 | 2023

JOPLIN POLICE DEPARTMENT

JOPLIN FIRE DEPARTMENT

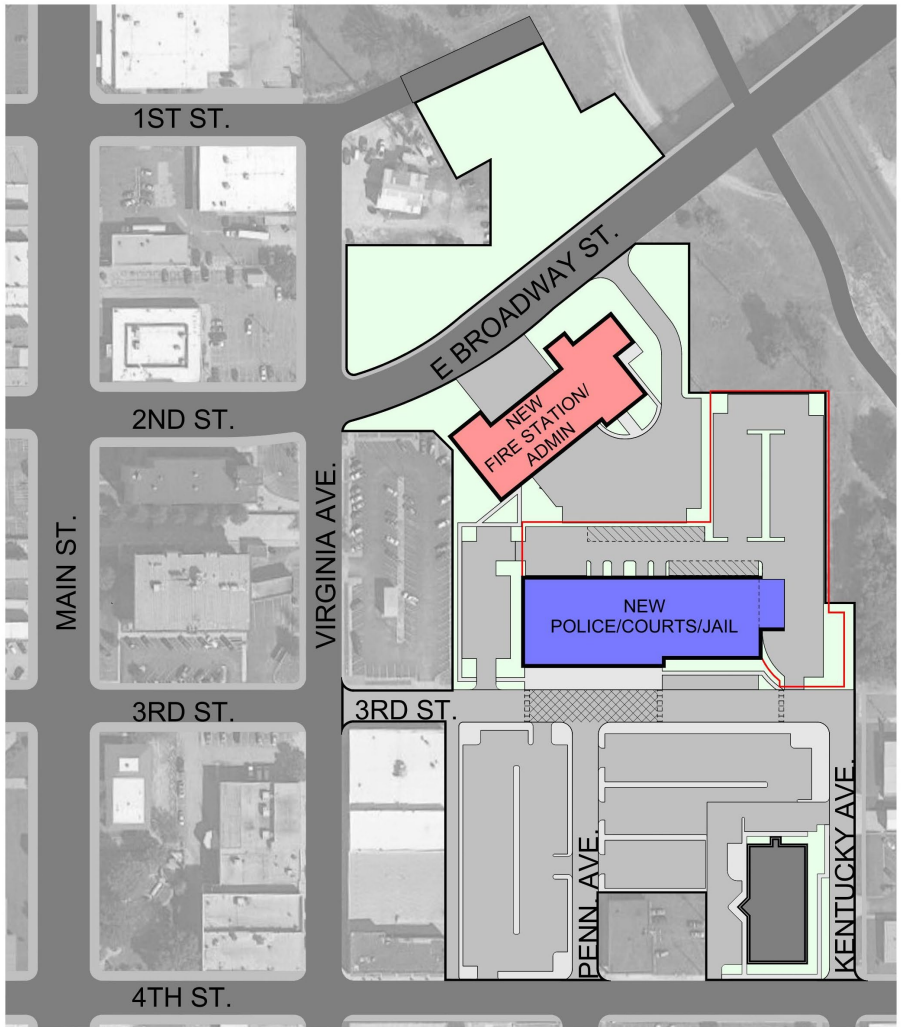
Agenda

- Preferred Option 9 – New Fire Station/New Police & Court building
- Square Footage comparison: Existing vs. Programmed

OPTION 9

NEW FIRE STATION/ NEW POLICE & COURT BUILDING

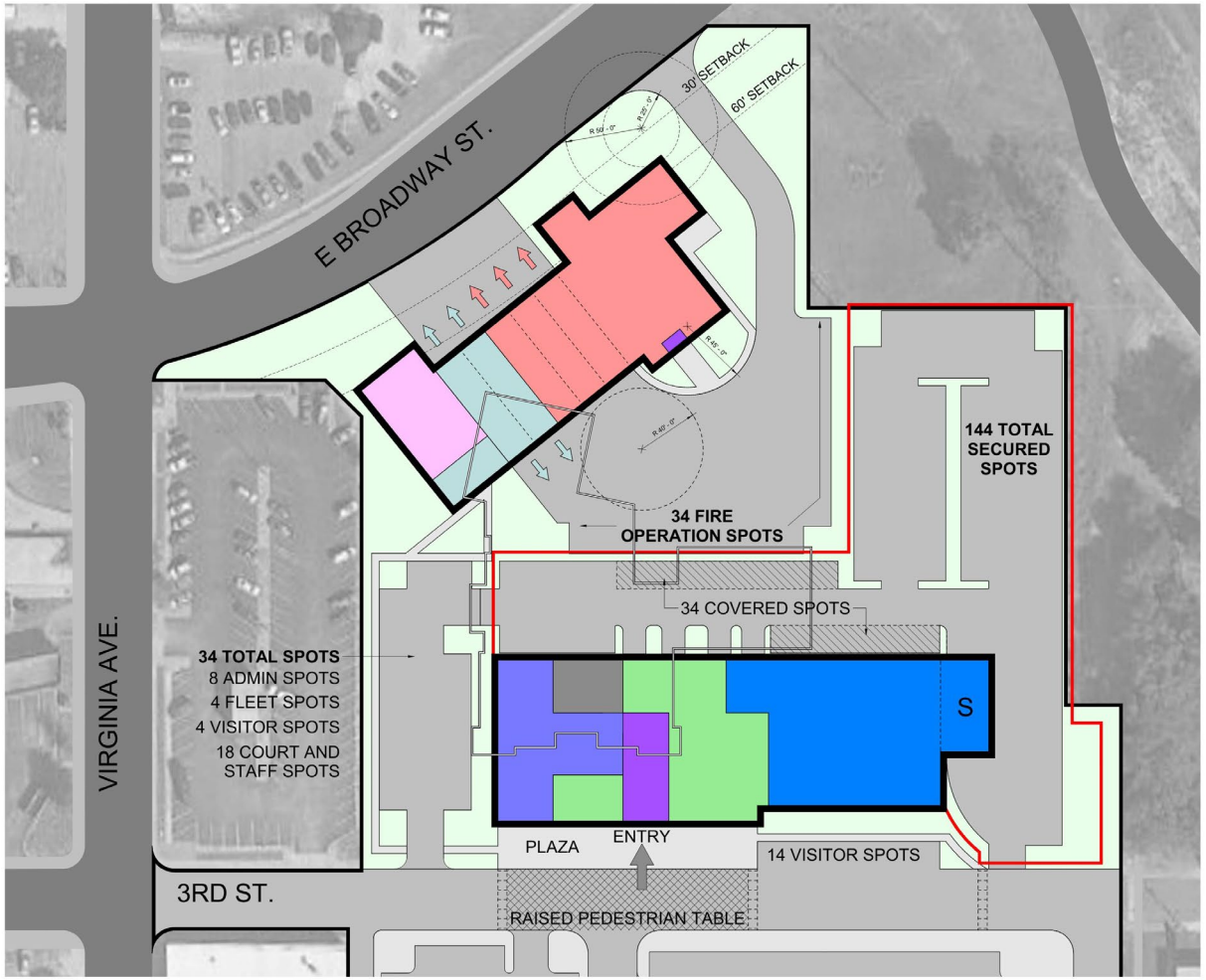
SITE OVERVIEW



OPTION 9

NEW FIRE STATION/ NEW POLICE & COURT BUILDING

SITE PLAN - FIRE



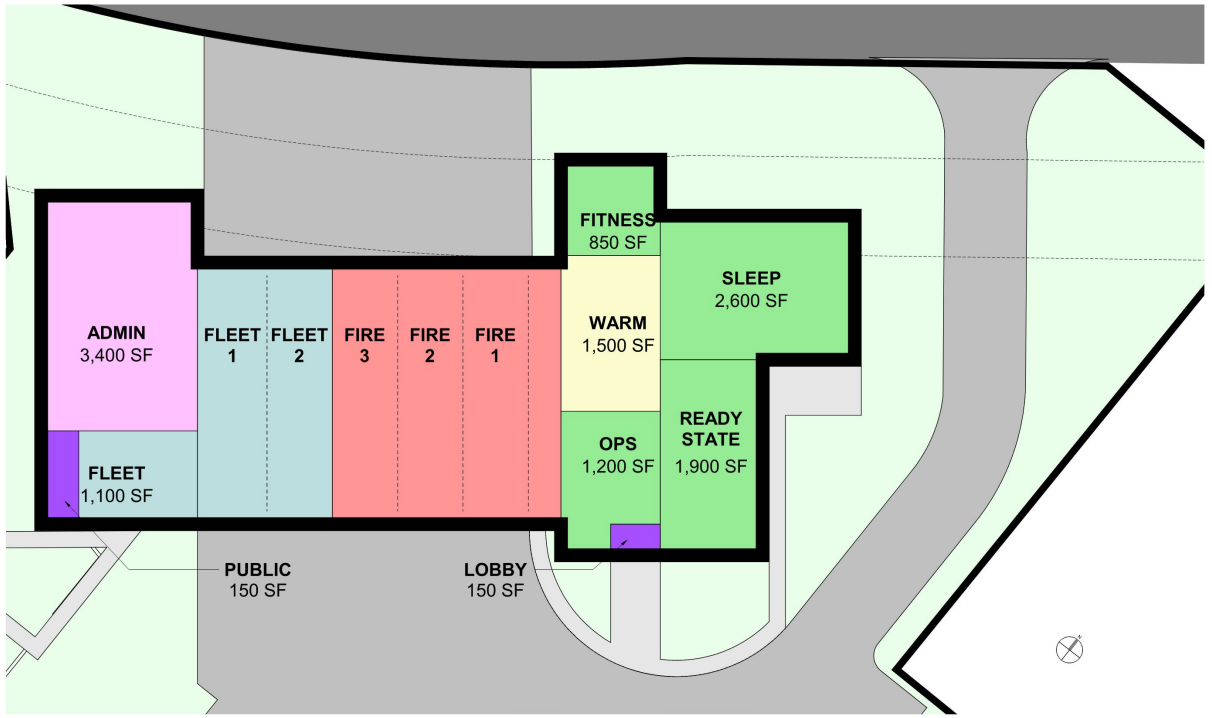
LEGEND

- POLICE
- COURTS
- EOC
- PUBLIC SPACE
- JAIL
- FIRE ADMIN
- FIRE STATION
- FLEET
- SITE
- EXISTING
- NEW
- SECURE
- S SALLYPORT
- CIVIC PRESENCE

N

OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING

FLOOR PLAN - FIRE



FIRE AND FLEET LEGEND

- FIRE ADMINISTRATION
- FLEET
- PUBLIC
- FIRE OPERATIONS: HIGH HAZARD
- FIRE OPERATIONS: MID HAZARD
- FIRE OPERATIONS: LOW HAZARD

N

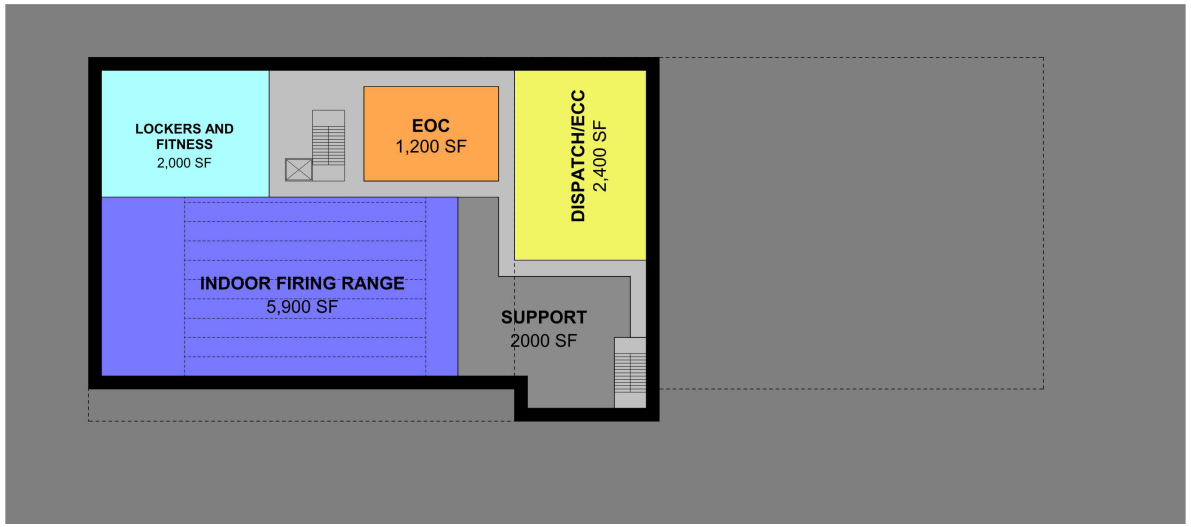
OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING

FLOOR PLAN - POLICE

BASEMENT

POLICE AND COURTS LEGEND

- DISPATCH
  2,390 SF: TOTAL
- ADMINISTRATION
  2,200 SF: TOTAL
- PATROL
  16,961 SF: TOTAL
  5,750 SF: INDOOR FIRING RANGE
  2,000 SF: LARGE STORAGE/SWAT
- COURTS
  8,166 SF: TOTAL
  2,245 SF: COURTROOM
  1,458 SF: PROSECUTOR
- PRO STANDARDS
  1,875 SF: TOTAL
- JAIL
  13,894 SF: TOTAL
  1,200 SF: SALLYPORT
- SUPPORT
- INVESTIGATIONS
  10,000 SF: TOTAL
  3,200 SF: EVIDENCE
  600 SF: INTERVIEW SUITE
- FITNESS
  1,910 SF: TOTAL
- CIRCULATION
- PUBLIC SPACE
- EOC
  1,180 SF: TOTAL

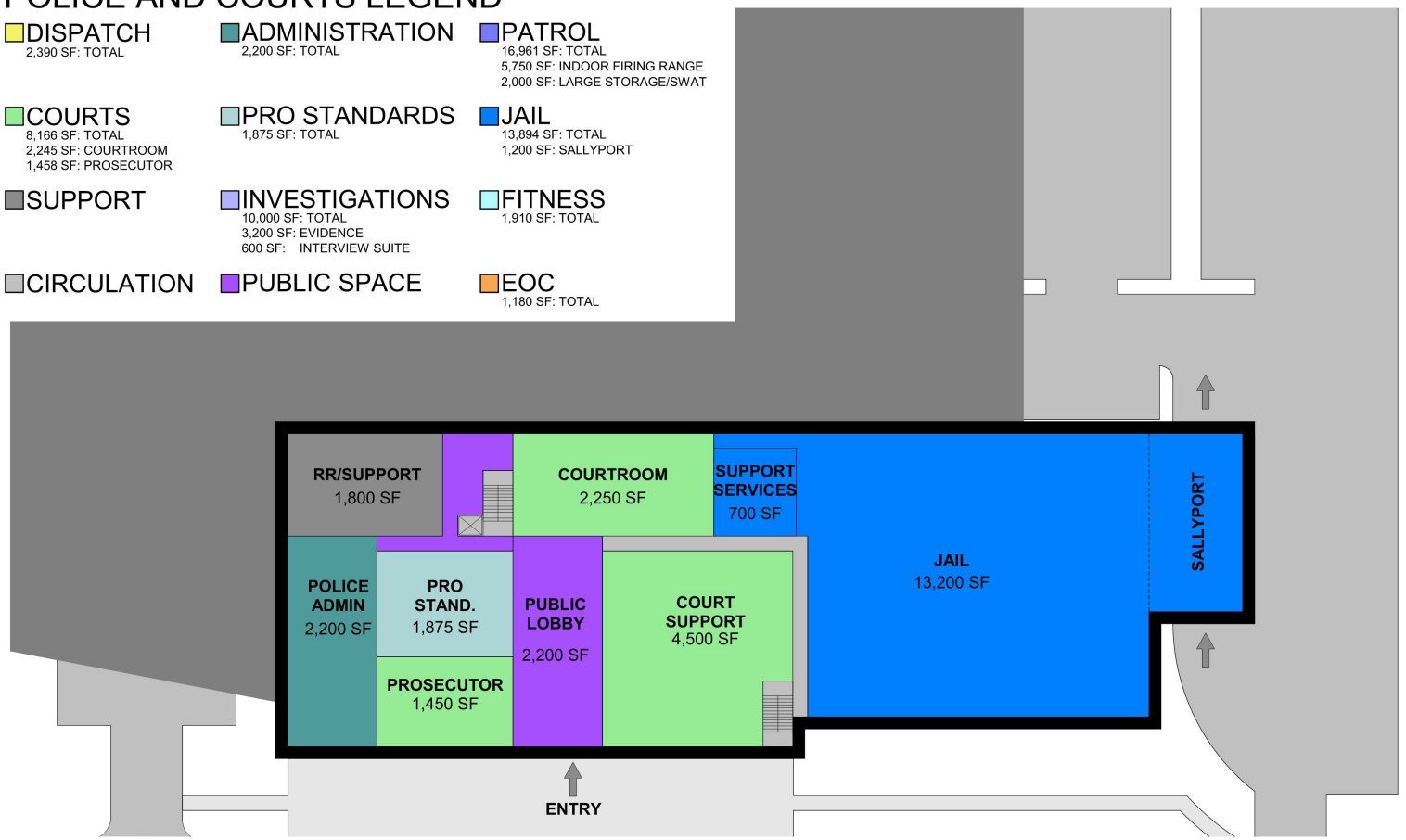


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OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING

FLOOR PLAN - POLICE

MAIN LEVEL



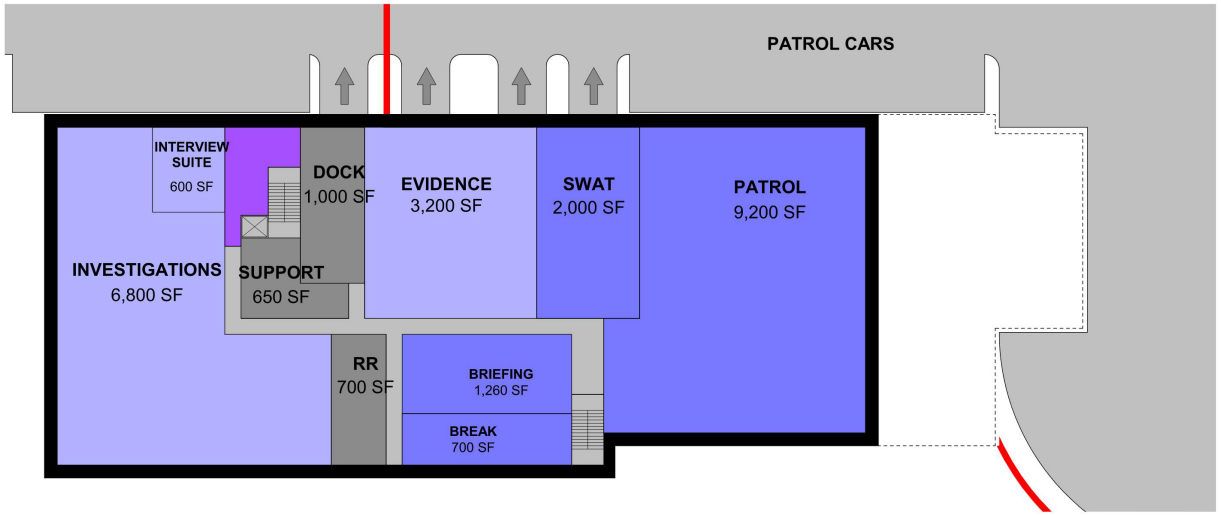
OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING

FLOOR PLAN - POLICE

UPPER LEVEL

POLICE AND COURTS LEGEND

- DISPATCH
  2,390 SF: TOTAL
- ADMINISTRATION
  2,200 SF: TOTAL
- PATROL
  16,961 SF: TOTAL
  5,750 SF: INDOOR FIRING RANGE
  2,000 SF: LARGE STORAGE/SWAT
- COURTS
  8,166 SF: TOTAL
  2,245 SF: COURTROOM
  1,458 SF: PROSECUTOR
- PRO STANDARDS
  1,875 SF: TOTAL
- JAIL
  13,894 SF: TOTAL
  1,200 SF: SALLYPORT
- SUPPORT
- INVESTIGATIONS
  10,000 SF: TOTAL
  3,200 SF: EVIDENCE
  600 SF: INTERVIEW SUITE
- FITNESS
  1,910 SF: TOTAL
- CIRCULATION
- PUBLIC SPACE
- EOC
  1,180 SF: TOTAL



N

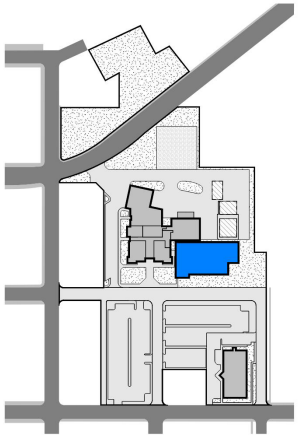
sfsarchitecture + CGA architecture planning design

OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING

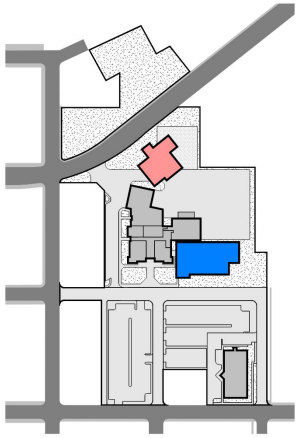
PHASING



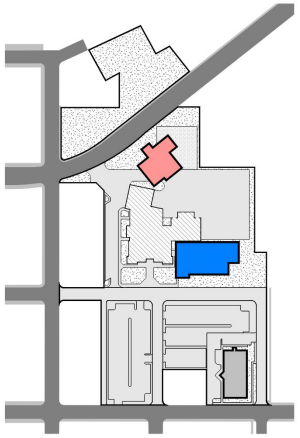
EXISTING SITE



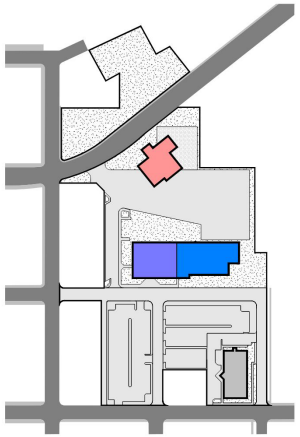
ADD NEW JAIL WING/ DISPATCH
DEMO OUT BUILDINGS



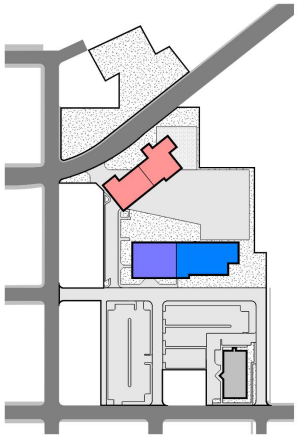
ADD FIRE OPERATIONS



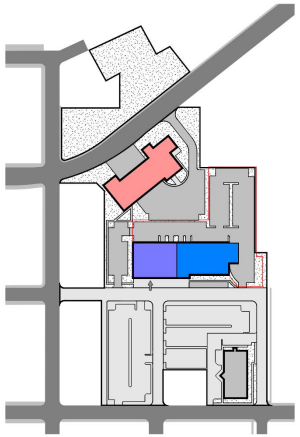
RELOCATE EXISTING PROGRAMS
DEMO EXISTING BUILDING



ADD REMAINDER OF POLICE
PROGRAM



ADD FLEET AND FIRE
ADMINISTRATION

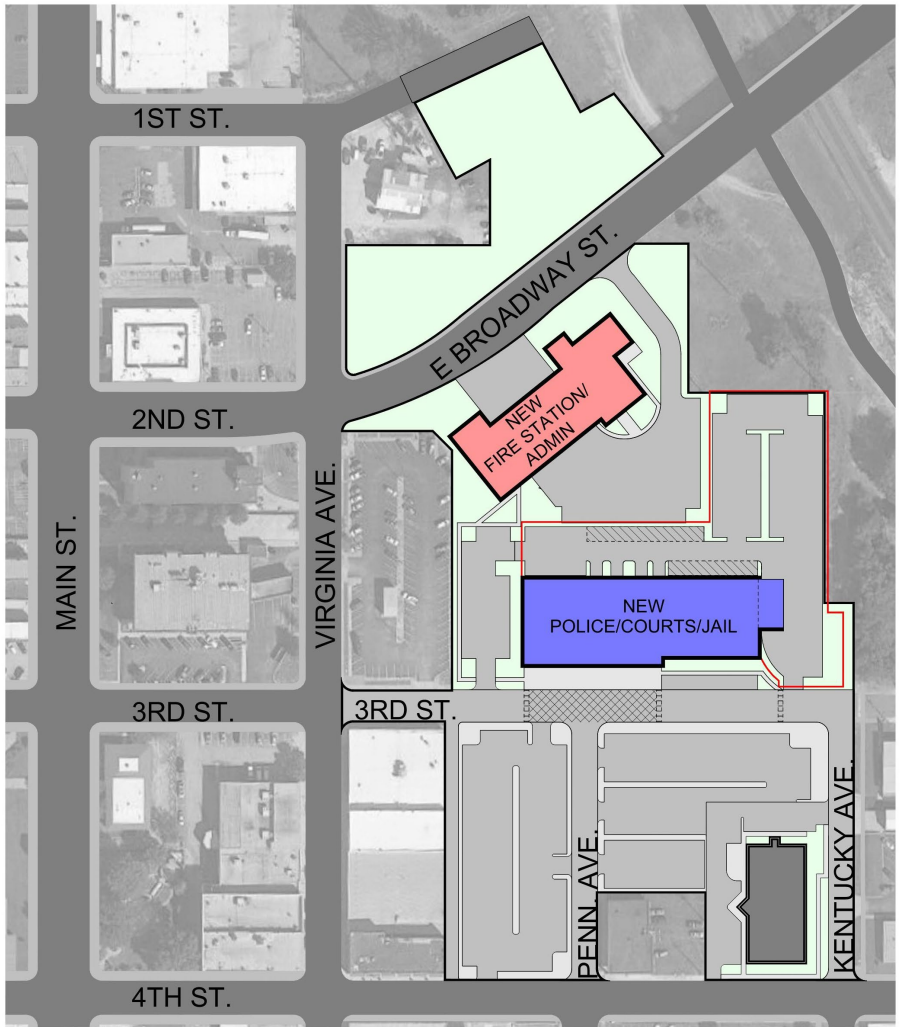


REWORK SITE

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OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING

PROS/ CONS



PROS

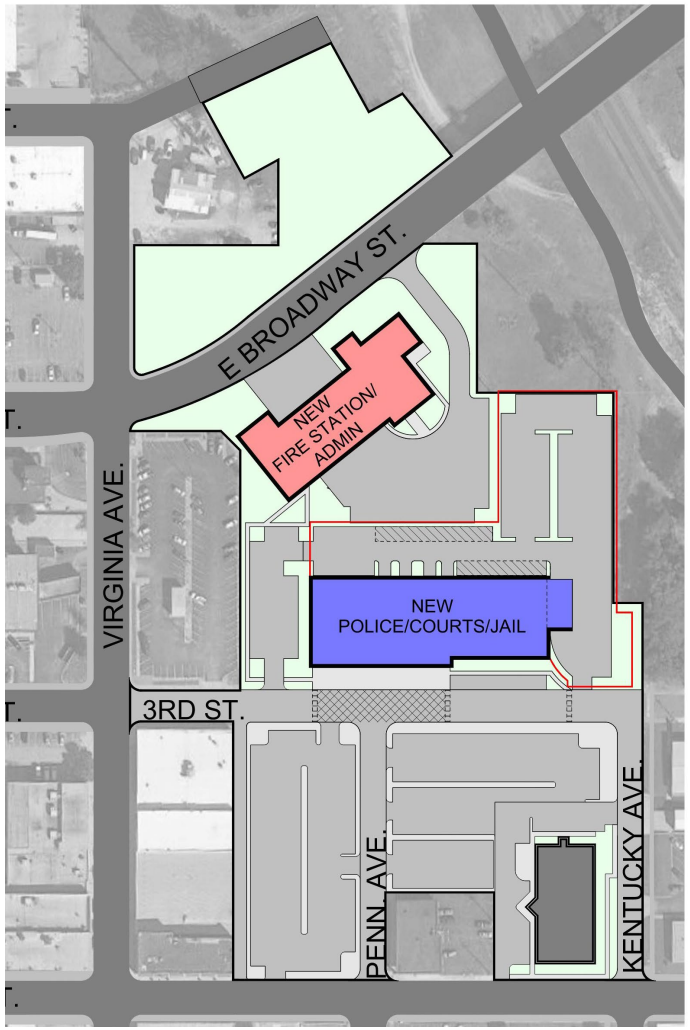
- EVIDENCE IS IN ONE LOCATION. ONLY MOVED ONCE
- JAIL CONSTRUCTED FIRST; INMATES ARE TRANSFERRED ONCE
- FIRE ADMIN IS SEPARATE FROM FIRE OPERATIONS
- ACCOMMODATES FUTURE GROWTH
- NEW BUILDINGS OFFER IMPROVED MAINTENANCE/ENERGY EFFICIENCY PER SQUARE FOOT
- OPPORTUNITY FOR CIVIC APPEARANCE
- ACCESSIBILITY AND SECURITY ISSUES CAN BE ADDRESSED.

CONS

- RADIO/COMMUNICATIONS ISN'T COMBINED
- TRANSITION OF STAFF IN CURRENT BUILDING AND DISRUPTIONS TO DISPATCH
- LONG TERM MAINTENANCE COST INCREASED BY MAINTAINING TWO BUILDINGS VERSUS ONE
- TIGHT CIRCULATION FOR LARGEST FIRE APPARATUS
- COORDINATION/RELOCATION OF FIRE APPARATUS REQUIRED
- REQUIRES SUBSTANTIAL PHASING

N

OPTION 9 NEW FIRE STATION/ NEW POLICE & COURT BUILDING



	GSF (Planned)	Total Project Costs Range		
OPTION 9				
Fire HQ	27000	$ 18,200,000	$	18,480,000
Police	58800	$ 42,300,000	$	44,200,000
Courts	8200	$ 4,500,000	$	4,670,000
	94000	$ 65,000,000	to $	67,350,000

General Notes:

- Cost shown represents construction costs, escalation contingencies, furniture, fixture, and equipment and other soft costs.
- Costs does not include relocation and other direct City expenses related to temporary relocation of staff, land acquisition, and agencies operations.
- Assumes a design and construction time frame of 28 months.

N

SQUARE FOOTAGE COMPARISON

	Courts Existing SF	Courts Programmed SF	Police Existing SF	Police Programmed SF	Fire Existing SF	Fire Programmed SF
Municipal Courtroom	2,099	2,245				
Court Support	2,914	4,463				
Prosecutor	959	1,458				
Courts Total	**5,972**	**8,166**				
Public			3,572	3,173		
Administration Police			1,957	2,199		
Professional Standards			1,691	1,874		
Investigations			6,097	6,512		
Evidence			2,997	3,500		
Patrol			8,875	11,211		
Indoor Firing Range			0	5,750		
Jail			6,507	13,897		
Support (restrooms, lockers, janitor, mech, IT)			3,219	4,981		
Fitness			0	878		
Dispatch			1,832	3,226		
EOC			1,186	1,593		
Police Total			**37,933**	**58,794**		
Fire Administration					1,865	3,554
Operations					865	1,364
Ready State (Dayroom, Kitchen, Dining)					1,285	1,958
Fitness					579	1,012
Sleep					795	2,558
Warm Zone Support					190	2,381
Apparatus Bay					5,833	8,251
Fleet Maintenance					400	7,234
Fire Total					**11,812**	**28,312**

Existing Building Total	**55,717**
Programmed Building Total	**95,272**

sfsarchitecture

Other Considerations/Options:

- Identify other sites for Fire HQ, Fire Station #1, Vehicle Maintenance, Radio?
- Centralize garage services?



JOPLIN
MISSOURI

JUSTICE CENTER FINANCING OPTIONS

COJ Team | December 4, 2023

Various Financing Methods



Certificates of Participation

Certificates of Participation (COPS) are tax-exempt bonds secured by an identified revenue source. COPS enable governmental entities to finance capital projects without technically issuing long-term debt. Therefore, there is no required public vote to issue this type of financing instrument. The renovation of City Hall, the Justice Center and the Health Department used this type of financing method.

General Obligation Bonds

General Obligation bonds mean that the City is guaranteeing repayment of the bonds by any means necessary. The full faith, credit, and taxing power of the City are backing the bonds. The City is "generally obligated" for the repayment. Typically, general obligation bonds are repaid through property taxes. This is a type of long-term debt, which requires a successful vote of the people.

Revenue Bonds

Revenue bonds don't rely on taxation for repayment, rather are repaid through a specific revenue source. Revenue bonds for the City of Joplin would only be applicable to the Sewer System.

Justice Center Financing Options

General Background

- Information presented based on Justice Center estimated cost of $65 million
- New Update: additional estimate with FF&E is $67,350,000
- There are essentially two financing methods for the Justice Center, with additional variations of one method
- When issuing long-term debt, a dedicated repayment source is required
- Capital Improvements Sales Tax authorized ceiling is ½-Cent, while the City is currently levying 3/8-cent

Justice Center Financing Options

Financing Option Information

- It is difficult to project sales tax for a ten-year period and more difficult for twenty years
- Net financing proceeds and repayment amounts are based on current interest rates, sales tax projections and assessed valuations
- A change in interest rates will impact these examples
- Therefore, these are examples based on current projections only and will change going forward
- There are different benefits and challenges with each option

CITY OF JOPLIN
SUMMARY OF DEBT SERVICE COMPARED TO PROJECTED COLLECTIONS
AS OF NOVEMBER 1, 2023

TAX	PROJECTED COLLECTIONS	TOTAL COLLECTIONS	$65M COP TOTAL DEBT SERVICE	% OF TAX REQUIRED
3/8-Cent Sales Tax for 10 Years	$ 74,500,000			
3/8-Cent Use Tax for 10 Years	$ 7,500,000	$ 82,000,000	N/A	N/A
3/8-Cent Sales Tax for 20 Years	$ 165,300,000			
3/8-Cent Use Tax for 20 Years	$ 16,700,000	$ 182,000,000	$ 103,000,000	56.6%
3/8-Cent Sales Tax for 30 Years	$ 275,900,000			
3/8-Cent Use Tax for 30 Years	$ 27,900,000	$ 303,800,000	$ 129,300,000	42.6%
1/8-Cent Sales Tax for 10 Years	$ 24,800,000			
1/8-Cent Use Tax for 10 Years	$ 2,500,000	$ 27,300,000	N/A	N/A
1/8-Cent Sales Tax for 20 Years	$ 55,000,000			
1/8-Cent Use Tax for 20 Years	$ 5,500,000	$ 60,500,000	$ 103,000,000	Insufficient
1/8-Cent Sales Tax for 30 Years	$ 91,800,000			
1/8-Cent Use Tax for 30 Years	$ 9,300,000	$ 101,100,000	$ 129,300,000	Insufficient
1/2-Cent Sales Tax for 10 Years	$ 99,300,000			
1/2-Cent Use Tax for 10 Years	$ 10,000,000	$ 109,300,000	N/A	N/A
1/2-Cent Sales Tax for 20 Years	$ 220,300,000			
1/2-Cent Use Tax for 20 Years	$ 22,200,000	$ 242,500,000	$ 103,000,000	42.5%
1/2-Cent Sales Tax for 30 Years	$ 367,700,000			
1/2-Cent Use Tax for 30 Years	$ 37,200,000	$ 404,900,000	$ 129,300,000	31.9%

Justice Center Financing Options

Financing Options

Option C:

- Seek Voter Approval for the current 3/8-Cent Capital Improvement Sales Tax for *20 years* rather than 10 years
- Dedicate annual COP debt payment (projected to be approximately 56.6% of 3/8-Cent ***Sales and Use Tax combined)*** for Justice Center over 20 years
- Remaining balance of projected $83 million ($79 million in sales tax only, plus $4 million rollover) would be available for Capital Projects for 20 years rather than 10
- 3/8-Cent Sales and Use Tax projected to generate $165.3 million over 20 years and $74.5 million over 10 years

Justice Center Financing Options

Financing Options

Option D:

- Seek Voter Approval for the full *1/2-Cent* Capital Improvement Sales Tax for *20 years*
- Dedicate annual COP debt payment (projected to be approximately 42.5% of 1/2-Cent ***Sales and Use Tax combined)*** for Justice Center over 20 years
- Remaining balance of $143.5 million ($139.5 million sales tax only, plus $4 million rollover) would be available for Capital Projects over 20 years
- 3/8-Cent of Sales and Use Tax projected to generate $165.3 million over 20 years

Justice Center Financing Options

Financing Options

Option E:

- Seek Voter Approval for General Obligation Bonds to be repaid over 20 years
- GO Bonds can only be issued for no more than 20 years from date of issuance
- Available elections in 2024 = April, August or November
- GO Bonds require a 4/7th majority or 57.1% at any of these elections
- August is a presidential primary, while November is the presidential election

Justice Center Financing Options

Financing Options

Option E:

- A $65 million project over 20 years will carry an average annual debt service payment of about $4,940,000
- Based on the current assessed valuation, .70 cents on real property only will generate approximately $5,000,000 annually
- A combined real and personal property tax of .54 cents will generate about $5,000,000 annually

Justice Center Financing Options

Financing Options

Impact Comparison:

- Estimated Annual Impact to taxpayer for a $150,000 home is $199.50 for real property only option
- Estimated Annual Impact to taxpayer for a $150,000 home and $30,000 of personal property is $207.36

- By comparison, when a taxpayer spends $1,596.00 annually, 1/8-cent sales tax will cost $199.50
- $400 a month = $4,800 annually, 1/8-cent sales tax will cost $600.00 ***or***
- $200 a month = $2,400 annually, 1/8-cent sales tax will cost $300.00

Justice Center Financing Options

Option Considerations

Option C:

- Essentially allocates 10-year revenue over 20 years to the capital improvement sales tax portion, eroding this program over time
- 20 years rather than 10 years
- Pledges all the capital improvement use tax to debt repayment rather than action plans, such as beautification
- No tax increase
- One ballot question
- Less risk for the renewal of the capital improvement sales tax than other options
- Paid by anyone making purchases inside city limits

Justice Center Financing Options

Option Considerations

Option D:

- Still erodes the capital improvement program over time by using a portion of the 3/8-cent sales tax collections
- 20 years rather than 10 years
- Pledges all the capital improvement use tax to debt repayment rather than action plans, such as beautification
- Tax increase
- One ballot question
- More risk for the renewal of the capital improvement sales tax than other options
- Paid by anyone making purchases inside city limits

Justice Center Financing Options

Option Considerations

Option E:

- Bonds require voter approval, repaid by Property Tax
- Two ballot questions
- Paid only by residents of Joplin who own property
- Doesn’t erode capital improvement program
- Doesn’t require use tax proceeds for debt repayment
- Justice Center Proposal will be a stand-alone issue for consideration on its own merits
- Less risk for the renewal of the capital improvement sales tax than other options
- Taxpayer impact is less than the additional 1/8-cent sales tax (Option D)

Justice Center Financing Options

Additional Information

- Operational costs for a larger facilities and larger jail will increase, which will most likely need to be funded through the renewal of the pension sales tax (Prop B)
- Capital Improvement sales tax is only sales tax option to fund Justice Center
- Other option is GO Bonds repaid through a property tax levy

QUESTIONS?



Project Number	Project Name	Brief Description	Project Costing * (Programming Phase)	Average Score
Staff Proposed Nondiscretionary Projects				
1	Street Surface Repair	Improvements to existing Street surfaces. This project is funded by the Capital Improvement Sales Tax.	$10,000,000.00	**8.88**
2	Intersection Improvements	Improvement to existing intersections . This project is funded by the Capital Improvement Sales Tax.	$2,500,000.00	**8.75**
3	ADA Citywide Sidewalk Program	Improvements to existing public sidewalks.	$7,500,000.00	**8.63**
4	Neighborhood Transportation Improvements	Improvement to neighborhood transportation infrastructure. This project is an existing project funded by the Capital Improvement Sales Tax.	$1,000,000.00	**8.38**
5	Pennsylvania Avenue: Viaduct-Demo/Replace	This project is along Pennsylvania Avenue between 5th Street and 7th Street and includes the removal of the viaduct and its replacement with a street level roadway.	$4,800,000.00	**8.00**
6	New Citywide Sidewalks	Construct new sidewalks where gaps are identified.	1,500,000.00	**7.13**
7	Annual Bridge Maintenance	Fund to provide for annual maintenance of bridges. (not including major rehab or replacement)	$1,500,000.00	**7.00**
8	Municipal Building Improvements	Improvements to Municipal Buildings (Memorial Hall not included)	$4,000,000.00	**7.00**
9	Traffic Signal Updates	Improvements to existing and proposed traffic signals.	$2,500,000.00	**6.63**
10	7th Street: City Sidewalks between Maiden Ln and Pennsylvania Ave (Required as part of MoDOT project)	Funds to bring City-Owned sidewalks along the 7th Street corridor into ADA Compliance. These funds to be incorporated into MoDOT's 7th Street Project.	$2,000,000.00	**6.38**
11	Newman Road: Turkey Creek Bridge Rehabilitation	Rehabilitation of Newman Road Bridge over Turkey Creek to correct deficiencies found in MoDOT Inspection.	$4,950,000.00	**7.25**
12	Economic Development or Water Supply	Funding for Economic Development or water supply.	$2,500,000.00	

Proposed Projects for Consideration

13	Phase Two: Old and New Willow Branch - Drainage Improvements	Evaluate and construct rehab or replacement of the culvert. Project will be completed in several phases. The proposed project will include the areas under downtown buildings.	$12,260,000.00	**8.75**
14	Phase 1: Silver Creek Improvements - I-44 Culvert Addition	Conduct a hydraulic study to see if additional culverts under I-44 will affect downstream properties. Install two additional box culverts and flared wingwalls under 36th St. Install trail from 36th St. to 44th St. along Silver Creek Tributary II and Silver Creek.	$10,000,000.00	**8.38**
15	St. Louis Avenue Campbell Parkway to Broadway	Improvement of St. Louis Avenue from Campbell Parkway to Broadway Street, including pedestrian and bicycle accommodations.	$9,720,000.00	**8.00**
16	15th Street and Murphy Blvd/Delaware Ave: Intersection Improvements	Improvement to the intersection of 15th Street with Murphy Blvd and Delaware Ave, including pedestrian and bicycle accommodations	$2,800,000.00	**8.00**
17	Davis Boulevard	Improvements to Davis Boulevard from 32nd to 20th Street including pedestrian and bicycle accommodations	10,330,000.00	**7.75**
18	20th Street from Central City to Stateline	20th Street Improvements: Central City Road to Stateline Road	$15,750,000.00	**7.75**
19	Florida Avenue: Zora to Turkey Creek Bridge	Improvement of Florida Avenue from Zora Street to Turkey Creek Bridge, including pedestrian and bicycle accommodations.	$7,030,000.00	**7.50**
20	Maiden Lane: Perkins to Murphy Boulevard roadway extension	Improvement of the connection of Maiden Lane at Perkins Avenue to Murphy Boulevard, including pedestrian and bicycle accommodations.	$1,520,000.00	**7.50**
21	7th Street and Illinois Ave: Intersection Improvements	Potential additional items omitted by MoDOT from the 7th Street project due to budget constraints. These additional funds could be utilized to improve the intersection of 7th Street and Illinois Avenue/Murphy Blvd. Costing does not include MoDOT project	$500,000.00	**7.38**
22	Active Transportation projects 1.1 to1.7 Downtown Loop	This project includes seven projects that together will form Active Transportation Downtown Loop Project.	$5,010,000.00	**7.38**
23	Dr. Donald E. Clark Justice Center	Rehabilitation or Remodel	$65,000,000.00	**7.25**
24	Fire Station No. 3	Replacement of Fire Stations 3	$7,000,000.00	**7.13**
25	Underpass at Tin Cup: 32nd and St. Johns Boulevard	This project purposes the design, coordination, and installation of a prefabricated concrete box tunnel underneath the intersection of 32nd Street and St. Johns Boulevard. It would carry pedestrians and cyclists using the Tin Cup Trail under 32nd Street.	$2,000,000.00	**6.88**

26	32nd Street and McConnell Avenue Signalized Intersection	Signalization of intersection at 32nd Street and McConnell Avenue.	$1,080,000.00	**6.88**
27	Gateways, monuments, signs, etc.	Gateway improvements or additions.	$1,000,000.00	**6.88**
28	7th Street Streetlights: Additional Improvements	Potential additional items omitted by MoDOT from the 7th Street project due to budget constraints. These additional funds could be utilized to improve the street lighting along 7th Street.	$2,420,000.00	**6.63**
29	7th Street Intersection: Additional Intersection Improvements	Potential additional items omitted by MoDOT from the 7th Street project due to budget constraints. These additional funds could be utilized to improve other signalized intersections such as Florida Ave, St. Louis Ave, and Maiden Ln.	$2,000,000.00	**6.63**
30	Neighborhood Zone Improvements	Improve Infrastructure and Encourage Economic Dev. Public Infrastructure and Facility Improvements. The area proposed for these improvements is from Landreth Park east to St. Louis and from Broadway north.	$5,800,000.00	**6.63**
31	Ewert Park Trail Connections	This project would include a riverwalk and greenway added to Ewer Park. The Riverwalk project entails the construction of 1,100 linear feet of new trail along the east bank of Joplin Creek as it passes through the Joplin Plaza commercial center between 7th Street and Campbell Parkway. This project would fund the design and construction of the trail improvements only. The Spring Greenway project would provide 1,700 linear feet of shared use path on the north side of E. 5th and Elm Streets between Ewert Park and E. 4th Street to the northeast. This sidewalk would provide a safe connection for residents in the neighborhood to the east as well as a sidewalk through a public park currently without any pedestrian infrastructure.	$2,680,000.00	**6.38**
32	Newman Road: Rangeline Road to Duquesne Road Multi-Use Path	A new multi-use path on the south side of Newman road from Rangeline Road to Duquesne Road.	$2,200,000.00	**6.25**
33	Lone Elm Road: Zora Street to Murphy Blvd	Improvements to Lone Elm Rd from Murphy Blvd to Zora Street, including intersection improvements at Murphy Blvd, including pedestrian and bicycle accommodations.	$11,750,000.00	**6.25**
34	Katy Trail Development	The trail would make use of railroad right-of-way once used by eh Missouri-Kansas-Texas Railroad. This connection can connect Schifferdecker Park and Joplin Athletic Complex in Joplin's northwest corner to the Joplin Creek corridor. The trail head park is proposed on a 5-acre parcel of land already owned by the City in the 2400 block of W. Perkins Street and could provide a small parking lot, shelter with restroom, and playground. The western segment would run 8,500 linear feet from Perkins Street to Lone Elm Road and would include 1 prefabricated steel pedestrian bridge. The eastern segment would run 3,300 linear feet from Lone Elm Road to Murphy Boulevard between the Roanoke neighborhood and Dover Outdoor Recreation Area.	$5,200,000.00	**6.25**
35	Memorial Hall Repairs	The roof structure and foundations at the northeast portion of the building are the two most significant structural items that require long-term repair or remediation. The cost could be up to $30,000,000.00.	$30,000,000.00	**6.13**

36	Joplin Athletic Complex Improvements	This project would provide additional programming opportunities for the department as well a recreation amenity currently not found in the City, based on recommendations from the Joplin Athletic Complex masterplan.	$2,670,000.00	**6.13**
37	Zora Street: Main Street to Schifferdecker/Peace Church	Improvement of Zora Street from Main Street to Schifferdecker/Peace Church, including pedestrian and bicycle accommodations.	$12,000,000.00	**6.00**
38	44th Street: Indiana Avenue to Connecticut Avenue	Improvement of 44th Street from Indiana Ave to Connecticut Ave, including pedestrian and bicycle accommodations.	$5,000,000.00	**6.00**
39	St. Louis Avenue: Zora Street to Demott Drive (State Rt 171)	Improvements at St. Louis Avenue from Zora Street to Demott Drive (State Rt 171), including pedestrian and bicycle accommodations.	$20,920,000.00	**6.00**
40	Schifferdecker Avenue: Belle Center to (US 66) to Zora Street	Improvement of Schifferdecker Avenue from Belle Center Road to Zora Street, including pedestrian and bicycle accommodations. This project would include intersection improvements at Schifferdecker and Belle Center.	$6,630,000.00	**5.63**
41	City/Public Parking lot improvements	Improvements to publicly owned parking lots.	$2,100,000.00	**5.50**
42	McClelland Park Improvements	This project would replace or restore much of the basic park infrastructure at McClelland park based on recommendations from the McClelland Park masterplan.	$4,500,000.00	**5.25**
43	Indiana Avenue: 32nd Street to 41st Street	Improvement of Indiana Avenue from 32nd Street to 41st Street, including pedestrian and bicycle accommodations.	$5,670,000.00	**5.00**
44	Schifferdecker Park Improvements	This project would make improvements based on recommendations from the Schifferdecker park masterplan.	$6,080,000.00	**5.00**
45	Duquesne Road: 7th Street (MO 66) to Newman Road Sidewalk Improvements	New sidewalk will be installed along Duquesne Road from 7th Street to Newman Road.	$2,520,000.00	**4.75**
46	Woodland Loop Trail (Bluff Trail)	Trail improvements from the Bluff Creek Trail parking lot to the Old Redings Mill Bridge Parking lot.	2,100,000.00	**4.38**
TOTAL			**$325,890,000.00**	

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:
CB 2023-291 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 047-23: NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Joplin Industrial Authority (JIDA)

BACKGROUND:

JIDA annexed the property in 2022. This parcel, and the parcel directly south of it, were brought in as R-1 and never rezoned. JIDA and the adjacent property owner are requesting to rezone to M-2 to become buildable and compatible with the rest of the Industrial Park. There are no immediate plans to develop this parcel.

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must be compliant with JIDA's development regulations, along with the City's.

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other industrial uses.

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

PLANNING & ZONING COMMISSION TESTIMONY:
Wayne Stephenson presented the case on behalf of JIDA, and stated there were no immediate development plans for this lot.

PUBLIC COMMENT;
There was no public comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-291
Planning & Zoning Commission recommends approval for Case 047-23 (7 in Favor, 0 Opposed)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 047-23 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION NE Corner of Rob O'Brian Way and E 26th St

APPLICANT Joplin Industrial Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 11 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	Outside City Limits	R-1	M-2
Land Use	Storage/Warehouse	Vacant/Single-Family Home	Vacant	Manufacturing

FUTURE LAND USE

The property is identified as an Industrial Opportunity Zone on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rob O'Brian Way	Local	90′
E 23rd St	Local	55′

UTILITIES

Sanitary Sewer will need to be extended to the site.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must be compliant with JIDA's development regulations, along with the City's.

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

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other industrial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

DISCUSSION

JIDA annexed the property in 2022. This parcel, and the parcel directly south of it, were brought in as R-1 and never rezoned. JIDA and the adjacent property owner are requesting to rezone to M-2 to become buildable and compatible with the rest of the Industrial Park. There are no immediate plans to develop this parcel.

Staff recommends approval of Case 047-23.

ENCLOSURES

- Map of property
- Application

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only Proj#: 23-214
Case No.: 047-'23
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:
Recieved: 9/19/23

APPLICANT: Joplin Industrial Development Authority (JIDA) PHONE: 624-4150
ADDRESS: 320 E 4th Street, Joplin, MO 64801 EMAIL: travis@joplincc.com

OWNER: JIDA PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: NE corner of E 23rd Street & Rob O'Brian Way

Present Zoning R1 Requested Zoning: M2 Industrial Acreage: 11.4
Present Use of Property: Agriculture

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Agriculture	Jasper County
South	Agriculture	R1- Applying for M2
East	Agriculture	Jasper County
West	Industrial	M2 Industrial

Character of the Neighborhood: Crossroads Industrial Park to the West and South. Hay fields to the North and East

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Residential would not fit in with surrounding area

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Rob O'Brian Way and E23rd Street
2. Classification of Street(s):
   Arterial _____ Collector _____ Local X
3. Right-of-Way Width: 85' and 55'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

This property was annexed into the City of Joplin a few years ago and came in as R1. Foodliner purchased the property to the South recently and is also requesting rezoning to M2-Industrial

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

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

SIGNATURE: _____ DATE: 9-18-23

TITLE: Travis Stephens, Vice President JIDA

STATEMENT:
This will be the last remaining parcel in the Crossroads Industrial Park West of Turkey Creek owned by JIDA needing rezoned to M2-Industrial. By doing so, this will allow the proposed Foodliner project site to be bordered by M2-Industrial and agriculture land.

Case 047-23: Rezoning

NE Corner of Rob O'Brian Way and E 26th St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)-Joplin Industrial Authority (JIDA)

Wayne Stephenson, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated he was with GB Engineering, and they had acquired an 11-acre tract, and this was a formality. They had nothing planned for this lot.

Mr. Kimble asked if there were any questions from the Commission on Case 047-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 047-23.

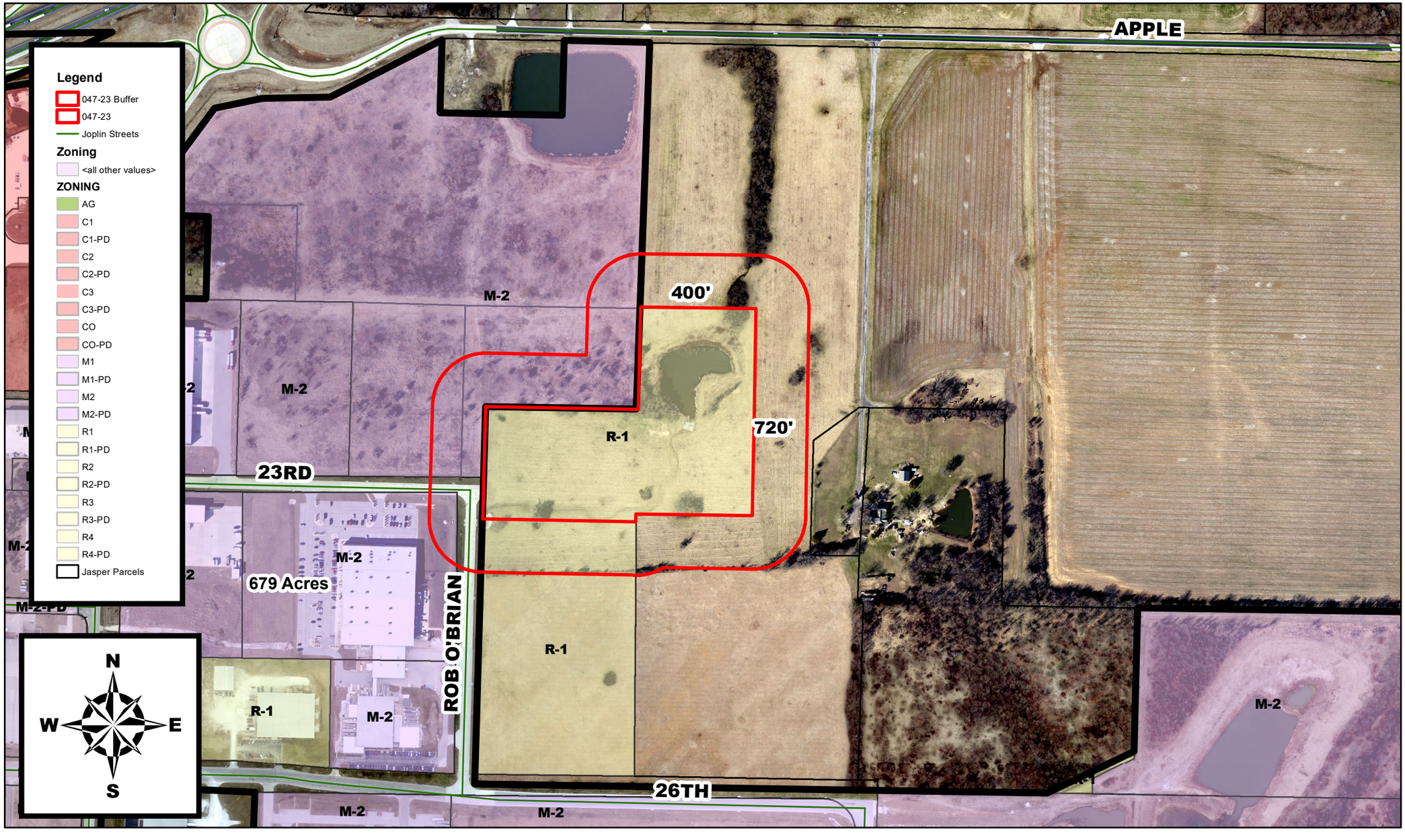
There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 047-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 047-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 047-23: Rezoning



0 145 290 580 870 1,160 Feet

NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Joplin Industrial Authority (JIDA)

P & Z Case 047-23
Joplin Industrial Authority (JIDA)
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-291 ORDINANCE NO.

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) to District M-2 (Heavy Industrial) property as described below and located at the NE Corner of Rob O'Brian Way and E 26th St.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 27 NORTH RANGE 32 WEST, BEING IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, A FOUND COPPER WELD IN PLACE. CORNER DOCUMENT NUMBER 600-36033; THENCE S01°43'56"W A DISTANCE OF 983.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE N88°14'56"W LEAVING SAID EAST LINE A DISTANCE OF 397.85 FEET TO THE POINT OF BEGINNING; THENCE S01°41'48"W A DISTANCE OF 719.95 FEET; THENCE N88°49'02"W A DISTANCE OF 400.02 FEET; THENCE S01°41'48"W A DISTANCE 12.63 FEET; THENCE N88°51'28"W A DISTANCE OF 531.89 FEET TO THE APPARENT EAST RIGHT-OF-WAY LINE OF S ROB O'BRIAN WAY; THENCE N01°41'01"E A DISTANCE OF 135.58 FEET ALONG SAID EAST LINE TO THE APPARENT NORTH RIGHT-OF-WAY LINE OF EAST 23RD ST; THENCE N01°41'01"E LEAVING SAID NORTH LINE A DISTANCE OF 261.72 FEET; THENCE S88°51'28"E A DISTANCE OF 531.98 FEET; THENCE N01°41'48"E A DISTANCE OF 335.39 FEET; THENCE S88°48'07"E A DISTANCE OF 400.02 FEET TO THE POINT OF BEGINNING. CONTAINING 11.46 ACRES (499,328 SQUARE FEET) MORE OR LESS.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-293 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 048-23: Property West of 16th and Picher (Parcel ID Number 19201030005004000) – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Alex Winkleman

BACKGROUND:

The owner is wanting to develop a duplex on this site. The property is currently zoned R-1. The owner will provide off-street parking for the duplexes off the alley. Due to there being no street frontage on the site, the property's only right-of-way frontage is from the alley. The City's Traffic Engineer has reviewed this and determined that access will not be a concern.

The Future Land Use Map indicates this property as Low-Density Residential. R-2 is a compatible zoning district with Low-Density Residential Neighborhoods. The property is in a neighborhood with existing R-2 zoning. The best utility for this property is R-2. The change in zoning will provide this property with the most utility without compromising or detrimentally affecting the neighboring property. The change in zoning will not detrimentally affect nearby property. Duplex development is already permitted in many of the neighboring parcels and lots. There is a storage facility just north of this parcel.

PLANNING & ZONING COMMISSION TESTIMONY:
Alex Winkleman (owner and applicant) represented his case. Dr. Rosenberg asked if Mr. Winkleman planned on using the alley for access. Mr. Winkleman stated he was. Mr. Bellairs said that Public Works reviewed this matter and did not have any issues with the access off of the alley.

PUBLIC COMMENT;
Mr. David Stinnett stated he owned duplexes across the alley. He said it was a high traffic alley and was used as a street. Mr. Stinnet stated that he believed building another duplex on the alley would create too much traffic. Mr. Jackson and Mr. McCullough raised concerns about traffic, fire access, and building addresses. Mr. Bellairs stated that these cases have gone through all of the respective departments and none of these would be a concern. Building, fire, and engineering had no issues with traffic, fire access, and building addresses.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-293
Planning & Zoning Commission recommends approval for Case 048-23 (5 in Favor, 2 Opposed)

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

Z&P Meeting: November 13, 2023
City Council Meeting: December 4, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 048-23 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION Property West of 16th and Picher (PIN: 19201030005004000)

APPLICANT Alex Winkleman

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.30 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-1	R-1
Land Use	National Guard Garage	Single-Family Home	Single-Family Home	Single-Family Home

FUTURE LAND USE

This property is identified as Low-Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Alley	Alley	15′

UTILITIES

Sanitary Sewer is located within the alley.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map indicates this property as Low-Density Residential. R-2 is a compatible zoning district with Low-Density Residential Neighborhoods.

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

The property is in a neighborhood with existing R-2 zoning. The best utility for this property is R-2. The change in zoning will provide this property with the most utility without compromising or detrimentally affecting the neighboring property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not detrimentally affect nearby property. Duplex development is already permitted in many of the neighboring parcels and lots. There is a storage facility just north of this parcel.

DISCUSSION

The owner is wanting to develop a duplex on this site. The property is currently zoned R-1. The owner will provide off-street parking for the duplexes off the alley. Due to there being no street frontage on the site, the property's only right-of-way frontage is from the alley. The City's Traffic Engineer has reviewed this and determined that access will not be a concern.

Staff recommends approval of Case 048-23.

ENCLOSURES

- Map of property
- Application

Rezoning 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.: 048-23
Filing Fee: $550.00
Received: 9/25/23
Date Advertised:
Proj. No.: 23-221
Public Hearing Date: 11-13-23

Applicant: Alex Winkleman Phone No.: 417.483.5628
Address: 1723 Kent dr. Webb City, MO 64870 Email: Alex@wp-servicing.com.
Owner: Alex. Winkleman Phone No.: 417.483.5628
Address: 1723 Kent dr. Webb City, MO 64870 Email: Alex@wp-servicing.com.
USE PIN → Location of Property: Joplin - # parcel = 19201030005006000
Present Use of Property: nothing empty lot.
Proposed Use of Property: Build duplex
Current Zoning: R1 Requested Zoning: R2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	State of MO JOP	R2
South	Home - 1227 W 17th Joplin, MO	R1
East	1602 S Pitcher	R2
West	1617 Annie baxter Ave	R2

Character of the Neighborhood: new & older homes.
Half is Listed as R2 & other half listed as R1.

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☐	☒	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: _____

_____

_____

Conformance with Comprehensive Plan:

Yes	No	
☐	☐	Consistent with Development Policies?
☐	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: Fisher, 16th St & 17th St.

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

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

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☐	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☐	☒	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

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:** _____

Case 048-23: Rezoning

> Parcel ID Number 19201030005004000-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)-Alex Winkleman.

Alex Winkleman, 1723 Kent Dr., Webb City, Missouri. Mr. Winkleman stated he would like to build a duplex on the property.

Mr. Kimble asked if there were any questions from the Commission on Case 048-23.

Mr. Rosenberg asked if he planned on using the alley as access.

Mr. Winkleman stated yes with staff approval.

Mr. Bellairs stated they had Public Works review this matter and they did not have a problem with the access coming off the alley.

Mr. Kimble asked if there were any further questions from the Commission on Case 048-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 048-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 048-23.

Mr. David Stinnett, 1059 Prairie Flower, Webb City, Missouri. Mr. Stinnett stated he owned 1608, 1610 and 1616 Picher right across the alley from this property. He said it was a heavily traveled alley like a street. It was a one lane alley and he believed to build a multi-family on it was pushing it for the infrastructure. This was from his experience of owning the property over the last 30 plus years. He had owned one parcel for 35 years and it was heavily traveled.

Ms. Phillips stated she had a question for Mr. David Stinnett. She stated even though all those houses are zoned R-2 up and down Picher Street, are they really duplexes or are they single family.

Mr. Stinnett stated the only duplexes he knew of on the 1600 block of Picher were the ones he owned at 1608 and 1610 Picher. He bought them in the early 90's in 1993 to be exact. He had owned them for 30 years. He had owned 1616 Picher for 35 years. He said it was a heavily traveled alley. There was a single-family home on this lot that burned, and he assumed it sold for taxes because it was abandoned. He imagined the City brought it down at some point.

Ms. Phillips asked if there were two mailboxes at those houses or just one.

Mr. Stinnett asked which houses she was talking about.

Ms. Phillips stated well, we don't see the addresses on the map provided.

Mr. Stinnett asked was she talking about the property he personally owned.

Ms. Phillips stated yes.

Mr. Jackson said just that 1600 block.

Mr. Stinnett stated that 1608 and 1610 have two mailboxes. The address 1616 had one mailbox. It was a separate structure. He said he could understand someone wanting to put a duplex on the property, but the alley was a one-way alley, and it was used like a street already. He stated he realized there was some of that going on in town, but he thought best use would be a single-family residence.

Mr. Jackson asked Mr. Stinnett about the houses he owned on Picher. Do they utilize street parking or utilize parking in the back through the alley.

Mr. Stinnett said both. The one house had a two-car carport and the duplex had approximately four parking spots on the alley.

Mr. Jackson stated the concern was the additional traffic.

Mr. Stinnett said the one particular house had a little garage, the 1616 address, but it was a small garage. It would be for a motorcycle or mini-Cooper or something like that.

Mr. Kimble stated so the 1600 block appeared to be the dividing line here north and west. Are there cars that utilize the alley that were coming from north of 16th street to go all the way down and empty on 17th street. Or was it primarily the residents from 16th street to 17th street that were utilizing that little part of the alleyway.

Mr. Stinnett stated because of the bus barn being where it was located now. Also, there was an old armory building where 17th street comes to a dead end. Because of the bus barn the traffic up and down that alley from 17th street to 15th street was heavy.

Mr. Kimble asked if that was because of people that were going to the bus barn for work.

Mr. Stinnett stated he would assume. He does not have access to know where all the vehicles were going but he does know there was a lot of traffic already. It would only congest more. He stated it is what it is.

Mr. McCullough stated actually the property was not on Picher but in the alley.

Mr. Stinnett stated yes in the alley.

Mr. McCullough asked if that was the legal address for the property.

Mr. Stinnett said he believed the address was Empire, but Empire is not there.

Mr. Bellairs stated currently that vacant property had no address. He spoke to Building, and they stated they would most likely address it off 16th street.

Mr. Jackson asked just by looking at Google maps how far down the alley to the south would they need to go to get the easement for whatever was built there to get the home. Because where he saw the bigger issue was really for access in case of an emergency like a fire or something. He stated a fire truck would not be able to easily get down that alley. He asked where the closest fire hydrant was located because he was not seeing one.

Mr. Bellairs stated the fire hydrants were not shown on the maps. He said the Fire Department had reviewed this case. There were no reported concerns from the Fire Department. He stated he also had Building look at it for addressing. Mr. Bellairs said that as far as alley access this alley would not see any more traffic. It was standard alley width and no different than the alley adjacent to the east. It was the same built alley. You have houses of similar density on both the east and the west sides of the alley between Picher and Murphy.

Mr. Jackson stated that was not his question.

Mr. Stinnett said the only obstacle here was there was not a street. It was strictly the alley.

Mr. McCullough stated correct.

Mr. Stinnett stated there was no street in front of this property. He stated all the other houses had a street and an alley.

Mr. Jackson said his question was not really answered. His question was what kind of fire hazard this could possibly be. He was guessing that the last house burned down because of a fire because we have a lot of that in Joplin. He stated he was looking at that immediate intersection at 16th and Picher and there was not one fire hydrant at any of those four corners. He said he was looking on Google maps. He did not need the map on the screen to see that because he could see a physical picture.

Mr. Bellairs stated he could not speak on behalf of the Fire Department; they send out department comments to other departments. They had no concerns that they addressed with him. Mr. Bellairs stated he could follow up with them.

Mr. Jackson stated he was just more concerned about the safety issue of that.

Mr. Stinnett said his concern was just the access to it. He just wanted to bring it up. It was a heavily traveled alley already. It would become a one-way street with people trying to go both directions. If it was a duplex, then double the traffic. He stated he assumed a house would be grandfathered because there was a house there before.

Mr. Landis asked Mr. Stinnett if he recalled how the previous owners accessed the property before.

Mr. Stinnett said the alley was the only way to get to it.

Ms. Phillips stated she would like to say that our streets are on a maintenance schedule and the alleys are on a different maintenance schedule. She stated she hoped the people who rent this place understood that it was not going to get maintained like a street.

Mr. Stinnett stated he knew all the trash dumpsters were back there. He said he was not judging and doesn't blame someone for wanting to make money and build something on it. And if they got a good deal on it, the location is one where he had not had any problems keeping his property rented. He was just concerned about the traffic count in that one alley because he had owned the property for so long. He had spoke with tenants and it was more like a street than an alley already. He was wondering if

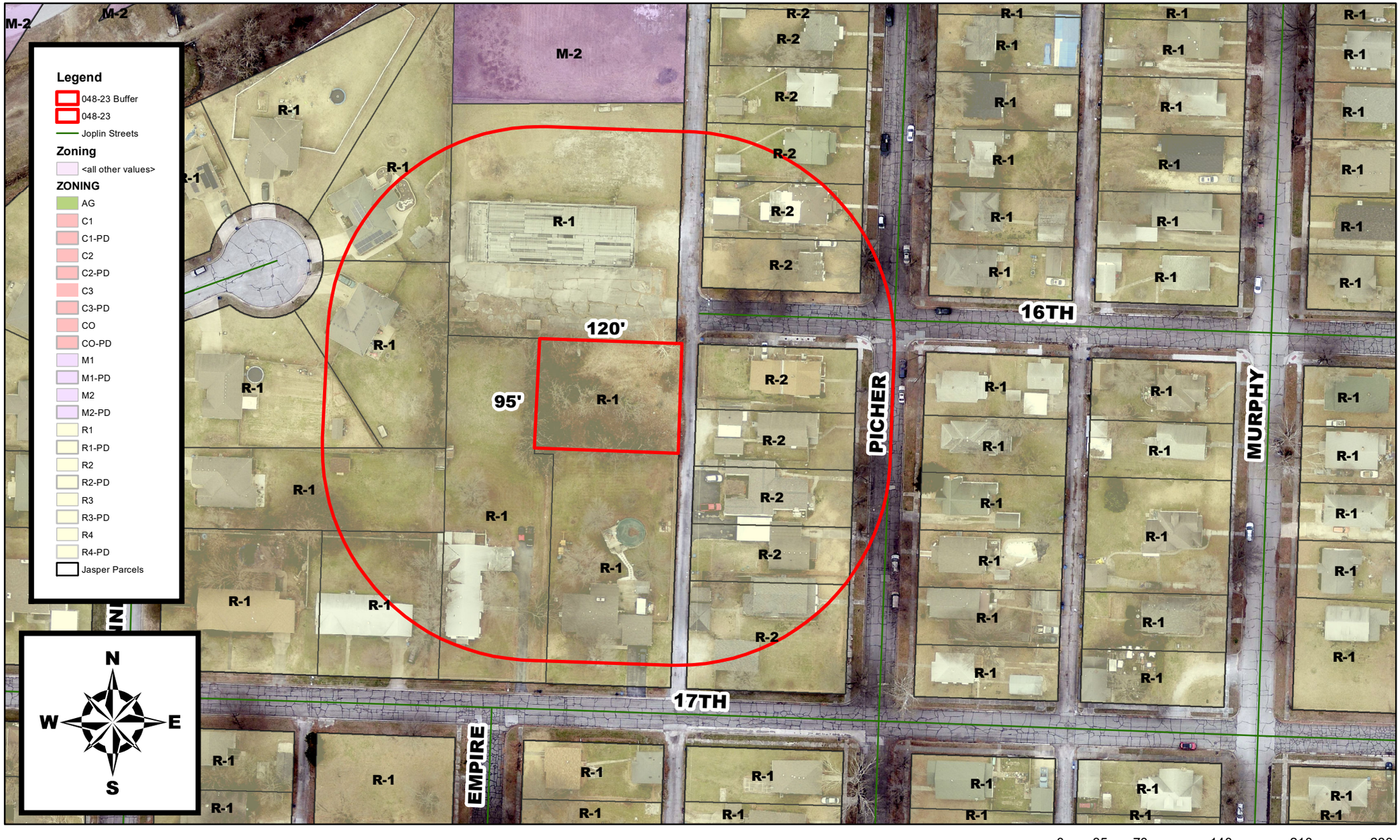
there was a way to check the traffic count. But that was his concern. He stated he was not going to make a big stink about it.

Mr. Kimble asked if there was any one to speak in opposition of Case 048-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 048-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MS. WARREN AND MR. JACKSON VOTED NAY. MOTION CARRIED. (5 IN FAVOR, 2 NAY)

Case 048-23: Rezoning



Parcel ID Number 19201030005004000 – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Alex Winkleman

P & Z Case 048-23
Alex Winkleman
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-293 ORDINANCE NO.

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) to District R-2 (Two-Family Residential) property as described below and located West of 16th St and N Picher Ave (Parcel ID Number 19201030005004000).

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District R-2 (Two-Family Residential).

AL OF A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOOUTHWEST QUARTER OF SECTION 10, 10 FEET WEST OF THE NORTHWEST CORNER OF LOT NUMBERED NINETY (90) IN SOUTH JOPLIN LAND COMPANY'S FOURTH ADDITION TO JOPLIN, THENCE WEST ON A LINE WHICH IS THE SOUTH LINE OF SIXTEENTH STREET IN JOPLIN, PRODUCED WEST 131.17 FEET, THENCE SOUTH ON A LINE WHICH WOULD BE THE EAST LINE OF EMPIRE STREET, 100 FEET, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SIXTEENTH STREET AS PRODUCED TO A POINT 100 FEET SOUTH OF THE POINT OF BEGINNING. THENCE NORTH 100 FEET TO POINT OF BEGINNING, EXCEPT THE SOUTH 5 FEET THEREOF, BEING APART OF PARCEL NUMBERED 88 OF MISCELLANEOUS TRACT NUMBERED FORT-FIVE (45) NI SECTION 10, TOWNSHIP 27, RANGE 33, NI THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-294 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 049-23: 216 E 12th St – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business) – LaVerne Miller Trust

BACKGROUND:

The property located at 216 E 12th Street is one of several lots in the neighborhood owned by Laverne Miller Trust. Formerly a law office, the property triggered a zoning inspection when the tenant applied for a business license to operate a tattoo shop. Law offices do not require a business license, so an inspection was never performed. Staff notified the owner that the property would need to be rezoned, and the owner decided to rezone this lot along with their other legally non-conforming commercial properties.

The Future Land Use Map identifies the area as Retail Commercial. The existing uses of the property are consistent with this. The request will make the present uses consistent with the zoning. This property is best suited for commercial use. The subject property and surrounding properties are still zoned M-2 from old Industrial Districts. Most of the uses within this area are legally nonconforming residential or commercial. All the uses within the subject property are legally nonconforming commercial uses. The request will not negatively impact the neighborhood or surrounding properties. Several of the neighboring properties are already zoned C-2 and the subject property's current use is a mix of commercial uses.

PLANNING & ZONING COMMISSION TESTIMONY:
Jim Hardy represented the case on behalf of LaVerne Miller Trust. Mr. McCullough asked why there was one address listed for several parcels being rezoned. Mr. Bellairs stated that it was staff's attempt to make it easier to find. The addresses on the street do not match up with the City's assigned addresses. He stated they did advertise in the Joplin Globe with all the parcels, but to minimize confusion between departments and the public, they described the property with one address.

PUBLIC COMMENT;
There was no comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-294
Planning & Zoning Commission recommends approval for Case 049-23 (7 in Favor, 0 Opposed)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 049-23 A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)

LOCATION 216 E 12th St

APPLICANT Laverne Miller Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Service/Retail	Approximately 2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2/M-2	M-2	M-2	C-2
Land Use	Parking Lot/Single-Family Residential	Single-Family Residential/Two-Family Residential	Retail/Service	Service/Parking Lot

FUTURE LAND USE

The property is identified as Retail Commercial on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
12th St	Local	50′
13th St	Local	50′
Virginia Ave	Local	60′
Pennsylvania Ave	Collector	60′

UTILITIES

Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the area as Retail Commercial. The existing uses of the property are consistent with this. The request will make the present uses consistent with the zoning.

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

This property is best suited for commercial use. The subject property and surrounding properties are still zoned M-2 from old Industrial Districts. Most of the uses within this area are legally nonconforming residential or commercial. All the uses within the subject property are legally nonconforming commercial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The request will not negatively impact the neighborhood or surrounding properties. Several of the neighboring properties are already zoned C-2 and the subject property's current use is a mix of commercial uses.

DISCUSSION

The property located at 216 E 12th Street is one of several lots in the neighborhood owned by Laverne Miller Trust. Formerly a law office, the property triggered a zoning inspection when the tenant applied for a business license to operate a tattoo shop. Law offices do not require a business license, so an inspection was never performed. Staff notified the owner that the property would need to be rezoned, and the owner decided to rezone this lot along with their other legally non-conforming commercial properties.

Staff recommends approval of Case 049-23.

ENCLOSURES

- Map of property
- Application

Rezoning 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.: 049-23
Filing Fee: $550.00
Received: 9/22/23
Date Advertised:
Proj. No.: 23-222
Public Hearing Date: 11/13/23

Applicant: JAMES D HARDY Phone No.: 417-540-3724

Address: P.O. BOX 1781 JOPLIN 64802 Email: JIM@HWACPA.COM

Lots 5-16, 17, 34, 33 in John C. Cox Jr.'s 1st add.

Owner: LAVERN MILLER TRUST Phone No.: 417-540-3724
JIM HARDY TRUSTEE

Address: P.O. BOX 1781 JOPLIN MO 64802 Email: JIM@HWACPA.COM

Location of Property: 216 E 12TH JOPLIN MO AKA ALSO 1206 VIRGINIA

Present Use of Property: COMMERICAL & RESIDENTAL

Proposed Use of Property: COMMERICAL (TATTOO SHOP) & RESIDENCE

Current Zoning: COMMERICAL M-2 Requested Zoning: MIXED USE COMMERICAL & RESIDENTIAL

* Consulted with applicant - C-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	WAREHOUSE	COMMERICAL
South	RESIDENTIAL	RESIDENTIAL
East	RESIDENTIAL	RESIDENTIAL
West	COMMERICAL	COMMERICAL

Character of the Neighborhood: MIXED USE

Relationship to Existing Zoning Pattern:

Yes	No	
○	●	Would proposed change create a small, isolated district unrelated to surrounding districts?
●	○	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: THE FIRE DEPARTMENT SAID THE CURRENT USE DOES NOT COMPLY WITH ZONING THE PROPERTY HAS BEEN USED THE SAME WAY SINCE 1988

Conformance with Comprehensive Plan:

Yes	No	
●	○	Consistent with Development Policies?
●	○	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
○	●	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: 12TH STREET AND VIRGINA

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
○	●	Is platting required?
●	○	Are lots appropriately sized?
●	○	Is street right-of-way appropriately sized?

● ○ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

THE CURRENT USE AND PLANNED USE ARE THE SAME

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

Yes	No	
●	○	Completed and signed application.
●	○	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
●	○	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
○	○	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

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: _____ TRUSTEE _____ **Date:** 9/12/23

Ila Vern Miller Trust

Affidavit for Rezoning change

The LaVern Miller Trust has a property in need of a zoning change.

The property was built in 1988 by LaVern Miller and used as an office on the lower (first) floor and her residence on the upper (Second) floor. We recently had a visit by a fire department captain who said the use of the property did not meet zoning requirements. The Trustees of the trust want to make sure all our properties meet all city and county requirements.

We believe the use was proper due to the length of time it has been used both commercial and residential.

Therefore, we are requesting mixed use zoning of the upper floor residential and the lower floor commercial.

This change will have no effect on the area or surrounding properties, traffic patterns nor change the character of the area.

The fire department made other suggestions which we are in the process of having completed.

The address of the property is a little confusing as Beacon has it as 1207 Virgina and we have it as 216 East 12th.

Respectively

LaVern Miller Trust

By James D Hardy, Trustee

Case 049-23

216 E. 12th St-Rezoning-A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business) – LaVerne Miller Trust

Jim Hardy, P.O. Box 1781, Joplin, Missouri. He stated he was present to answer any questions.

Mr. Kimble asked if there were any questions from the Commission on Case 049-23.

Mr. McCullough questioned the address and the pictures presented to the Commission.

Mr. Bellairs stated the staff attempted to make it a little easier. The addresses on the street that you would use for navigation do not match the City's addresses. He stated they did advertise this in the Joplin Globe with all the parcels listed but they condensed the addressing for simplification. He referred to all the properties outlined in red on the map. Mr. Hardy stated that all the properties had been used as commercial and to his knowledge had not been used as industrial.

Mr. Kimble asked if there were any further questions from the Commission on Case 049-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 049-23.

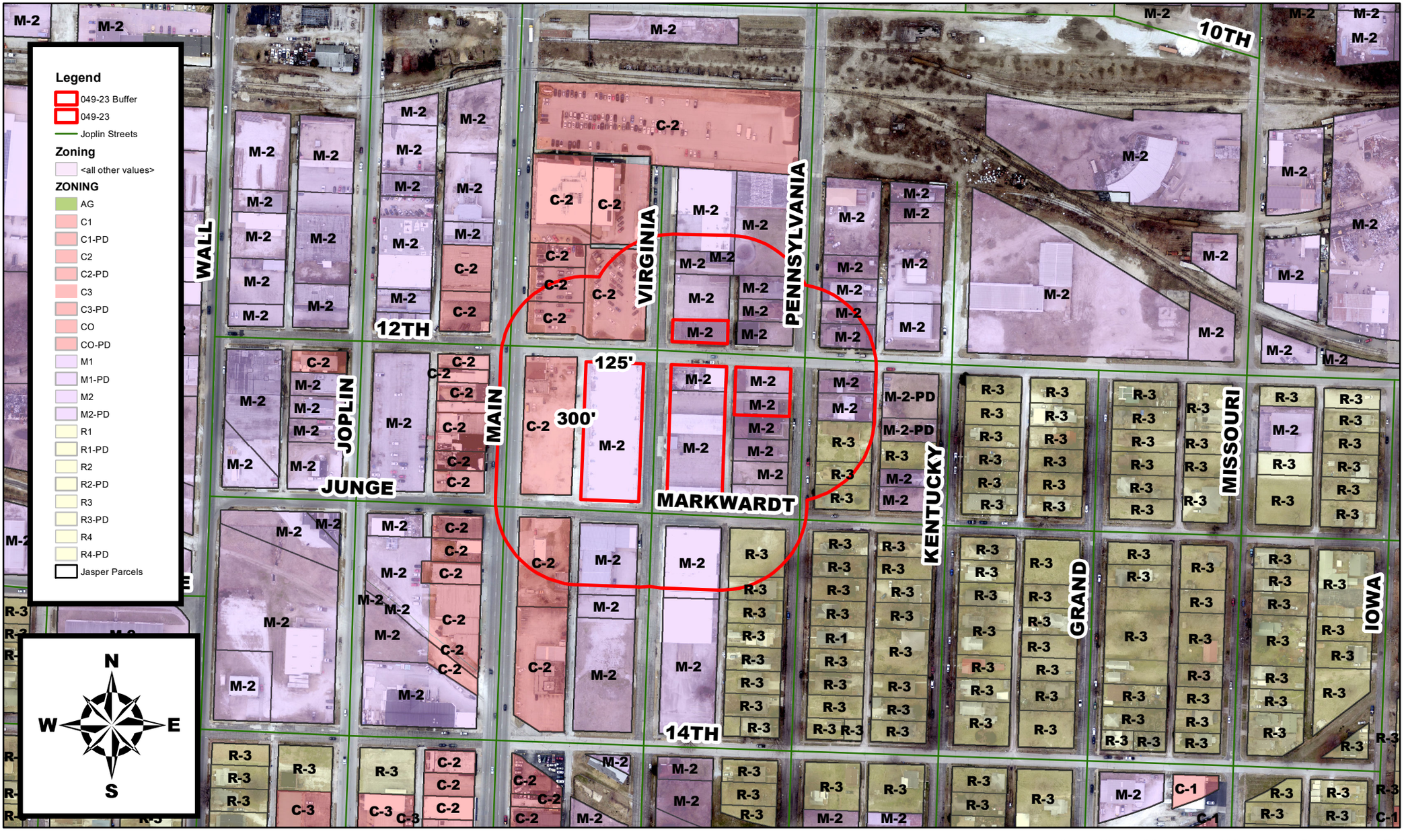
There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 049-23.

There were none.

MR. JACKSON MOVED THAT CASE 049-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 049-23: Rezoning



216 E 12th St – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business) – LaVerne Miller Trust

P & Z Case 049-23
LaVerne Miller Trust
(P & Z Recommend Approval)

COUNCIL BILL NO. 2023-294 ORDINANCE NO.

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 including in District C-2 (Central business) property as described below and located at 216 E 12th St.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District M-2 (Heavy Industrial) the following described property and including in District C-2 (Central Business).

Tract #1: All of Lot Numbered Thirty-three (33), Except the East 80 Feet in JOHN C. COX JR.'S ADDITION to the City of Joplin, Jasper County, Missouri. Tract #2: All of Lot Numbered Thirty-four (34) in JOHN C. COX JR.'S ADDITION to the City of Joplin, Jasper County, Missouri. All of Lot 16 in John C. Cox, Jr.'s First Addition to the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof. All of Lot 17 in John C. Cox, Jr's First Addition to the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof. All of Lot 33 in John C. Cox, Jr's First Addition to the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof. ALL OF LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) IN JOHN C. COX, JR.'S ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. ALL OF LOT NUMBERED FIFTEEN (15) IN JOHN C. COX JR.'S ADDITION, TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-295 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 050-23: NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – MGI Leasing Inc.

BACKGROUND:

JIDA annexed the property in 2022. When property is annexed into the City's Corporate limits, it comes in as R-1 (Single-Family Residential). The property was never rezoned following the annexation. This parcel was sold to MGI Leasing, Inc. They are wanting to develop a truck stop on this site and will need to rezone the property in order to do so.

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must also be compliant with JIDA's development regulations, along with the City's.

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other heavy industrial uses.

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Wayne Stephenson represented this case on behalf of MGI Leasing Inc. He stated the property was annexed into the City as R-1 and they were requesting to rezone to M-2 to fit in with the rest of the industrial park. He stated that the plan was to use the site as a food liner struck stop. They would have an office, three maintenance bays and two wash bays.

PUBLIC COMMENT;
There was no comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-295
Planning & Zoning Commission recommends approval for Case 050-23 (7 in Favor, 0 Opposed)

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

Z&P Meeting: November 13, 2023
City Council Meeting: December 4, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 050-23 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION NE Corner of Rob O'Brian Way and E 26th St

APPLICANT MGI Leasing Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 11 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	Outside City Limits	R-1	M-2
Land Use	Vacant	Vacant/Single-Family Home	Vacant	Manufacturing

FUTURE LAND USE

The property is identified as an Industrial Opportunity Zone on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rob O'Brian Way	Local	90′
E 26th St	Local	70′

UTILITIES

Sanitary Sewer will need to be extended to the site.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must also be compliant with JIDA's development regulations, along with the City's.

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

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other heavy industrial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

DISCUSSION

JIDA annexed the property in 2022. When property is annexed into the City's Corporate limits, it comes in as R-1 (Single-Family Residential). The property was never rezoned following the annexation. This parcel was sold to MGI Leasing, Inc. They are wanting to develop a truck stop on this site and will need to rezone the property in order to do so.

Staff recommends approval of Case 050-23.

ENCLOSURES

- Map of property
- Application

Rezoning 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.: 050-23
Filing Fee: $550.00
Received: 10/3/23
Date Advertised:
Proj. No.: 23-223
Public Hearing Date: 11/13/23

Applicant: Jim Kane Phone No.: 563-584-2626

Address: 501 Bell St. Suite #301, Dubuque, IA 52001 Email: jimkane@mccoygroup.com

Owner: MGI Leasing INC Phone No.:

Address: 2099 E Southpark CT Dubuque, IA 52003 Email:

Location of Property: 8261 E 26th St Joplin, MO 64804

Present Use of Property: Vacant Land

Proposed Use of Property: Tractor Trailer parking and repair

Current Zoning: R-1 Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	R-1 Applying for M-2
South	Vacant Land	M-2
East	Vacant Land	Jasper County
West	Industrial	M-2

Character of the Neighborhood: Joplin Industrial Park

Relationship to Existing Zoning Pattern:

Yes	No	
○	◉	Would proposed change create a small, isolated district unrelated to surrounding districts?
◉	○	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: R-1 does not fit surrounding area(industrial park)

Conformance with Comprehensive Plan:

Yes	No	
◉	○	Consistent with Development Policies?
◉	○	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
○	◉	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: 26 th St, Rob O'Brian Way

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: 75', 75'

Subdivision Platting:

Yes	No	
○	◉	Is platting required?
◉	○	Are lots appropriately sized?
◉	○	Is street right-of-way appropriately sized?

○ ◉ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

This property was annexed into the City of Joplin R-1.The JIDA is applying to have the property to the North rezoned M-2 as well.

_____

_____

_____

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

Yes	No	
◉	○	Completed and signed application.
◉	○	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
◉	○	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
○	○	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

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: J. Kane **Date:** 9-29-23

Statement for Rezone Reasoning:

This property and the property to the north were annexed into the City limits as R1 under the current City annexation process; and need to me rezoned to M-2 to match the surrounding industrial park zoning. Both properties are currently applying for rezoning from R-1 to M-2.

This property will be used as a new Foodliner Trucking office and maintenance facility. Minimal traffic impact expected due to location of the facility within a master planned industrial development.

Legal Description:

A Tract of Land in the SE-1/4 of section 14, T27N, R32W of the 5th Principal base and meridian in Jasper County, Missouri, being more fully described as follows:

Commencing at the west quarter corner of the said section 14;

Thence S 88°50'48" E, 1329.20 feet to the southwest corner of said SE-1/2 of the NW-1/4, the point of beginning.

Thence N 01°41'01" E along the west line of said SE-1/4 of the NW-1/4 a distance of 917.42 feet.

Thence S 88° 51'28" E, 531.89 feet

Thence S 01°41'48" W, 917.53 feet to a point on the south line of said SE-1/4 of the NW-1/4;

Thence N 88°50'48" W, 531.68 feet to the point of beginning

Containing 11.20 Acres (487,877 square feet), more or less.

Case 050-23

NE Corner of Rob O'Brian Way and E 26th St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)-MGI Leasing Inc.

Wayne Stephenson, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated he was with GB Engineering and representing MGI Leasing. This property was annexed into the city as R-1 and they were requesting to rezone to M-2 to fit in with the rest of the industrial park. This parcel does have a project plan. It is a food liner trucking project. They have an office, three maintenance bays and two wash bays.

Mr. Kimble asked if there were any questions from the Commission on Case 050-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 050-23.

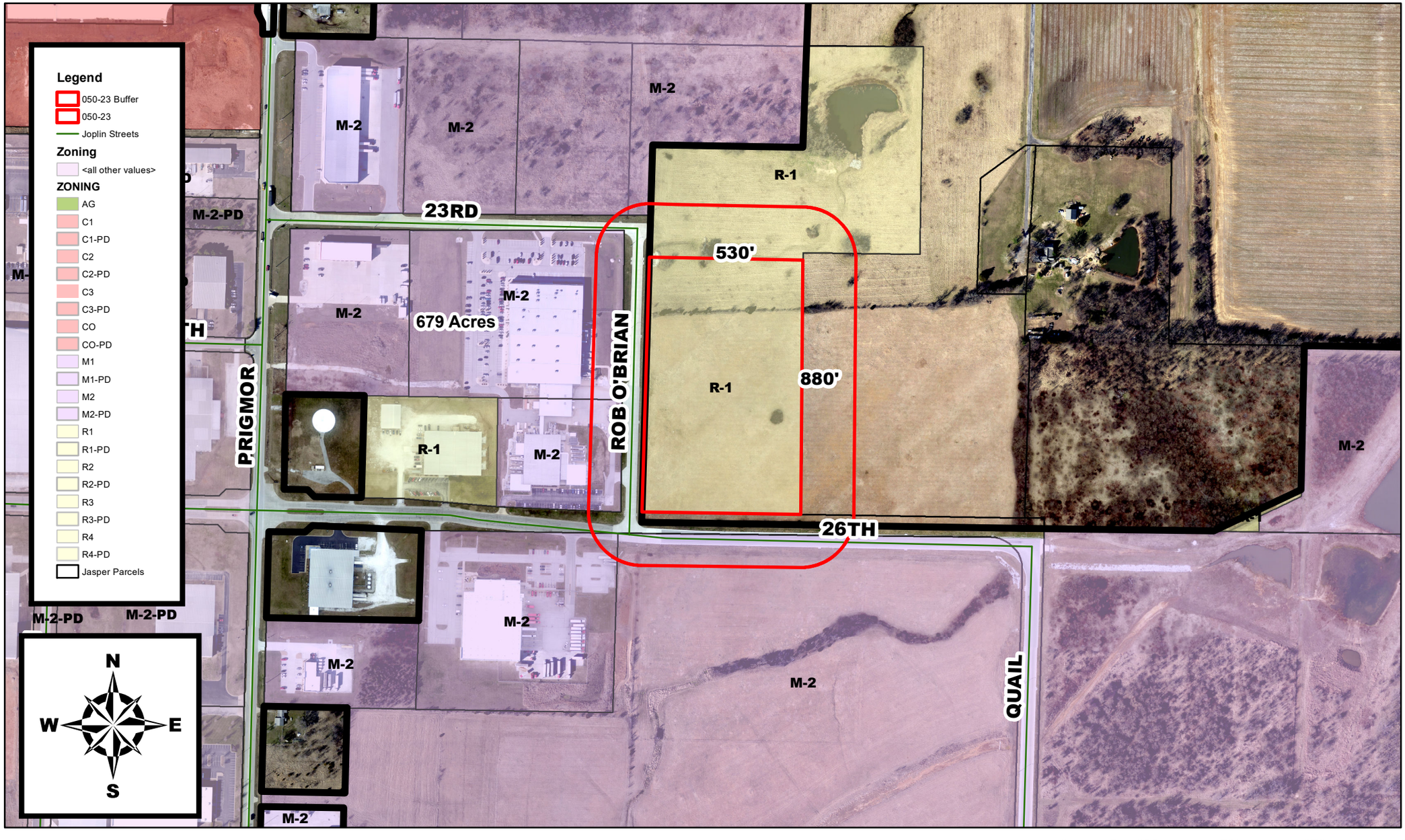
There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 050-23.

There were none.

MR. LANDIS MOVED THAT CASE 050-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 050-23: Rezoning



NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – MGI Leasing Inc.

P & Z Case 050-23
MGI Leasing Inc
(P & Z Recommend Approval)

COUNCIL BILL NO. 2023-295 ORDINANCE NO.

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 including in District M-2 (Heavy Industrial) property as described below and located at the NE Corner of Rob O'Brian Way and E 26th St.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

A TRACT OF LAND IN THE SE-1/4 OF THE NW-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE S 88°50'48"E, 1329.20 FEET TO THE SOUTHWEST CORNER OF SAID SE-1/4 OF THE NW-1/4, THE POINT OF BEGINNING; THENCE N 01°41'01"E ALONG THE WEST LINE OF SAID SE-1/4 OF THE NW-1/4, A DISTANCE OF 917.42 FEET; THENCE S 88°51'28"E, 531.89 FEET; THENCE S 01°41'48"W, 917.53 FEET TO A POINT ON THE SOUTH LINE OF SAID SE-1/4 OF THE NW-1/4; THENCE N 88°50'48"W, 531.68 FEET TO THE POINT OF BEGINNING. CONTAINING 11.20 ACRES (487,877 SQUARE FEET), MORE OR LESS. SUBJECT TO A UTILITY EASEMENT, 10.0 FEET IN WIDTH, CONTIGUOUS TO AND INSIDE THE ENTIRE PERIMETER. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-296 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 051-23: SW Corner of S Montana Pl and E 24th St – Utility Easement Vacation – A request to vacate a 10' utility easement – Joel Standeford

BACKGROUND:

A utility easement sits on the center of the parcel located at the SW Corner of S Montana Pl and E 24th St. The owner of the property is seeking to build, and the utility easement will need to be vacated. There are no utilities located within the easement. No utilities are planning to locate within the easement. All utilities have consented to the vacation.

This vacation is sought to develop the empty parcel. Utilities are placed in the streets and alternative easements, with no intention to be placed on the subject easement.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Zach Black represented the property. Mr. Black stated the utility companies were not impacted by the requested vacation. Mr. Black is seeking to build a residential home at this location.

PUBLIC COMMENT;
There was no comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-296
Planning & Zoning Commission recommends approval for Case 051-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 051-23 A request to vacate a utility easement.

APPLICANT Joel Standeford

REPRESENTATIVE Joel Standeford

LOCATION SW Corner of S Montana Pl and E 24th St.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 10'X100'

REASON FOR VACATION

A utility easement sits on the center of the parcel located at the SW Corner of S Montana Pl and E 24th St. The owner of the property is seeking to build, and the utility easement will need to be vacated.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no utilities located within the easement. All utilities have consented to the vacation.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No utilities are planning to locate within the easement.

DISCUSSION

This vacation is sought to develop the empty parcel. Utilities are placed in the streets and alternative easements, with no intention to be placed on the subject easement.

Staff recommends approval of Case 051-23.

ENCLOSURES
- Application
- Map

Vacation of Streets or Easements 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.: _____
Filing Fee: $550.00
Received: _____
Date Advertised: _____
Proj. No.: _____
Public Hearing Date: _____

Applicant: JOEL STANDEFORD Phone No.: 417-438-6081

Address: 423 E. 4TH St. SUITE #1 Email: _____

Owner: JOPLIN MO 64801 Phone No.: 417-438-6081

Address: " Email: _____

Location of Street or Easement: _____

Type of Vacation: Street (Easement) Alley Plat

Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
☒	☒	Private rights will not be injured or endangered by the vacation.
☐	☒	The vacation will not cause the public to suffer a loss or inconvenience.
☒	☐	In justice to the applicant(s) the vacation should be granted.

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

Yes	No	
☒	☐	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
☒	☐	Survey or such other drawing acceptable to the Director of Planning,

JOPLIN
MISSOURI

Vacation of Streets or Easements Procedures

Applicability. Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated.

Review Criteria. A vacation shall be reviewed according to the following criteria:

1. The application is in accordance with the comprehensive plan. In particular, the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.
2. Compliance with the requirements of this code. In particular, the vacation is consistent with the intent and design objectives of the subdivision design standards.
3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, opens spaces, blocks, lots, and public utilities and facilities.
4. Any impacts identified by specific studies or technical reports are mitigated with generally accepted sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.
5. No private rights will be injured or endangered by the vacation.
6. The street, easement or other public reservation of land to be vacated no longer serves a public purpose.
7. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to vacations:

1. Notice shall be published for two consecutive weeks in an official City newspaper. The notice shall state that an application for vacation has been filed in the office of the City Clerk, describing the property fully, and including all other information required for public hearings in Section 2.01.
2. The City Council or the Director may determine that it would be advisable to obtain the recommendation of Planning Commission concerning a vacation application prior to the public hearing before the City Council. In that event, the Planning Commission shall hold its own public hearing on the application according to the same procedures as City Council. At the conclusion of any such hearing, the Planning Commission shall submit its recommendation on the application to the City Council.
3. Approval of a vacation shall be by ordinance adopted by the City Council.

Effect of Decision. The vacation shall be effective on the date specified in the ordinance and after recording with the applicable county Recorder of Deeds. In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, safety and welfare, including the requirement for easements. The Director shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation may be recorded.

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

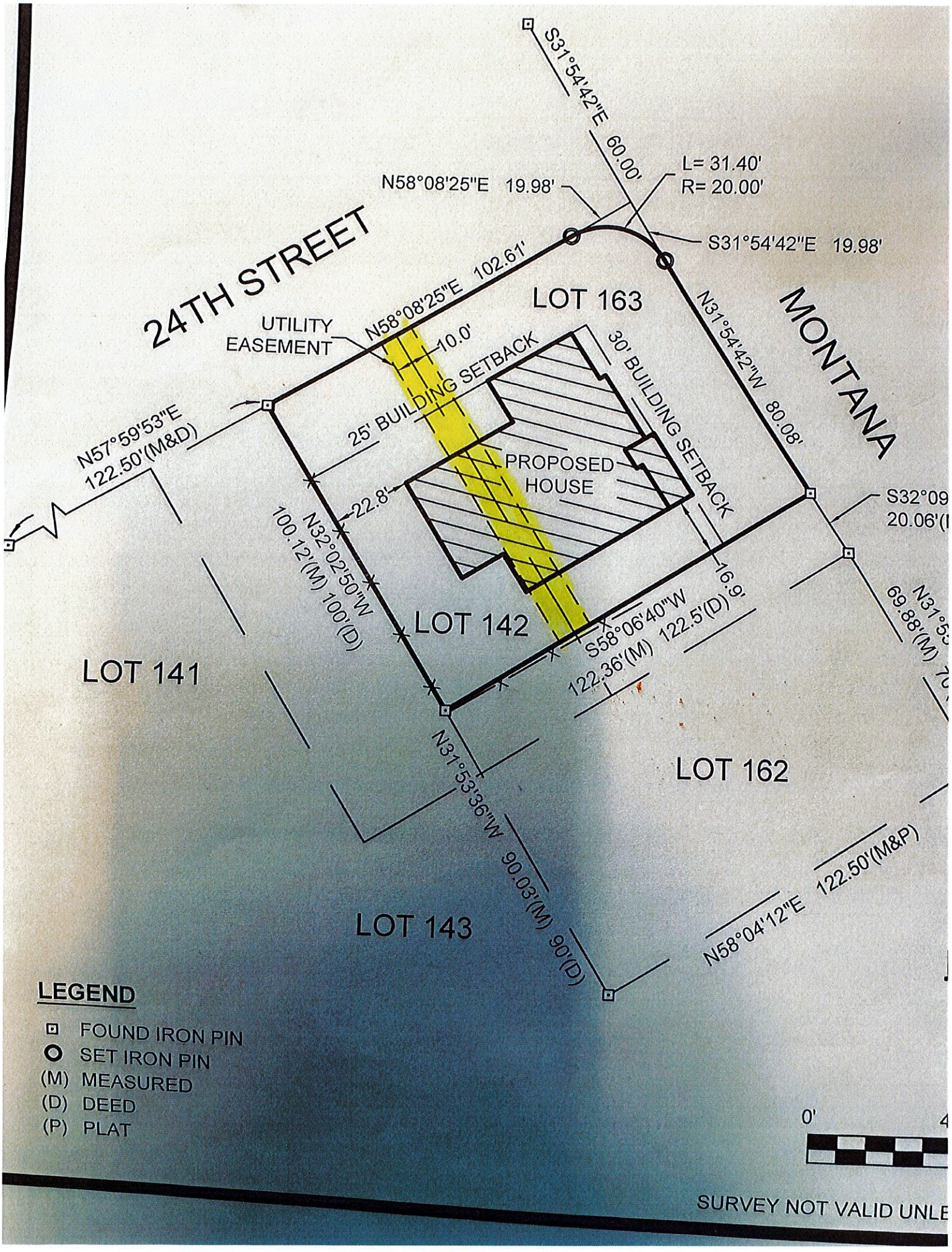
NA ☒ ☐ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

☒ ☐ Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
✓ **AT&T**	Jon Fisk	jf4583@att.com	417-529-0840
✓ **MoAm Water***	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
✓ **Liberty Utilities (Power)**	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
NA **Republic Services (Trash)**			(800) 431-1507
✓ **Cable One/Sparklight**	Keri Bledsoe	keri.bledsoe@sparklight.biz	
✓ **Spire Energy (Gas)****	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: _____ **Date:** 10-2-23


S31°54'42"E 60.00'
L= 31.40'
R= 20.00'
N58°08'25"E 19.98'
S31°54'42"E 19.98'
24TH STREET
N58°08'25"E 102.61'
LOT 163
MONTANA
UTILITY EASEMENT
N58°08'25"E 10.0'
25' BUILDING SETBACK
30' BUILDING SETBACK
N31°54'42"W 80.08'
N57°59'53"E 122.50'(M&D)
PROPOSED HOUSE
22.8'
S32°09
20.06'(
N32°02'50"W 100.12'(M) 100'(D)
16.9'
LOT 142
S58°06'40"W 122.36'(M) 122.5'(D)
N31°5
69.88'(M)
LOT 141
LOT 162
N31°53'36"W 90.03'(M) 90'(D)
N58°04'12"E 122.50'(M&P)
LOT 143
LEGEND
FOUND IRON PIN
SET IRON PIN
(M) MEASURED
(D) DEED
(P) PLAT
0'
4
SURVEY NOT VALID UNLE

Case 051-23

SW Corner of S Montana Pl and E 24th St-Utility Easement Vacation-A request to vacate a 10′ utility easement-Joel Standeford

Zach Black, 1704 S. St. Louis Ave. Joplin, Missouri. Mr. Black stated they completed the vacation of easement. It was sent to all the utilities, and it came back that there was not any affect to the utilities. They were requesting to build a residential property at this location.

Mr. Kimble asked if there were any questions from the Commission on Case 051-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 051-23.

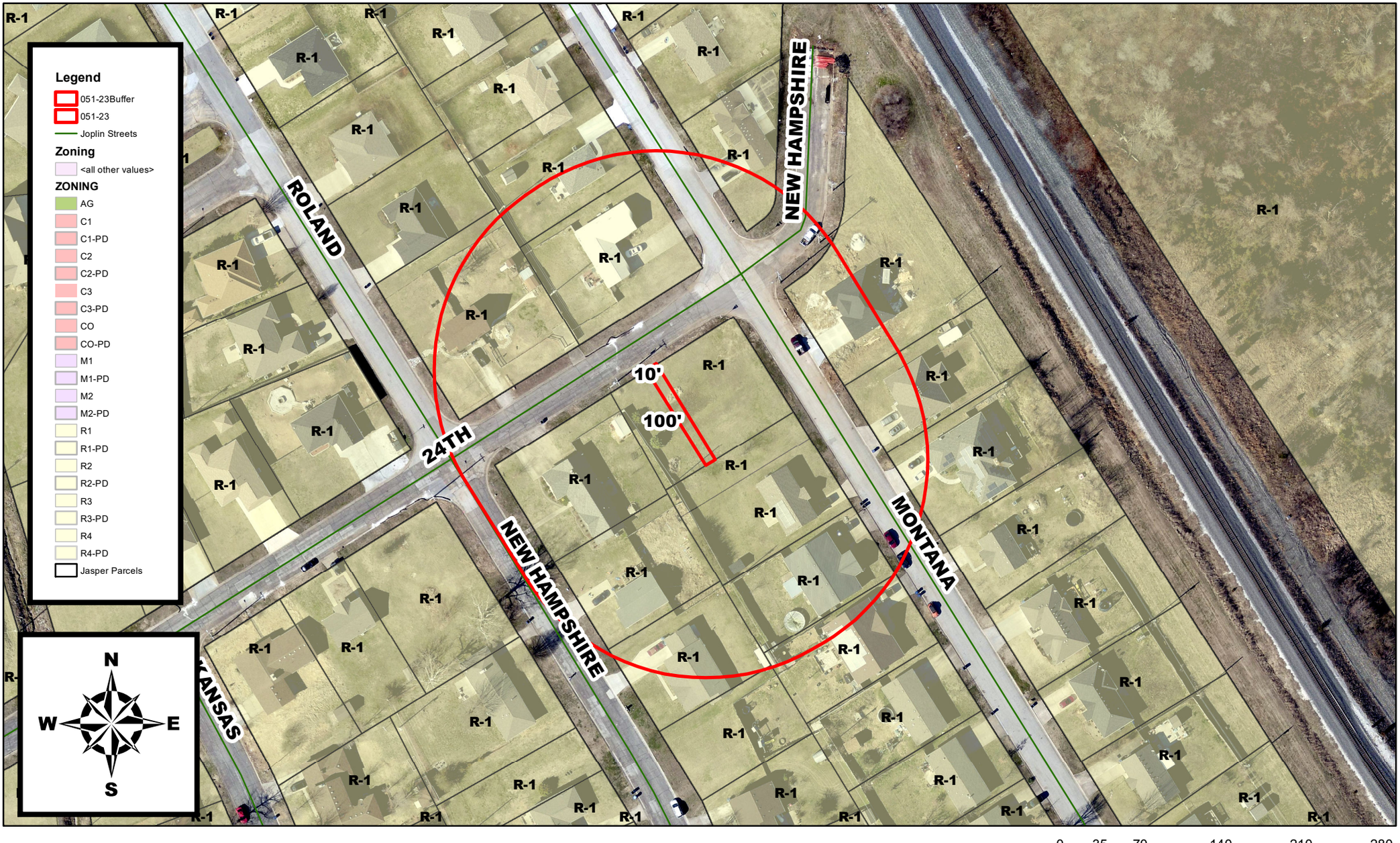
There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 051-23.

There were none.

MR. JACKSON MOVED THAT CASE 051-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Case 051-23: Utility Easement Vacation



SW Corner of S Montana Pl and E 24th St – Utility Easement Vacation – A request to vacate a 10' utility easement - Joel Standeford

0 35 70 140 210 280
Feet

P & Z Case 051-23
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-296 ORDINANCE NO.

AN ORDINANCE providing to vacate a 10' utility easement, lying on property described as the SW Corner of S Montana Pl and E 24th St., City of Joplin, Jasper County, Missouri.

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

Section 1. That the vacation of a utility easement lying on property described as the SW Corner of S Montana Pl and E 24th St., City of Joplin, Jasper County, Missouri, described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the lots and land:

A 10 FOOT UTILITY EASEMENT LYING FIVE FEET ON THE EASTERLY SIDE OF LOT 142 AND FIVE FEET ON THE WESTERLY SIDE OF LOT 163 FOR THE ENTIRE LENTH OF SAID LOTS IN HARMONY HEIGHTWS SUBDIVISION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-292 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 052-23: 524 W 5th St – Rezoning from District R-3 (Multi-Family Residential) to District R-3 – HP (Multi-Family Residential – Historic Preservation Overlay) – Jennifer Siembieda

BACKGROUND:

The owners are requesting that this property be designated as a local landmark and have the HP zoning overlay added. The home is associated with William B McAntire, who resided at the home. McAntire was a prominent lawyer during Joplin's early days. He was also elected as a municipal Judge.

R-3 HP overlay zoning at this location is appropriate as the property meets the criteria for local landmark designation as reviewed and recommended for approval by the Historic Preservation Commission. The Commission approved the property for recommendation to the Planning and Zoning Commission on criteria 3:

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or county.

PLANNING & ZONING COMMISSION TESTIMONY:
Mathew Michael, the applicant's husband, represented this case. Mr. Landis asked if the historical status made the property eligible for grants. Mr. Michael stated that the property was already eligible for grants as it was on the National Historic Registry and the State Historic Registry. Mr. Michael stated this would affect the City's historic registry and zoning.

PUBLIC COMMENT;
There was no comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-292
Planning & Zoning Commission recommends approval for Case 052-23 (6 in Favor, 0 Opposed, 1 Abstained)

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

Z&P Meeting: November 13, 2023
City Council Meeting: December 4, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 052-23 A request to rezone from District R-3 (Multi-Family Residential) to District R-3 HP (Multi-Family Residential – Historic Preservation Overlay)

LOCATION 524 W 5th St

APPLICANT Jennifer Siembieda

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Single-Family Home	Approximately 0.30 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	C-2	R-3	R-3
Land Use	Single-Family Home	Single-Family Home	Single-Family Home	Apartments

FUTURE LAND USE

The property is identified as Low Density Residential on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
5th St	Local	60′
Moffet Ave	Local	60′

UTILITIES

Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The request is also consistent with the Future Land Use Map for this area.

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

There will not be any changes in use. The current zoning is suitable for Single-Family Residential. The proposed HP overlay will not cause a change in the use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This request is to add the HP overlay based on the structure's historic significance.

DISCUSSION

The owners are requesting that this property be designated as a local landmark and have the HP zoning overlay added. The home is associated with William B McAntire, who resided at the home. McAntire was a prominent lawyer during Joplin's early days. He was also elected as a municipal Judge.

R-3 HP overlay zoning at this location is appropriate as the property meets the criteria for local landmark designation as reviewed and recommended for approval by the Historic Preservation Commission. The Commission approved the property for recommendation to the Planning and Zoning Commission on criteria:

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or county.

Staff recommends approval of Case 052-23.

ENCLOSURES

- Map of property
- Application

Rezoning 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.: 052-23
Filing Fee: $550.00 NA
Received: 10/23/23
Date Advertised:
Proj. No.: 23-231
Public Hearing Date: 11/13/23

Applicant: Historic Preservation Commission Phone No.: 417-624-0820

Address: 602 S Main Street Email: twalters@joplinmo.org

Owner: Jennifer Siembieda Phone No.: 530-220-3526

Address: 524 W 5th Street, Joplin MO Email: coloradomatt76@gmail.com

Location of Property: 524 W 5th Street

Present Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Current Zoning: R-3 Requested Zoning: R-3-HP

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Single Family	R-3
South	Two Family	R-3
East	Single Family	C-2
West	Multi-Family	R-3

Character of the Neighborhood: Murphysburg Historic Neighborhood

Relationship to Existing Zoning Pattern:

Yes	No	
○	◉	Would proposed change create a small, isolated district unrelated to surrounding districts?
○	◉	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: _____

_____

_____

Conformance with Comprehensive Plan:

Yes	No	
◉	○	Consistent with Development Policies?
◉	○	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
○	◉	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: W 5th Street & S Moffett Ave

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: 60 ft

Subdivision Platting:

Yes	No	
○	◉	Is platting required?
◉	○	Are lots appropriately sized?
◉	○	Is street right-of-way appropriately sized?

◉ ○ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

HPC Resolution 2023-04, October 17th the Commission found the property met the criteria for a local landmark due to the Association with William B. McAntire

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

Yes	No	
◉	○	Completed and signed application.
◉	○	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
◉	○	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
◉	○	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

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:** 10/23/23

JOPLIN | HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

RESOLUTION NO. 2023-04

WHEREAS, the **Historic Preservation Commission** of the City of Joplin, at a public meeting held on October 17th, 2023, received the Historic Landmark Nomination Form for The William B McAntire House located at 524 W. 5th Street in the City of Joplin, Jasper County, Missouri; and

WHEREAS, the form was presented by Jennifer Siembieda, owner, and found to be in proper form; and

WHEREAS, at a public meeting held on October 17th, 2023, the Historic Preservation Commission found that all the evidence presented in the Nomination Form and developed in research of the existing records supported the requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code and that the subject The Wiliam B. McAntire House met one or more of the Criteria for Consideration of Nomination as directed in paragraph 29.10 of that Code;

NOW, THEREFORE, BE IT RESOLVED by the **Historic Preservation Commission** of the City of Joplin, as follows:

That the property on the following described real estate to-wit:

All of Lots Numbered 31 & 32 in Sergeants Subdivision, in the City of Joplin, Jasper County, Missouri;

be recommended by this **Commission** to be designated an "Local Landmark" under the definitions and requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code, and that this Resolution with the report and nomination form be sent to the Zoning and Planning Commission of the City of Joplin, and that the appropriate Ordinance designating the above said property Zoning District Overlay "HP" be adopted by the City Council of the City of Joplin.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Seventeenth Day of October, 2023.

Jill Halbach
Chairperson

HISTORIC JOPLIN PRESERVATION COMMISSION

STAFF REPORT

APPLICANT:

Jennifer Siembieda

OWNER:

Jennifer Siembieda

ADDRESS AND LANDMARK NAME:

524 W. Fifth Street, Joplin, Missouri 64801
William B McAntire House

PRESENT USE:

Single Family Residential (Zoned R-3)

HISTORIC USE:

Single Family Residence

PHYSICAL DESCRIPTION:

Date of Construction: Established Circa 1905

Architectural Style: Queen Anne

Construction: Date of construction is based upon the 1906 Sandborn map. The 1900 Sandborn map showed a much more modest home in the same location. Typical architectural features for a two an done half story Queen Anne. Historic Wood siding still in place. Significant changes did occur to the porch in the 1979. Glazed wood doors still n place. The three carport garage was added in 1985.

Site: Sergeants Addition to the City of Joplin, Lots 31 & 32.

HISTORICAL SIGNIFICANCE:

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;*

   This category is typically not applied to single family homes being nominated for local landmark status. The house is in the Murphysburg National Register District. This category is applicable to the district as a whole.

2. *Its location as a site of a significant local, county, state, or national event;*

   Not applicable to this nomination

3. *Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;*

   William B. McAntire was a prominent lawyer at the time of Joplin's founding, and elected as a municipal Judge on successive terms. He was also elected member of the school board. Most of his career he practiced law, while transitioning to real estate the last decade of his life, before dying in 1911. He clearly resided at 524 w 5th Street at the time of the 1900 Census, however at that time, the house was not the one being nominated today as shown by the 1900 Sandborn Map. In 1900 the house on the property was much more modest and had a visibly different footprint. This Queen Anne style house was first shown constructed in the 1906 Sandborn map, and date of construction assumed to be circa 1905. The 1910 Census shows that had moved to the home of Elizabeth Gray, his sister, at 1406 Sargent Avenue. By that time he was in poor health having suffered a stroke and widowed. However, staff conducted a thorough search of Deed Index Sheets of the Jasper County Register's office, and cannot find a warranty deed for the sale of the property described as Sergeants Subdivision Lots 31 & 32 after 1900 to his death and the Deed Index Sheet would be the only index where public record would have been kept. In fact, there is not record of the disposition of this property at all until sold by subsequent owner decades later. His wrote a new will on November 30, 1906 which was recorded in the Deed Index of Jasper County in 1911 on Book 231 page 341, which suggests that his will was used as an instrument to dispose of real property. Since no other record of the sale is found in any other location, it can be presumed this property was disposed of in his will, and therefore was still the owner of the property at time of construction in 1905.

   Finding: The building meets the requirements of criteria 3 for its association with William B McAntire.

4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*

   The property significantly has many Queen Anne features still remaining, also many removed. The most significant change is the alteration of the porch in 1980 where the simple posts of the Queen Anne style were replaced with more ornate columns that were similar to the surrounding architectural types in Murphysburg. (Permit # 1040 D)

5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;*

   Not applicable to this nomination.

6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*

   Not applicable to this nomination.

7. *Its embodiment of design elements that make it structurally or architecturally innovative;*

   Not applicable to this nomination

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

Not applicable to this nomination.

9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or*

   Not applicable to this nomination.

10. *Its suitability for preservation or restoration.*

Finding: The site meets the requirements for criteria 10 as staff would rate the integrity of the resource as fair or better.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ord. No. 86-31, ' 1, 3-17-86)

STAFF RECOMMENDATION:

Staff recommends William B McAntire House, located at 524 W. 5th Street, be forwarded by HPC Resolution to the Planning & Zoning Commission, to be added to the HP zoning overlay, and be designated as a local landmark.

SUPPORTING DOCUMENTS:

Documents included in determination were attached to application.

Case 052-23

524 W. 5th St-Rezoning from District R-3 (Multi-Family Residential) to District R-3-HP (Multi-Family Residential-Historic Preservation Overlay)-Jennifer Siembieda

Matthew Michael, husband of the applicant, 524 W. 5th Street, Joplin, Missouri, opened the floor for any questions.

Mr. Landis asked if doing the research and obtaining the historical status made the property eligible for grants.

Mr. Michael said the property was already eligible for grants. The property was on the National Historic Registry and the State Historic Registry. The City's historic registry and zoning had not been altered on this property. That simply brought it into alignment with where it should be.

Mr. Kimble asked if there were any questions from the Commission on Case 052-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 052-23.

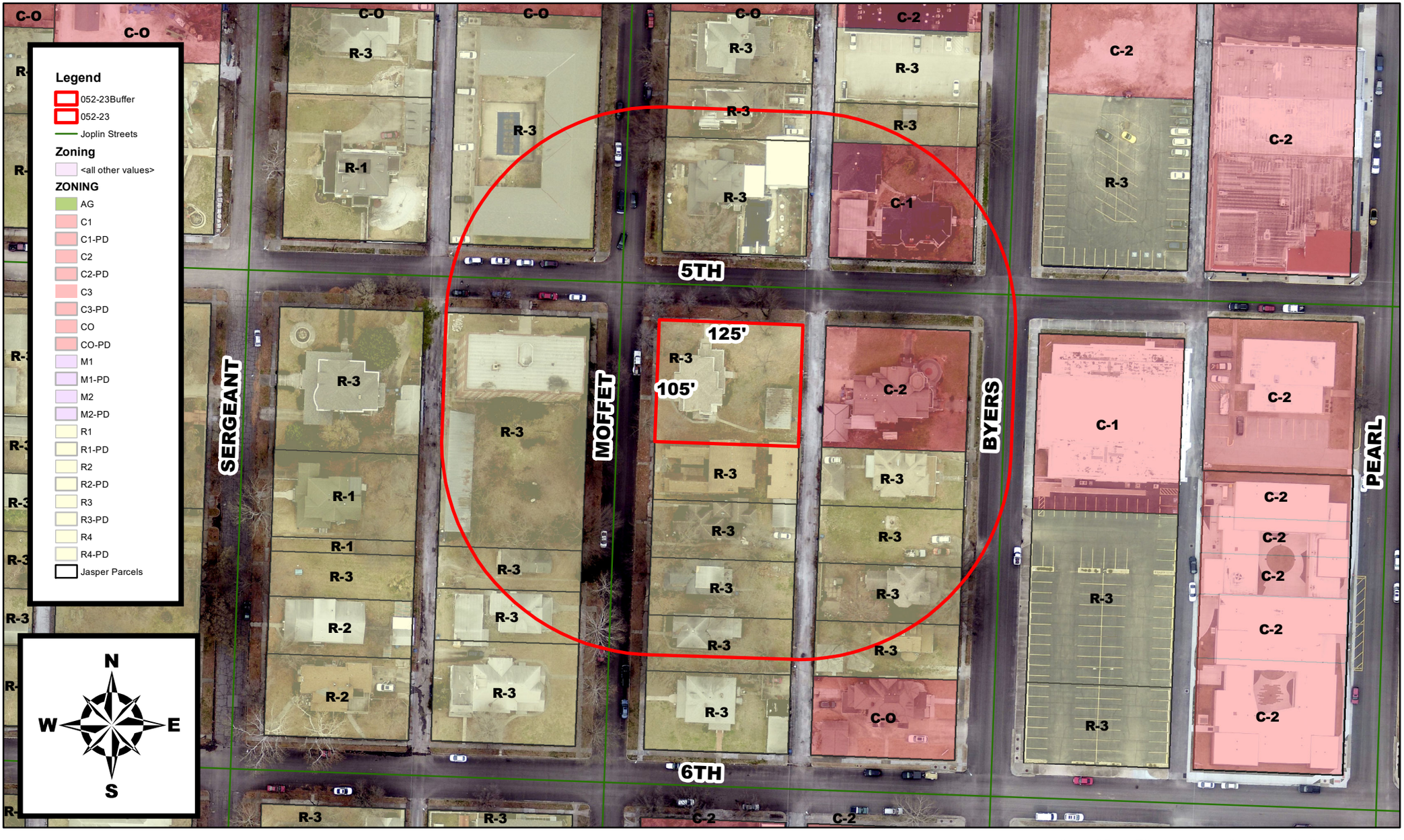
There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 052-23.

There were none.

MR. LANDIS MOVED THAT CASE 052-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. MS. PHILLIPS ABSTAINED FROM THE VOTE. (6 IN FAVOR, 0 NAY, 1 ABSTAINED)

Case 052-23: Rezoning



524 W 5th St – Rezoning from District R-3 (Multi-Family Residential) to District R-3 – HP (Multi-Family Residential – Historic Preservation Overlay) – Jennifer Siembieda

P & Z Case 052-23
Jennifer Siembieda
(P & Z Recommend Approval)

COUNCIL BILL NO. 2023-292 ORDINANCE NO.

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-3 (Multi-Family Residential) and including in District R-3 HP (Multi-Family Residential – Historic Preservation Overlay) property as described below and located at 524 W 5th St.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from R-3 (Multi-Family Residential) the following described property and including in District R-3 HP (Multi-Family Residential – Historic Preservation Overlay).

All of Lots Numbered 31 & 32 in Sergeants Subdivision, in the City of Joplin, Jasper County, Missouri.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, 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. 2023-297

MEETING DATE:
December 4, 2023

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Request the approval of the redevelopment plans for the abatement of ad valorem taxes on improvements made to real property located at 320 S. Moffet Ave. also know as the Olivia Apartment Building.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the Olivia Building located at 320 S. Moffet Ave. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The property proposed to be redeveloped is part of a "spot" blight designation approved by city council in 2008. Approval of the redevelopment plan will allow the owners (Bykota REI, LLC: Chris and Sawyer Smith) to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

The Olivia Building is currently under rehabilitation. The building started to fall into disrepair in the 1990's and more recently suffered a structure fire in December of 2020. The property owners want to create a mixed-use building containing 34 apartments and 3 commercial spaces for lease. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction project.

The estimated project cost is approximately $10,000,000. The Joplin Redevelopment Corporation recommended that 100% of the increase in ad valorem taxes on the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property over the life of the 25-year program is estimated at $2,631,334. The owners currently pay approximately $6,000 in ad-valorem taxes per annum on the property. The current ad-valorem property taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;

No public comments were submitted or received during the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE

N.A.

RECOMMENDATION:

Staff recommends approval of Council Bill No. 2023-297

ATTACHMENTS

Council Bill No. 2023-297, Abatement Application, Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at 615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

EXHIBIT A

Chapter 353
Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

Joplin Redevelopment Corporation Chapter 353 Application
September 19, 2023

IMPACT OF PLANNED REDEVELOPMENTS
COMMONS BASED DEVELOPMENT

The rehabilitation of the seven historic buildings listed in this application will encourage the redevelopment of the entire blighted Joplin Downtown and bring economic benefits to the entire city. The owners' plan to change these buildings to upscale market rate residences and Class "A" office and retail space. It is anticipated these "sustainable redevelopments" will bring over 115 jobs and 91 new single-family residences to downtown. This influx of residents and workers will bring new life to these blighted buildings. These historic rehabilitations will dramatically improve the conditions of the surrounding neighborhoods and increase property values.

353 Tax Abatement is one of the key elements of the overall development strategy which includes Historic Tax Credits. In today's uncertain financial times and continuing high interest rates, property tax abatement adds inherent value to the property from a lending bank's perspective. The potential for property tax abatement was a positive factor in the lending banks' consideration of these projects. Property tax abatement also increases the likelihood of each project's success by reducing operating costs and required lease rates. Tax abatement was incorporated into the economic operating projections supplied to the lending banks to illustrate the projects' viability. The rehabilitation of these historic buildings will return vacant and underutilized buildings back to productive service, while ensuring the properties will not further deteriorate. The renovation of these downtown landmarks would be cost prohibitive without the aid of the 353 Redevelopment Program as shown in the attached Project Proformas.

1. ***Address and legal description:*** (full legal description to be provided separately)
    a. The Olivia Apartment Building, 320 S. Moffet Avenue
        All of Lots Numbered Forty-seven (47) and Forty-eight (48) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.
    b. The Pennington Drug Company Building, 512-518 S. Virginia Avenue
        All of the South 29 feet of Lot Numbered Seventy-two (72) and all of Lot Numbered Seventy-three (73) and all of the North One-half of Lot Numbered Seventy-four (74) in PORTER'S ADDITION TO MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, together with the East One-half of the vacated alley lying West of the adjoining said lots.
    c. The Hollcroft and Stults Buildings, 401-411 S. Virginia Avenue
        All of Lots Numbered Eighty-five (85), Eighty-six (86), and Eighty-seven (87) in Porter's Addition to Murphysburg, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.
    d. The A.C. Webb Automotive Building, 202-204 S. Joplin Avenue
        All of Lots Numbered Sixty-nine (69) and Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County. Missouri, according to the recorded Plat thereof EXCEPT that part described as beginning at the Southeast corner of said Lot 70, thence South 89°58'42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29'35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59'43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East

line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.
AND
All that part of Lot Numbered Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof described as: Beginning at the Southeast corner of said Lot 70, thence South 89°58'42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29'35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59'43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.

e. The Jesse Starr House and Carriage House, 310 S. Moffet Avenue

All of the South One-half of Lot Numbered Forty-four (44) and All of Lots Numbered Forty-five (45) and Forty-six (46) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

f. The Christman Building and Christman Annex, 501 S. Main Street and 506-508S. Virginia Avenue

All of Lot Numbered One Hundred Ninety-seven (197) and North-Half of Lot Numbered One Hundred Ninety-eight (198) in Murphy's Second Addition to Murphysburg, now a part of the City of Joplin, Jasper County, Missouri and that part of vacated Porter's Alley between Main Street and Virginia Avenue and between Fifth Street and Sixth Street in the City of Joplin, Jasper County, Missouri, described as vacated in Ordinance No. 5888, filed March 4, 1916 at 10:15 a.m. in Book 274, at Page 583.
AND
All of Lots Numbered Seventy (70), Seventy-one (71) and the North one foot of Lot Numbered Seventy-two (72) in Porter's Addition to Murphysburg, now a part of the City of Joplin; and
Also, all of that part of the vacated Porter's Alley lying immediately West of and adjoining said Lots Numbered Seventy (70), Seveny-one (71) and the North one foot of Lot Numbered Seventy-two (72) in Porter's Addition to Murphysburg, now a part of the City of Joplin.
Together with all buildings on any of the foregoing land and including the two overhead walkways extending from the South wall of the building located on the real estate described to the North wall of the building located on the South 29 feet of Lot 72 in Porter's Addition to Murphysburg, now a part of the City of Joplin all in Jasper County, Missouri.

g. The Pearl Brothers Building, 615-617 S. Main Street

All of the South Half of Lot Numbered Six (6) and All of Lot Numbered Seven (7) in Pitcher's Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, Subject to Party Wall Agreement and Easements of Record, and also subject to Downtown Urban Renewal Plan Project R-67 filed June 7, 1968 at 2:45 P.M. in Book 1112 at Page 248 in the office of the recorder of deeds of Jasper County, Missouri.

2. ***Project description:*** See views of the existing buildings below. Also included is a brief description of the scope of the projects and the redevelopment team.





a) The Olivia Apartments at 320 S. Moffet
Owner: Bykota REI, LLC: Chris and Sawyer Smith
Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces
Budgeted Cost: $9,978,399
Current Assessment: $6,057.46
Additional Property Tax Revenue over 25 years if approved: $976,278.23
Annual Property Tax Increase after Abatement period: $150,361.96
See Appendix A





b) Pennington Drug Company Building at 512-520 S. Virginia
Owner: 200 Block Commons, LLC: Carolina & Jeff Neal
Project size: 38,630 square feet, 21 residential units, 2 commercial units.
Budgeted Cost: $3,227,609
Current Assessment: $2,946.64
Additional Property Tax Revenue over 25 years if approved: $284,924.20
Annual Property Tax Increase after Abatement period: $58,415.89
See Appendix B







c) Hollcroft and Stults Buildings at 401 S. Virginia
Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker
Project size: 28,900 square feet, 10 residential units with off street parking.
Budgeted Cost: $3,686,922
Current Assessment: $3,471.47
Additional Property Tax Revenue over 25 years if approved: $334,732.96
Annual Property Tax Increase after Abatement period: $68,667.38
See Appendix C





d) AC Webb Building at 202/204 S. Joplin Ave.
Owner: 200 Block Commons, LLC: Carolina & Jeff Neal
Project size: 7,000 square feet, 1 residential unit, 3 commercial units.
Budgeted Cost: $560,000
Current Assessment: $1,793.61
Additional Property Tax Revenue over 25 years if approved: $34,085.68
Annual Property Tax Increase after Abatement period: $10,523.46 See Appendix D

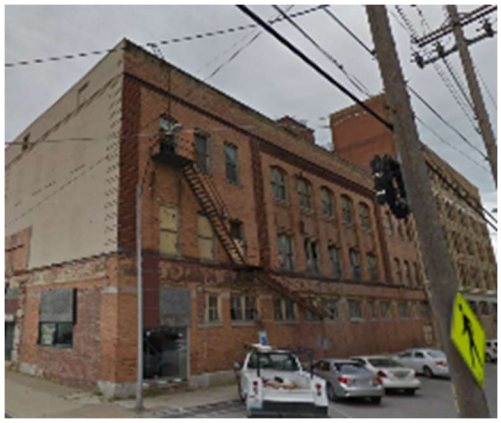




e) The Jesse Starr House at 310 S. Moffet Avenue
Owner: Bykota REI, LLC: Chris and Sawyer Smith
Project size: 5,521 square feet, 3 residential units
Budgeted Cost: $462,500
Current Assessment: $1,712.25
Additional Property Tax Revenue over 25 years if approved: $10,302.97
Annual Property Tax Increase after Abatement period: $7,081.23
See Appendix E





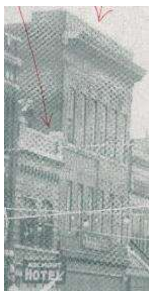




f) Christman Building and Annex at 501 S. Main and 506 S. Virginia
Owner: 500 Commons, LLC: Carolina & Jeff Neal
Project size: 63,000 square feet, 38 residential units, 5 commercial units.
Budgeted Cost: $5,624,643.
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)
Additional Property Tax Revenue over 25 years if approved: $383,105.55
Annual Property Tax Increase after Abatement period: $85,787.93
See Appendix F







g) Pearl Brothers Building at 615/617 S. Main Street
Owner: Ivy Lucille, LLC: Chris and Sawyer Smith
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.
Budgeted Cost: $4,200,000
Current Assessment: $5,248.80
Additional Property Tax Revenue over 25 years if approved: $341,541.03
Annual Property Tax Increase after Abatement period: $77,014.82
See Appendix G

The redevelopment team for each project will be:

a) the owners as listed above,
b) the developer: Commons Based, LLC,
c) the general contractor: Neal Group Construction, LLC,
d) the historic consultants: Rosin Preservation, Building Preservation, Jill Sullivan, or Jeff Neal,
e) the architects: Corner Greer and Associates or Hunter & Millard Architects.

These projects will rehabilitate the buildings according to the Department of Interiors Rehabilitation guidelines which will help to ensure these 100 plus year-old parts of Joplin's historic and cultural fabric have better next centuries. The historic architectural elements of each structure will be retained while each receives complete new mechanical, electric, and plumbing systems. These redevelopments, in the heart of downtown Joplin, will offer lease spaces equipped for the needs of modern business with historical class. The historic materials will be reused to continue serving our community. As Carl Elephante said, "the greenest building is usually the one already built," because the resources needed for its creation have already been incorporated into the structures. The buildings will also feature LED lighting, high efficiency heating, cooling and ventilation systems, low use water management systems, and where appropriate new traction elevators.

3. Property currently in the control of the applicant: All properties are currently owned and controlled by the listed owners and represented by the applying developer.

4. Project nature: Market Rate Residential and Non-Residential Commercial

5. Relocation of commercial facilities: Final lease-up tenants are unknown. It is probable that some tenants will be relocated from other locations in the area. However, several employers have expressed interest who would be bringing new employment to the area. The residential tenants will bring new vigor to downtown, and their presence will drive the creation of new businesses and services to provide for them. The Redevelopment Corporation's benefits are particularly important to this project because tax abatement lowers the cost of operating the building, which makes possible lower per square foot lease rates designed to attract tenant employers to the city's blighted areas. Additionally, these substantial rehabilitations will increase surrounding property values and demonstrate the viability of "historic green" rehabilitations.

6. Project budgets:

The Olivia Apartments at 320 S. Moffet: $9,978,399
Pennington Drug Company Building at 512-520 S. Virginia: $3,227,609
Hollcroft and Stults Buildings at 401 S. Virginia: $3,686,922
A.C. Webb Building at 202/204 S. Joplin Avenue: $560,000
The Jesse Starr House at 310 S. Moffet Avenue: $462,500
Christman Building and Annex at 501 S. Main and 506 S. Virginia: $5,624,643
Pearl Brothers Building at 615/617 S. Main Street: $4,200,000

7. Possible tenants with an expressed interest in the building include:

Bluehaven Investments
Active Health Chiropractic
The Garage Coffee and Ice Cream
WeYoga Studio
Miners and Monroe Men's Clothing
The Pennington Station Virtual Reality Arcade
Full Bore Software Studios
Fulcrum Network Technologies
Joplin Commons Leasing Company
Coffee Haven

8. Job generation projections: The buildings are anticipated to have a total work force of more than 115 people within 24 months of lease date:

9. Not applicable, not residential.

10. Project folder, including owner, existing and future use of property, photographs of the existing facility and drawings of renovation plans, plot plans, parking, etc., current ad valorem taxes on the property, reassessment document to support value after investment. See information above, table below and appendices.

Property Name	2022 Property Tax	Appraised 2022 Value	"As Complete" Future Value	Estimated Post Abatement Tax	Abatement Start Year
Olivia Apartments	$ 6,057.46	$ 411,593.75	$ 10,628,399.00	$ 156,419.00	**2024**
Pennington Building	$ 2,946.64	$ 163,875.00	$ 3,412,609.00	$ 61,362.53	**2024**
Hollcoft & Stults Buildings	$ 3,471.47	$ 193,062.50	$ 4,011,922.00	$ 72,138.85	**2025**
A.C. Webb Building	$ 1,793.61	$ 99,750.00	$ 685,000.00	$ 12,317.07	**2024**
Jesse Starr House	$ 1,712.25	$ 116,344.09	$ 597,500.00	$ 8,793.48	**2024**
Christman & Annex Buildings	$ 8,110.57	$ 501,812.50	$ 5,809,643.00	$ 93,898.50	**2025**
Pearl Brothers Buildings	$ 5,248.80	$ 356,645.87	$ 4,575,000.00	$ 82,263.62	**2026**

11. Appraisal and Property Purchase Contracts: Available upon request.

Prepared by: Jeff Neal, Commons Based, LLC, (417) 849 -1605
212 S. Joplin Avenue, Suite 3, Joplin, MO 64801

NOTE: The Columbia Building at 418/420 S. Main underwent 353 Property Tax Abatement in 2008. At that time the building had an appraised value of $73,875 and paid $1,087.24 yearly in property taxes.

In 2019, the county appraises the value of the building at $514,293 (7 times the previous value).

This does not take into account the increased property values of the surrounding buildings or the avoided costs of demolition if city/county dollars had been spent to tear the building down.

Appendix A

Olivia Apartments Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Olivia Apartments Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 131,710.00	$ 39.51	$ 10,628,399.00	$ 3,401,087.68	$ 1,020.33	$ 980.82	$ 490.41	$ 17,164.29
County	0.0961	$ 131,710.00	$ 126.57	$ 10,628,399.00	$ 3,401,087.68	$ 3,268.45	$ 3,141.88	$ 1,570.94	$ 54,982.82
Special Road Dist	0.0845	$ 131,710.00	$ 111.29	$ 10,628,399.00	$ 3,401,087.68	$ 2,873.92	$ 2,762.63	$ 1,381.31	$ 48,346.01
Mental Health	0.0845	$ 131,710.00	$ 111.29	$ 10,628,399.00	$ 3,401,087.68	$ 2,873.92	$ 2,762.63	$ 1,381.31	$ 48,346.01
R8 School	3.66	$ 131,710.00	$ 4,820.59	$ 10,628,399.00	$ 3,401,087.68	$ 124,479.81	$ 119,659.22	$ 59,829.61	$ 2,094,036.33
Joplin Ordinance	0.2235	$ 131,710.00	$ 294.37	$ 10,628,399.00	$ 3,401,087.68	$ 7,601.43	$ 7,307.06	$ 3,653.53	$ 127,873.57
City of Joplin	0.4205	$ 131,710.00	$ 553.84	$ 10,628,399.00	$ 3,401,087.68	$ 14,301.57	$ 13,747.73	$ 6,873.87	$ 240,585.34
TOTAL Annual	4.5991		**$ 6,057.46**				$ 150,361.96	$ 75,180.98	$ 2,631,334.36
					Taxes abated over 10 yrs		$ 1,503,619.63		
					Taxes abated over 2nd 15 yrs			$ 1,127,714.73	
					Taxes abated over 25 yrs				$ 2,631,334.36

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 151,436.50
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 1,127,714.73
Increased Property Tax Revenue Due to Development over 25 years:	**$ 976,278.23**
Annual Property Taxes after Abatement Ends:	$ 156,419.42
2022 Property Tax:	$ 6,057.46
Annual Property Tax Increase after Abatement:	**$ 150,361.96**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 1		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
90%	Bykota REI, LLC	PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	180000	7100	-5134	-17369	-29603	-41838	-54072	-66307	-78541	-90775	-103010	-100246	-97483	-94719
$ 2,000.00	Commercial lobby café/deck/kitchen		1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600
$ 1,100.00	Event space and courtyard		990	990	990	990	990	990	990	990	990	990	990	990	11880
$ 250.00	Banquet room		225	225	225	225	225	225	225	225	225	225	225	225	2700
$ 75.00	Forty storage areas		2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	32400
$ 3,000.00	Two 3 bedroom apartment		5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	64800
$ 1,250.00	Nine 2 bedroom apartments		10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	121500
$ 1,350.00	Two 2 bedroom apartments		2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	29160
$ 1,050.00	Seven 1 bedroom apartmets		6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
$ 1,035.00	Seven 1 Bedroom Apartments		6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	78246
$ 1,000.00	Seven 1 bedroom apartments		6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	75600
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										2180280				
$ 9,978,399.00	TOTAL CASH RECEIPTS	0	43106	43106	43106	43106	43106	43106	43106	43106	2223386	43106	43106	43106	2697546
Loan	TOTAL CASH AVAILABLE	180000	50206	37971	25737	13502	1268	-10967	-23201	-35435	2132610	-59904	-57141	-54377	
$ 6,186,607.38 Cash Investment															
$ 3,791,791.62	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	164500	70	70	70	70	70	70	70	70	70	70	70	70	840
	(B) GROSS WAGES (agent & maintenance)		2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	28867
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	230	230	230	230	230	230	230	230	230	230	230	230	2763
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	33378
	(E) MISCELLANEOUS (SUPPLIES, ETC)		40	40	40	40	40	40	40	40	40	40	40	40	479
	(F) REPAIRS & MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(G) ADVERTISING	8400	326	326	326	326	326	326	326	326	326	326	326	326	12312
6057.46	(H) PROPERTY TAXES		505	505	505	505	505	505	505	505	505	505	505	505	6057
	(I) ACCOUNTING & LEGAL		213	213	213	213	213	213	213	213	213	213	213	213	2554
	(J) EXTERIOR COMMON AREA MAINTENANCE		320	320	320	320	320	320	320	320	320	320	320	320	3840
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	18617
	(M) INSURANCE (PROPERTY)		2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	33313
	(N) INTEREST		28355	28290	28225	28159	28093	28027	27960	27893	27826	18362	18320	18278	307789
	(O) SEWAGE		187	187	187	187	187	187	187	187	187	187	187	187	2247
	(P) WATER		710	710	710	710	710	710	710	710	710	710	710	710	8520
	(Q) TRASH COLLECTION/SANATATION		453	453	453	453	453	453	453	453	453	453	453	453	5432
	SUBTOTAL	172900	41138	41073	41008	40942	40876	40810	40743	40676	40609	31145	31103	31061	469586
	LOAN PRINCIPAL PAYMENT		$ 14,201.60	$ 14,266.69	$ 14,332.08	$ 14,397.77	$ 14,463.76	$ 14,530.05	$ 14,596.65	$ 14,663.55	$ 2,195,010.94	$ 9,196.68	$ 9,238.83	$ 9,281.18	2338180
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	172900	55340	55340	55340	55340	55340	55340	55340	55340	2235620	40342	40342	40342	2807766
	CASH POSITION (END OF MONTH)	7100	-5134	-17369	-29603	-41838	-54072	-66307	-78541	-90775	-103010	-100246	-97483	-94719	CASH
	NET GAIN OR LOSS PER MONTH		**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ 2,763.45**	**$ 2,763.45**	**$ 2,763.45**	**$ (101,819.44)**
$ 150,361.96	ADDITIONAL PROPERTY TAX IF NOT ABATED		12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (9,766.71)**	**$ (9,766.71)**	**$ (9,766.71)**	**$ (252,181.41)**

51715 Square feet

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-94719	-90440	-86160	-81881	-77601	-73322	-69042	-64762	-60483	-56203	-51924	-47644	-43365
$ 2,100.00	Commercial lobby café/deck/kitchen	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
$ 1,155.00	Event space and courtyard	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	12474
$ 262.50	Banquet room	236	236	236	236	236	236	236	236	236	236	236	236	2835
$ 78.75	Forty storage areas	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	34020
$ 3,150.00	Two 3 bedroom apartment	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	68040
$ 1,312.50	Nine 2 bedroom apartments	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	127575
$ 1,417.50	Two 2 bedroom apartments	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	30618
$ 1,102.50	Seven 1 bedroom apartmets	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
$ 1,086.75	Seven 1 Bedroom Apartments	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	82158
$ 1,050.00	Seven 1 bedroom apartments	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
	TOTAL CASH RECEIPTS	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	543129
	TOTAL CASH AVAILABLE	-49459	-45179	-40900	-36620	-32340	-28061	-23781	-19502	-15222	-10943	-6663	-2383	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	74	74	74	74	74	74	74	74	74	74	74	74	882
	(B) GROSS WAGES	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	30310
	(C) PAYROLL EXPENSES(TAXES, ETC.)	242	242	242	242	242	242	242	242	242	242	242	242	2902
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	35047
	(E) SUPPLIES (OFFICE AND OPERATING)	42	42	42	42	42	42	42	42	42	42	42	42	503
	(F) REPAIRS & MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	530	530	530	530	530	530	530	530	530	530	530	530	6360
	(I) ACCOUNTING & LEGAL	223	223	223	223	223	223	223	223	223	223	223	223	2682
	(J) EXTERIOR COMMON AREA MAINTENANCE	336	336	336	336	336	336	336	336	336	336	336	336	4032
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	19548
	(M) INSURANCE	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	34979
	(N) INTEREST	18235	18193	18150	18107	18063	18020	17976	17932	17888	17844	17799	17754	215960
	(O) SEWAGE	197	197	197	197	197	197	197	197	197	197	197	197	2359
	(P) WATER	745	745	745	745	745	745	745	745	745	745	745	745	8946
	(Q) TRASH COLLECTION/SANATATION	475	475	475	475	475	475	475	475	475	475	475	475	5703
	SUBTOTAL	31657	31615	31572	31529	31485	31442	31398	31354	31310	31266	31221	31176	377026
	LOAN PRINCIPAL PAYMENT	9324	9366	9409	9453	9496	9539	9583	9627	9671	9715	9760	9805	114749
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	491774
	CASH POSITION (END OF MONTH)	-90440	-86160	-81881	-77601	-73322	-69042	-64762	-60483	-56203	-51924	-47644	-43365	CASH
	NET GAIN OR LOSS PER MONTH	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**51355**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (99,007.09)**

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
	5.00%	Bykota REI, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	-43365	-37476	-31588	-25700	-19811	-13923	-8035	-2146	3742	9630	15518	21407	27295
$	2,205.00	Commercial lobby café/deck/kitchen	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
$	1,212.75	Event space and courtyard	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	13098
$	275.63	Banquet room	248	248	248	248	248	248	248	248	248	248	248	248	2977
$	82.69	Forty storage areas	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	35721
$	3,307.50	Two 3 bedroom apartment	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	71442
$	1,378.13	Nine 2 bedroom apartments	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	133954
$	1,488.38	Two 2 bedroom apartments	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	32149
$	1,157.63	Seven 1 bedroom apartmets	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	87516
$	1,141.09	Seven 1 Bedroom Apartments	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	86266
$	1,102.50	Seven 1 bedroom apartments	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
		TOTAL CASH RECEIPTS	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	570286
		TOTAL CASH AVAILABLE	4159	10048	15936	21824	27712	33601	39489	45377	51266	57154	63042	68931	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	77	77	77	77	77	77	77	77	77	77	77	77	926
		(B) GROSS WAGES	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	31826
		(C) PAYROLL EXPENSES(TAXES, ETC.)	254	254	254	254	254	254	254	254	254	254	254	254	3047
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	36800
		(E) SUPPLIES (OFFICE AND OPERATING)	44	44	44	44	44	44	44	44	44	44	44	44	528
		(F) REPAIRS & MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
		(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
		(H) PROPERTY TAXES	557	557	557	557	557	557	557	557	557	557	557	557	6678
		(I) ACCOUNTING & LEGAL	235	235	235	235	235	235	235	235	235	235	235	235	2816
		(J) EXTERIOR COMMON AREA MAINTENANCE	336	336	336	336	336	336	336	336	336	336	336	336	4032
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	20526
		(M) INSURANCE	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	36728
		(N) INTEREST	17709	17664	17619	17573	17528	17482	17435	17389	17342	17296	17248	17201	209487
		(O) SEWAGE	206	206	206	206	206	206	206	206	206	206	206	206	2477
		(P) WATER	783	783	783	783	783	783	783	783	783	783	783	783	9393
		(Q) TRASH COLLECTION/SANATATION	499	499	499	499	499	499	499	499	499	499	499	499	5988
		SUBTOTAL	31786	31741	31695	31650	31604	31558	31512	31465	31419	31372	31325	31278	378405
		LOAN PRINCIPAL PAYMENT	9850	9895	9940	9986	10031	10077	10124	10170	10217	10263	10311	10358	121221
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	499626
		CASH POSITION (END OF MONTH)	-37476	-31588	-25700	-19811	-13923	-8035	-2146	3742	9630	15518	21407	27295	CASH
		NET GAIN OR LOSS PER MONTH	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**70660**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (79,702.34)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

BYKOTA REI
301 N PAGOSA BLVD # B 10
PAGOSA SPRINGS CO 81147

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER:	33-8975-0
PARCEL ID#:	19-2.0-03-040-030-006.000
SEC, TWN, RNG:	3-27-33
ACRES:	0.29
SITUS ADDRESS:	
M-CODE:	0

DELINQ YEARS:
NONE

Property Description

MOFFET'S SUB LOTS 47 & 48

	Land	Structure	SUBTOTALS
Residential			131,710
Agricultural			0
Commercial			0
		TOTAL VALUATION	131,710

Tax District	Levy per $100	Total Tax
STAT	0.0300	39.51
COUN	0.0961	126.57
DDRB	0.0845	111.29
MH	0.0845	111.29
R8	3.6600	4,820.59
JORD	0.2235	294.37
CJOP	0.4205	553.84

TAX		6,057.46

Date Printed: 09/19/2023 **6,057.46**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/29/2022 AMOUNT PAID: 6,057.46 RECEIPT #: 802622

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix B

Pennington Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Pennington Building Apartments Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 52,440.00	$ 15.73	$ 3,412,609.00	$ 1,092,034.88	$ 327.61	$ 311.88	$ 155.94	$ 5,457.91
County	0.0961	$ 52,440.00	$ 50.39	$ 3,412,609.00	$ 1,092,034.88	$ 1,049.45	$ 999.06	$ 499.53	$ 17,483.47
Special Road Dist	0.0845	$ 52,440.00	$ 44.31	$ 3,412,609.00	$ 1,092,034.88	$ 922.77	$ 878.46	$ 439.23	$ 15,373.04
Mental Health	0.0845	$ 52,440.00	$ 44.31	$ 3,412,609.00	$ 1,092,034.88	$ 922.77	$ 878.46	$ 439.23	$ 15,373.04
R8 School	3.66	$ 52,440.00	$ 1,919.30	$ 3,412,609.00	$ 1,092,034.88	$ 39,968.48	$ 38,049.18	$ 19,024.59	$ 665,860.59
Joplin Ordinance	0.2235	$ 52,440.00	$ 117.20	$ 3,412,609.00	$ 1,092,034.88	$ 2,440.70	$ 2,323.50	$ 1,161.75	$ 40,661.21
City of Joplin	0.4205	$ 52,440.00	$ 220.51	$ 3,412,609.00	$ 1,092,034.88	$ 4,592.01	$ 4,371.50	$ 2,185.75	$ 76,501.19
Surtax	1.02	$ 52,440.00	$ 534.89	$ 3,412,609.00	$ 1,092,034.88	$ 11,138.76	$ 10,603.87	$ 5,301.93	$ 185,567.65
TOTAL Annual	5.6191		**$ 2,946.64**				$ 58,415.89	$ 23,906.01	$ 836,710.46
					Taxes abated over 10 yrs		$ 584,158.92		
					Taxes abated over 2nd 15 yrs			$ 358,590.20	
					Taxes abated over 25 yrs				$ 942,749.12

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 73,666.00
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 358,590.20
Increased Property Tax Revenue Due to Development over 25 years:	**$ 284,924.20**
Yearly Property Taxes after Abatement Ends:	$ 61,362.53
2022 Property Tax:	$ 2,946.64
Annual Property Tax Increase after Abatement:	**$ 58,415.89**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 1		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
		PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
90%	200 Block Commons, LLC														
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	110000	11360	7314	3267	-779	-4825	-8872	-12918	-16964	-21011	-25057	-24252	-23447	-22643
$ 4,565.00	Pennington Station Virtual Reality Arcade		4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	49302
$ 2,200.00	Commercial Space NE corner (2,200 sf)		1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	23760
$ 2,250.00	Three 3 bedroom apartments		6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	72900
$ 1,100.00	Six 2 bedroom apartments		5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	71280
$ 850.00	Twelve 1 bedroom apartmets		9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	110160
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										705233				
$ 3,227,609.00	TOTAL CASH RECEIPTS	0	27284	27284	27284	27284	27284	27284	27284	27284	732516	27284	27284	27284	1032635
Loan	TOTAL CASH AVAILABLE	110000	38644	34597	30551	26504	22458	18412	14365	10319	711505	2226	3031	3836	
$ 2,477,376.43 Cash Investment															
$ 750,232.57	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	91900	62	62	62	62	62	62	62	62	62	62	62	62	744
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	40662
	(E) MISCELLANEOUS (SUPPLIES, ETC)		49	49	49	49	49	49	49	49	49	49	49	49	583
	(F) REPAIRS & MAINTENANCE		82	82	82	82	82	82	82	82	82	82	82	82	984
	(G) ADVERTISING	6740	326	326	326	326	326	326	326	326	326	326	326	326	10652
2946.64	(H) PROPERTY TAXES		246	246	246	246	246	246	246	246	246	246	246	246	2947
	(I) ACCOUNTING & LEGAL		259	259	259	259	259	259	259	259	259	259	259	259	3111
	(J) EXTERIOR COMMON AREA MAINTENANCE		294	294	294	294	294	294	294	294	294	294	294	294	3528
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
	(M) INSURANCE (PROPERTY)		3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	40583
	(N) INTEREST		11355	11329	11302	11276	11250	11223	11196	11170	11143	8122	8104	8085	125554
	(O) SEWAGE		228	228	228	228	228	228	228	228	228	228	228	228	2737
	(P) WATER		853	853	853	853	853	853	853	853	853	853	853	853	10235
	(Q) TRASH COLLECTION/SANATATION		551	551	551	551	551	551	551	551	551	551	551	551	6617
	SUBTOTAL	98640	25643	25617	25591	25564	25538	25511	25485	25458	25431	22411	22392	22373	303754
	LOAN PRINCIPAL PAYMENT		$ 5,686.92	$ 5,712.98	$ 5,739.17	$ 5,765.47	$ 5,791.90	$ 5,818.44	$ 5,845.11	$ 5,871.90	$ 711,131.38	$ 4,068.03	$ 4,086.67	$ 4,105.40	769623
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	98640	31330	31330	31330	31330	31330	31330	31330	31330	736562	26479	26479	26479	1073377
	CASH POSITION (END OF MONTH)	11360	7314	3267	-779	-4825	-8872	-12918	-16964	-21011	-25057	-24252	-23447	-22643	CASH
	NET GAIN OR LOSS PER MONTH		**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ 804.86**	**$ 804.86**	**$ 804.86**	**$ (34,002.53)**
$ 58,415.89	ADDITIONAL PROPERTY TAX IF NOT ABATED		4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (4,063.13)**	**$ (4,063.13)**	**$ (4,063.13)**	**$ (92,418.42)**

63000 Square feet

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-22643	-21188	-19733	-18279	-16824	-15369	-13915	-12460	-11006	-9551	-8096	-6642	-5187
$ 4,793.25	Pennington Station Virtual Reality Arcade	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	51767
$ 2,310.00	Commercial Space NE corner (2,200 sf)	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	24948
$ 2,362.50	Three 3 bedroom apartments	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	76545
$ 1,155.00	Six 2 bedroom apartments	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	74844
$ 892.50	Twelve 1 bedroom apartmets	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	115668
	TOTAL CASH RECEIPTS	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	343772
	TOTAL CASH AVAILABLE	6005	7460	8914	10369	11824	13278	14733	16187	17642	19097	20551	22006	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	65	65	65	65	65	65	65	65	65	65	65	65	781
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	42695
	(E) SUPPLIES (OFFICE AND OPERATING)	51	51	51	51	51	51	51	51	51	51	51	51	613
	(F) REPAIRS & MAINTENANCE	86	86	86	86	86	86	86	86	86	86	86	86	1033
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	258	258	258	258	258	258	258	258	258	258	258	258	3094
	(I) ACCOUNTING & LEGAL	272	272	272	272	272	272	272	272	272	272	272	272	3267
	(J) EXTERIOR COMMON AREA MAINTENANCE	309	309	309	309	309	309	309	309	309	309	309	309	3704
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	(M) INSURANCE	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	42612
	(N) INTEREST	8066	8047	8028	8009	7990	7971	7951	7932	7912	7893	7873	7853	95527
	(O) SEWAGE	239	239	239	239	239	239	239	239	239	239	239	239	2874
	(P) WATER	896	896	896	896	896	896	896	896	896	896	896	896	10747
	(Q) TRASH COLLECTION/SANATATION	579	579	579	579	579	579	579	579	579	579	579	579	6948
	SUBTOTAL	23069	23050	23031	23012	22993	22973	22954	22935	22915	22896	22876	22856	275559
	LOAN PRINCIPAL PAYMENT	4124	4143	4162	4181	4200	4220	4239	4258	4278	4297	4317	4337	50757
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	326317
	CASH POSITION (END OF MONTH)	-21188	-19733	-18279	-16824	-15369	-13915	-12460	-11006	-9551	-8096	-6642	-5187	CASH
	NET GAIN OR LOSS PER MONTH	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**17455**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (40,960.44)**

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%		200 Block Commons, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	-5187	-3050	-913	1224	3360	5497	7634	9771	11908	14045	16182	18318	20455
$	5,032.91	Pennington Station Virtual Reality Arcade	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	54355
$	2,425.50	Commercial Space NE corner (2,200 sf)	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	26195
$	2,480.63	Three 3 bedroom apartments	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	80372
$	1,212.75	Six 2 bedroom apartments	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	78586
$	937.13	Twelve 1 bedroom apartmets	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	121451
		TOTAL CASH RECEIPTS	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	360961
		TOTAL CASH AVAILABLE	24893	27030	29167	31304	33440	35577	37714	39851	41988	44125	46262	48399	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	68	68	68	68	68	68	68	68	68	68	68	68	820
		(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
		(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	44830
		(E) SUPPLIES (OFFICE AND OPERATING)	54	54	54	54	54	54	54	54	54	54	54	54	643
		(F) REPAIRS & MAINTENANCE	90	90	90	90	90	90	90	90	90	90	90	90	1085
		(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
		(H) PROPERTY TAXES	271	271	271	271	271	271	271	271	271	271	271	271	3249
		(I) ACCOUNTING & LEGAL	286	286	286	286	286	286	286	286	286	286	286	286	3430
		(J) EXTERIOR COMMON AREA MAINTENANCE	324	324	324	324	324	324	324	324	324	324	324	324	3890
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
		(M) INSURANCE	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	44743
		(N) INTEREST	7833	7814	7793	7773	7753	7733	7712	7692	7671	7650	7630	7609	92664
		(O) SEWAGE	251	251	251	251	251	251	251	251	251	251	251	251	3017
		(P) WATER	940	940	940	940	940	940	940	940	940	940	940	940	11284
		(Q) TRASH COLLECTION/SANATATION	608	608	608	608	608	608	608	608	608	608	608	608	7295
		SUBTOTAL	23586	23566	23546	23526	23506	23486	23465	23445	23424	23403	23382	23362	281698
		LOAN PRINCIPAL PAYMENT	4357	4377	4397	4417	4437	4458	4478	4499	4519	4540	4561	4582	53621
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	335318
		CASH POSITION (END OF MONTH)	-3050	-913	1224	3360	5497	7634	9771	11908	14045	16182	18318	20455	CASH
		NET GAIN OR LOSS PER MONTH	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**25642**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (32,773.46)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11702-0
PARCEL ID#: 19-1.0-02-030-037-003.000
SEC, TWN, RNG: 2-27-33
DELINQ YEARS: NONE
ACRES: 0.49
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHYSBURG PORTER S 29' LOT 72 & ALL LOT 73 & N 1/2 LOT 74 & E 1/2 OF VAC ALLEY

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			52,440
		TOTAL VALUATION	52,440

Tax District	Levy per $100	Total Tax
STAT	0.0300	15.73
COUN	0.0961	50.39
DDRB	0.0845	44.31
MH	0.0845	44.31
R8	3.6600	1,919.30
JORD	0.2235	117.20
CJOP	0.4205	220.51
SRTX	1.0200	534.89

TAX		2,946.64

Date Printed: 09/19/2023 **2,946.64**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: **11/17/2022** AMOUNT PAID: **2,946.64** RECEIPT #: **2004**

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix C

Hollcroft & Stults Buildings Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Hollcroft & Stults Buildings Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 61,780.00	$ 18.53	$ 4,011,922.00	$ 1,283,815.04	$ 385.14	$ 366.61	$ 183.31	$ 6,415.75
County	0.0961	$ 61,780.00	$ 59.37	$ 4,011,922.00	$ 1,283,815.04	$ 1,233.75	$ 1,174.38	$ 587.19	$ 20,551.58
Special Road Dist	0.0845	$ 61,780.00	$ 52.20	$ 4,011,922.00	$ 1,283,815.04	$ 1,084.82	$ 1,032.62	$ 516.31	$ 18,070.91
Mental Health	0.0845	$ 61,780.00	$ 52.20	$ 4,011,922.00	$ 1,283,815.04	$ 1,084.82	$ 1,032.62	$ 516.31	$ 18,070.91
R8 School	3.66	$ 61,780.00	$ 2,261.15	$ 4,011,922.00	$ 1,283,815.04	$ 46,987.63	$ 44,726.48	$ 22,363.24	$ 782,713.41
Joplin Ordinance	0.2235	$ 61,780.00	$ 138.08	$ 4,011,922.00	$ 1,283,815.04	$ 2,869.33	$ 2,731.25	$ 1,365.62	$ 47,796.82
City of Joplin	0.4205	$ 61,780.00	$ 259.78	$ 4,011,922.00	$ 1,283,815.04	$ 5,398.44	$ 5,138.66	$ 2,569.33	$ 89,926.59
Surtax	1.02	$ 61,780.00	$ 630.16	$ 4,011,922.00	$ 1,283,815.04	$ 13,094.91	$ 12,464.75	$ 6,232.38	$ 218,133.18
TOTAL Annual	5.6191		**$ 3,471.47**				$ 68,667.38	$ 28,101.31	$ 983,545.98
					Taxes abated over 10 yrs		$ 686,673.81		
					Taxes abated over 2nd 15 yrs			$ 421,519.71	
					Taxes abated over 25 yrs				$ 1,108,193.52

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 86,786.75
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 421,519.71
Increased Property Tax Revenue Due to Development over 25 years:	**$ 334,732.96**
Yearly Property Taxes after Abatement Ends:	$ 72,138.85
2022 Property Tax:	$ 3,471.47
Annual Property Tax Increase after Abatement:	**$ 68,667.38**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 1				28900 Square feet											
		PRE START-	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
90%	Systole Holding Company, LLC	UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	70000	21750	18133	14515	10898	7281	3664	46	-3571	-7188	-10805	-8881	-6957	-5032	
$ 3,200.00	Eight 3 bedroom apartments		23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	276480	
$ 875.00	Two 1 bedroom apartments		1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	18900	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										805592					
$ 3,686,922.00	TOTAL CASH RECEIPTS	0	24615	24615	24615	24615	24615	24615	24615	24615	830207	24615	24615	24615	1100972	
Loan	TOTAL CASH AVAILABLE	70000	46365	42748	39130	35513	31896	28279	24661	21044	823019	13810	15734	17658		
$ 2,881,329.54 Cash Investment																
$ 805,592.46	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	43800	50	50	50	50	50	50	50	50	50	50	50	50	600	
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	18653	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		22	22	22	22	22	22	22	22	22	22	22	22	268	
	(F) REPAIRS & MAINTENANCE		72	72	72	72	72	72	72	72	72	72	72	72	864	
	(G) ADVERTISING	4450	250	250	250	250	250	250	250	250	250	250	250	250	7450	
$ 3,471.47	(H) PROPERTY TAXES		289	289	289	289	289	289	289	289	289	289	289	289	3471	
	(I) ACCOUNTING & LEGAL		119	119	119	119	119	119	119	119	119	119	119	119	1427	
	(J) EXTERIOR COMMON AREA MAINTENANCE		180	180	180	180	180	180	180	180	180	180	180	180	2160	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		867	867	867	867	867	867	867	867	867	867	867	867	10404	
	(M) INSURANCE (PROPERTY)		1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	18617	
	(N) INTEREST		13206	13176	13145	13115	13084	13053	13022	12991	12960	9514	9492	9470	146228	
	(O) SEWAGE		105	105	105	105	105	105	105	105	105	105	105	105	1255	
	(P) WATER		421	421	421	421	421	421	421	421	421	421	421	421	5052	
	(Q) TRASH COLLECTION/SANATATION		253	253	253	253	253	253	253	253	253	253	253	253	3035	
	SUBTOTAL	48250	21618	21588	21557	21527	21496	21465	21434	21403	21372	17926	17904	17882	251621	
	LOAN PRINCIPAL PAYMENT		$ 6,614.21	$ 6,644.52	$ 6,674.98	$ 6,705.57	$ 6,736.30	$ 6,767.18	$ 6,798.19	$ 6,829.35	$ 812,453.11	$ 4,764.94	$ 4,786.78	$ 4,808.72	880584	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	48250	28232	28232	28232	28232	28232	28232	28232	28232	833825	22691	22691	22691	1132205	
	CASH POSITION (END OF MONTH)	21750	18133	14515	10898	7281	3664	46	-3571	-7188	-10805	-8881	-6957	-5032	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ 1,924.30**	**$ 1,924.30**	**$ 1,924.30**	**$ (26,782.48)**	
$ 68,667.38	ADDITIONAL PROPERTY TAX IF NOT ABATED		5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (3,797.98)**	**$ (3,797.98)**	**$ (3,797.98)**	**$ (95,449.86)**	

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Systole Holding Company, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-5032	-2298	436	3171	5905	8640	11374	14109	16843	19578	22312	25047	27781
$ 3,360.00	Eight 3 bedroom apartments	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	290304
$ 918.75	Two 1 bedroom apartments	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	19845
	TOTAL CASH RECEIPTS	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	310149
	TOTAL CASH AVAILABLE	20813	23548	26282	29017	31751	34486	37220	39954	42689	45423	48158	50892	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	53	53	53	53	53	53	53	53	53	53	53	53	630
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	19585
	(E) SUPPLIES (OFFICE AND OPERATING)	23	23	23	23	23	23	23	23	23	23	23	23	281
	(F) REPAIRS & MAINTENANCE	76	76	76	76	76	76	76	76	76	76	76	76	907
	(G) ADVERTISING	263	263	263	263	263	263	263	263	263	263	263	263	3150
	(H) PROPERTY TAXES	304	304	304	304	304	304	304	304	304	304	304	304	3645
	(I) ACCOUNTING & LEGAL	125	125	125	125	125	125	125	125	125	125	125	125	1499
	(J) EXTERIOR COMMON AREA MAINTENANCE	189	189	189	189	189	189	189	189	189	189	189	189	2268
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	910	910	910	910	910	910	910	910	910	910	910	910	10924
	(M) INSURANCE	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	19547
	(N) INTEREST	9448	9426	9404	9381	9359	9336	9314	9291	9268	9245	9222	9199	111892
	(O) SEWAGE	110	110	110	110	110	110	110	110	110	110	110	110	1318
	(P) WATER	442	442	442	442	442	442	442	442	442	442	442	442	5305
	(Q) TRASH COLLECTION/SANATATION	266	266	266	266	266	266	266	266	266	266	266	266	3187
	SUBTOTAL	18281	18258	18236	18214	18191	18169	18146	18123	18101	18078	18055	18031	217883
	LOAN PRINCIPAL PAYMENT	4831	4853	4875	4897	4920	4942	4965	4988	5011	5034	5057	5080	59453
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	277336
	CASH POSITION (END OF MONTH)	-2298	436	3171	5905	8640	11374	14109	16843	19578	22312	25047	27781	CASH
	NET GAIN OR LOSS PER MONTH	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**32813**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (35,853.93)**

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
	5.00%	Systole Holding Company, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	27781	31366	34951	38536	42121	45707	49292	52877	56462	60047	63632	67217	70802
$	3,528.00	Eight 3 bedroom apartments	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	304819
$	964.69	Two 1 bedroom apartments	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	20837
		TOTAL CASH RECEIPTS	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	325656
		TOTAL CASH AVAILABLE	54919	58504	62089	65674	69259	72845	76430	80015	83600	87185	90770	94355	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	55	55	55	55	55	55	55	55	55	55	55	55	662
		(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
		(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	20565
		(E) SUPPLIES (OFFICE AND OPERATING)	25	25	25	25	25	25	25	25	25	25	25	25	295
		(F) REPAIRS & MAINTENANCE	79	79	79	79	79	79	79	79	79	79	79	79	953
		(G) ADVERTISING	276	276	276	276	276	276	276	276	276	276	276	276	3308
		(H) PROPERTY TAXES	319	319	319	319	319	319	319	319	319	319	319	319	3827
		(I) ACCOUNTING & LEGAL	131	131	131	131	131	131	131	131	131	131	131	131	1573
		(J) EXTERIOR COMMON AREA MAINTENANCE	198	198	198	198	198	198	198	198	198	198	198	198	2381
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	956	956	956	956	956	956	956	956	956	956	956	956	11470
		(M) INSURANCE	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	20525
		(N) INTEREST	9175	9152	9129	9105	9081	9057	9034	9009	8985	8961	8937	8912	108538
		(O) SEWAGE	115	115	115	115	115	115	115	115	115	115	115	115	1384
		(P) WATER	464	464	464	464	464	464	464	464	464	464	464	464	5570
		(Q) TRASH COLLECTION/SANATATION	279	279	279	279	279	279	279	279	279	279	279	279	3346
		SUBTOTAL	18450	18426	18403	18379	18355	18332	18308	18284	18260	18235	18211	18186	219829
		LOAN PRINCIPAL PAYMENT	5103	5127	5150	5174	5197	5221	5245	5269	5293	5318	5342	5367	62807
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	282635
		CASH POSITION (END OF MONTH)	31366	34951	38536	42121	45707	49292	52877	56462	60047	63632	67217	70802	CASH
		NET GAIN OR LOSS PER MONTH	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**43021**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (25,646.02)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

SYSTOLE HOLDING CO
3924 ARBOR CT
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11713-0
PARCEL ID#: 19-1.0-02-030-022-002.000
SEC, TWN, RNG: 2-27-33
ACRES: 0.41
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
MURPHYSBURG PORTER LOTS 85 TO 87 INC

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			61,780
TOTAL VALUATION			61,780

Tax District	Levy per $100	Total Tax
STAT	0.0300	18.53
COUN	0.0961	59.37
DDRB	0.0845	52.20
MH	0.0845	52.20
R8	3.6600	2,261.15
JORD	0.2235	138.08
CJOP	0.4205	259.78
SRTX	1.0200	630.16

TAX		3,471.47

Date Printed: 09/19/2023 **3,471.47**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/30/2022 AMOUNT PAID: 3,471.47 RECEIPT #: 911882

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix D

A.C. Webb Automotive Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement A.C. Webb Building Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 31,920.00	$ 9.58	$ 685,000.00	$ 219,200.00	$ 65.76	$ 56.18	$ 28.09	$ 983.15
County	0.0961	$ 31,920.00	$ 30.68	$ 685,000.00	$ 219,200.00	$ 210.65	$ 179.97	$ 89.99	$ 3,149.50
Special Road Dist	0.0845	$ 31,920.00	$ 26.97	$ 685,000.00	$ 219,200.00	$ 185.22	$ 158.25	$ 79.13	$ 2,769.45
Mental Health	0.0845	$ 31,920.00	$ 26.97	$ 685,000.00	$ 219,200.00	$ 185.22	$ 158.25	$ 79.13	$ 2,769.45
R8 School	3.66	$ 31,920.00	$ 1,168.27	$ 685,000.00	$ 219,200.00	$ 8,022.72	$ 6,854.45	$ 3,427.23	$ 119,952.88
Joplin Ordinance	0.2235	$ 31,920.00	$ 71.34	$ 685,000.00	$ 219,200.00	$ 489.91	$ 418.57	$ 209.29	$ 7,325.01
City of Joplin	0.4205	$ 31,920.00	$ 134.22	$ 685,000.00	$ 219,200.00	$ 921.74	$ 787.52	$ 393.76	$ 13,781.53
Surtax	1.02	$ 31,920.00	$ 325.58	$ 685,000.00	$ 219,200.00	2235.84	$ 1,910.26	$ 955.13	$ 33,429.55
TOTAL Annual	5.6191		**$ 1,793.61**				$ 10,523.46	$ 5,261.73	
					Taxes abated over 10 yrs		$ 105,234.57		
					Taxes abated over 2nd 15 yrs			$ 78,925.93	
					Taxes abated over 25 yrs				$ 184,160.50

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs with assessed value constant x 25 years.	$ 44,840.25
2. Property tax revenue if 25 year abatement approved and redevelopment occurs:	$ 78,925.93
Increased Property Tax Revenue Due to Development over 25 years:	**$ 34,085.68**
Yearly Property Taxes after Abatement Ends:	$ 12,317.07
2022 Property Tax:	$ 1,793.61
Annual Property Tax Increase after Abatement:	**$ 10,523.46**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 1		7000 Square feet MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	
90%	200 Block Commons, LLC	PRE START-UP													TOTAL
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	9000	760	217	-325	-868	-1410	-1953	-2495	-3038	-3580	-4123	-3914	-3705	-3496
$ 1,200.00	One 2 bedroom apartment		1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12960
$ 1,045.00	Two 1,150 sf retail/commercial suites		1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	22572
$ 1,850.00	One 3,700 sf warehouse/storage space		1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	19980
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										122360				
$ 560,000.00	TOTAL CASH RECEIPTS	0	4626	4626	4626	4626	4626	4626	4626	4626	126986	4626	4626	4626	177872
Loan	TOTAL CASH AVAILABLE	9000	5386	4843	4301	3758	3216	2673	2131	1588	123406	503	712	921	
$ 437,640.00 Cash Investment															
$ 122,360.00	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	8240	20	20	20	20	20	20	20	20	20	20	20	20	240
	(B) GROSS WAGES (agent & maintenance)		857	857	857	857	857	857	857	857	857	857	857	857	10288
	(C) PAYROLL EXPENSES(TAXES, ETC.)		111	111	111	111	111	111	111	111	111	111	111	111	1337
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		188	188	188	188	188	188	188	188	188	188	188	188	2259
	(E) MISCELLANEOUS (SUPPLIES, ETC)		10	10	10	10	10	10	10	10	10	10	10	10	120
	(F) REPAIRS & MAINTENANCE		30	30	30	30	30	30	30	30	30	30	30	30	360
	(G) ADVERTISING		55	55	55	55	55	55	55	55	55	55	55	55	660
$ 1,793.61	(H) PROPERTY TAXES		149	149	149	149	149	149	149	149	149	149	149	149	1794
	(I) ACCOUNTING & LEGAL		29	29	29	29	29	29	29	29	29	29	29	29	346
	(J) EXTERIOR COMMON AREA MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		210	210	210	210	210	210	210	210	210	210	210	210	2520
	(M) INSURANCE (PROPERTY)		376	376	376	376	376	376	376	376	376	376	376	376	4509
	(N) INTEREST		2006	2003	2000	1996	1993	1990	1987	1984	1980	1445	1443	1441	22267
	(O) SEWAGE		25	25	25	25	25	25	25	25	25	25	25	25	304
	(P) WATER		144	144	144	144	144	144	144	144	144	144	144	144	1724
	(Q) TRASH COLLECTION/SANATATION		61	61	61	61	61	61	61	61	61	61	61	61	735
	SUBTOTAL	8240	4487	4484	4481	4477	4474	4471	4468	4465	4462	3926	3924	3922	52040
	LOAN PRINCIPAL PAYMENT		$ 681.64	$ 684.77	$ 687.91	$ 691.06	$ 694.23	$ 697.41	$ 700.60	$ 703.81	$ 123,067.04	$ 491.06	$ 493.31	$ 495.57	130088
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	8240	5169	5169	5169	5169	5169	5169	5169	5169	127529	4417	4417	4417	182128
	CASH POSITION (END OF MONTH)	760	217	-325	-868	-1410	-1953	-2495	-3038	-3580	-4123	-3914	-3705	-3496	CASH
	NET GAIN OR LOSS PER MONTH		**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ 208.86**	**$ 208.86**	**$ 208.86**	**$ (4,256.30)**
$ 10,523.46	ADDITIONAL PROPERTY TAX IF NOT ABATED		877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (668.10)**	**$ (668.10)**	**$ (668.10)**	**$ (14,779.75)**

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-3496	-3180	-2864	-2548	-2232	-1916	-1600	-1284	-967	-651	-335	-19	297
$ 1,260.00	One 2 bedroom apartment	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	13608
$ 1,097.25	Two 1,150 sf retail/commercial suites	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	23701
$ 1,942.50	One 3,700 sf warehouse/storage space	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	20979
	TOTAL CASH RECEIPTS	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	58288
	TOTAL CASH AVAILABLE	1361	1677	1993	2309	2625	2942	3258	3574	3890	4206	4522	4838	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	21	21	21	21	21	21	21	21	21	21	21	21	252
	(B) GROSS WAGES	900	900	900	900	900	900	900	900	900	900	900	900	10802
	(C) PAYROLL EXPENSES(TAXES, ETC.)	117	117	117	117	117	117	117	117	117	117	117	117	1404
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	198	198	198	198	198	198	198	198	198	198	198	198	2372
	(E) SUPPLIES (OFFICE AND OPERATING)	11	11	11	11	11	11	11	11	11	11	11	11	126
	(F) REPAIRS & MAINTENANCE	32	32	32	32	32	32	32	32	32	32	32	32	378
	(G) ADVERTISING	58	58	58	58	58	58	58	58	58	58	58	58	693
	(H) PROPERTY TAXES	157	157	157	157	157	157	157	157	157	157	157	157	1883
	(I) ACCOUNTING & LEGAL	30	30	30	30	30	30	30	30	30	30	30	30	363
	(J) EXTERIOR COMMON AREA MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	221	221	221	221	221	221	221	221	221	221	221	221	2646
	(M) INSURANCE	395	395	395	395	395	395	395	395	395	395	395	395	4735
	(N) INTEREST	1438	1436	1434	1431	1429	1427	1424	1422	1420	1417	1415	1413	17106
	(O) SEWAGE	27	27	27	27	27	27	27	27	27	27	27	27	319
	(P) WATER	151	151	151	151	151	151	151	151	151	151	151	151	1810
	(Q) TRASH COLLECTION/SANATATION	64	64	64	64	64	64	64	64	64	64	64	64	772
	SUBTOTAL	4043	4041	4039	4036	4034	4032	4030	4027	4025	4022	4020	4018	48367
	LOAN PRINCIPAL PAYMENT	498	500	502	505	507	509	512	514	516	519	521	524	6127
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	54494
	CASH POSITION (END OF MONTH)	-3180	-2864	-2548	-2232	-1916	-1600	-1284	-967	-651	-335	-19	297	CASH
	NET GAIN OR LOSS PER MONTH	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**3793**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (6,730.21)**

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	297	726	1154	1583	2012	2441	2869	3298	3727	4155	4584	5013	5442
$ 1,323.00	One 2 bedroom apartment	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	14288
$ 1,152.11	Two 1,150 sf retail/commercial suites	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	24886
$ 2,039.63	One 3,700 sf warehouse/storage space	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	22028
	TOTAL CASH RECEIPTS	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	39174
	TOTAL CASH AVAILABLE	5397	5826	6255	6683	7112	7541	7969	8398	8827	9256	9684	10113	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	22	22	22	22	22	22	22	22	22	22	22	22	265
	(B) GROSS WAGES	945	945	945	945	945	945	945	945	945	945	945	945	11342
	(C) PAYROLL EXPENSES(TAXES, ETC.)	123	123	123	123	123	123	123	123	123	123	123	123	1474
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	208	208	208	208	208	208	208	208	208	208	208	208	2491
	(E) SUPPLIES (OFFICE AND OPERATING)	11	11	11	11	11	11	11	11	11	11	11	11	132
	(F) REPAIRS & MAINTENANCE	33	33	33	33	33	33	33	33	33	33	33	33	397
	(G) ADVERTISING	61	61	61	61	61	61	61	61	61	61	61	61	728
	(H) PROPERTY TAXES	165	165	165	165	165	165	165	165	165	165	165	165	1977
	(I) ACCOUNTING & LEGAL	32	32	32	32	32	32	32	32	32	32	32	32	381
	(J) EXTERIOR COMMON AREA MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	232	232	232	232	232	232	232	232	232	232	232	232	2778
	(M) INSURANCE	414	414	414	414	414	414	414	414	414	414	414	414	4971
	(N) INTEREST	1410	1408	1405	1403	1400	1398	1396	1393	1391	1388	1386	1383	16760
	(O) SEWAGE	28	28	28	28	28	28	28	28	28	28	28	28	335
	(P) WATER	158	158	158	158	158	158	158	158	158	158	158	158	1901
	(Q) TRASH COLLECTION/SANATATION	68	68	68	68	68	68	68	68	68	68	68	68	811
	SUBTOTAL	4146	4143	4141	4138	4136	4133	4131	4128	4126	4123	4121	4118	49585
	LOAN PRINCIPAL PAYMENT	526	528	531	533	536	538	541	543	546	548	551	553	6473
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	56057
	CASH POSITION (END OF MONTH)	726	1154	1583	2012	2441	2869	3298	3727	4155	4584	5013	5442	CASH
	NET GAIN OR LOSS PER MONTH	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**5145**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (5,378.89)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801-5288

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-9379-0
PARCEL ID#: 19-2.0-03-040-021-001.000
SEC, TWN, RNG: 3-27-33
DELINQ YEARS: NONE
ACRES: 0.21
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHYSBURG ORIG LOTS 69 & 70

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			31,920
		TOTAL VALUATION	31,920

Tax District	Levy per $100	Total Tax
STAT	0.0300	9.58
COUN	0.0961	30.68
DDRB	0.0845	26.97
MH	0.0845	26.97
R8	3.6600	1,168.27
JORD	0.2235	71.34
CJOP	0.4205	134.22
SRTX	1.0200	325.58

TAX		1,793.61

Date Printed: 09/19/2023 **1,793.61**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/17/2022 AMOUNT PAID: 1,793.61 RECEIPT #: 2008

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix E

Jesse Starr House Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Jesse Starr House Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 37,230.00	$ 11.17	$ 597,500.00	$ 191,200.00	$ 57.36	$ 46.19	$ 23.10	$ 808.33
County	0.0961	$ 37,230.00	$ 35.78	$ 597,500.00	$ 191,200.00	$ 183.74	$ 147.96	$ 73.98	$ 2,589.36
Special Road Dist	0.0845	$ 37,230.00	$ 31.46	$ 597,500.00	$ 191,200.00	$ 161.56	$ 130.10	$ 65.05	$ 2,276.82
Mental Health	0.0845	$ 37,230.00	$ 31.46	$ 597,500.00	$ 191,200.00	$ 161.56	$ 130.10	$ 65.05	$ 2,276.82
R8 School	3.66	$ 37,230.00	$ 1,362.62	$ 597,500.00	$ 191,200.00	$ 6,997.92	$ 5,635.30	$ 2,817.65	$ 98,617.75
Joplin Ordinance	0.2235	$ 37,230.00	$ 83.21	$ 597,500.00	$ 191,200.00	$ 427.33	$ 344.12	$ 172.06	$ 6,022.14
City of Joplin	0.4205	$ 37,230.00	$ 156.55	$ 597,500.00	$ 191,200.00	$ 804.00	$ 647.45	$ 323.72	$ 11,330.31
TOTAL Annual	4.5991		**$ 1,712.25**				$ 7,081.23	$ 3,540.61	
					Taxes abated over 10 yrs		$ 70,812.29		
					Taxes abated over 2nd 15 yrs			$ 53,109.22	
					Taxes abated over 25 yrs				$ 123,921.51

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 42,806.25
2. Property tax revenue if abatement approved and redevelopment occurs.	$ 53,109.22
Increased Property Tax Revenue Due to Development over 25 years:	**$ 10,302.97**
Yearly Property Taxes after Abatement Ends:	$ 8,793.48
2022 Property Tax:	$ 1,712.25
Annual Property Tax Increase after Abatement:	**$ 7,081.23**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 1			5521 Square feet										
		PRE START-UP	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
90%	Bykota REI, LLC														
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	14000	1760	1333	906	480	53	-374	-801	-1227	-1654	-2081	-1887	-1693	-1499
$ 1,200.00	One 2 bedroom apartment		1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12960
$ 900.00	One 1 bedroom apartment		810	810	810	810	810	810	810	810	810	810	810	810	9720
$ 1,400.00	One 3 bedroom apartment		1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	15120
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										101056				
$ 462,500.00	TOTAL CASH RECEIPTS	0	3150	3150	3150	3150	3150	3150	3150	3150	104206	3150	3150	3150	138856
Loan	TOTAL CASH AVAILABLE	14000	4910	4483	4056	3630	3203	2776	2349	1923	102552	1069	1263	1457	
$ 361,443.75 Cash Investment															
$ 101,056.25	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	12240	20	20	20	20	20	20	20	20	20	20	20	20	240
	(B) GROSS WAGES (agent & maintenance)		429	429	429	429	429	429	429	429	429	429	429	429	5144
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	56	56	56	56	56	56	56	56	56	56	56	56	669
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		37	37	37	37	37	37	37	37	37	37	37	37	445
	(E) MISCELLANEOUS (SUPPLIES, ETC)		8	8	8	8	8	8	8	8	8	8	8	8	96
	(F) REPAIRS & MAINTENANCE		20	20	20	20	20	20	20	20	20	20	20	20	240
	(G) ADVERTISING	0	20	20	20	20	20	20	20	20	20	20	20	20	240
$ 1,712.25	(H) PROPERTY TAXES		143	143	143	143	143	143	143	143	143	143	143	143	1712
	(I) ACCOUNTING & LEGAL		23	23	23	23	23	23	23	23	23	23	23	23	273
	(J) EXTERIOR COMMON AREA MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(K) TELEPHONE (FIRE CONTROL LINES)		0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY (HOUSE METER)		28	28	28	28	28	28	28	28	28	28	28	28	331
	(M) INSURANCE (PROPERTY)		296	296	296	296	296	296	296	296	296	296	296	296	3556
	(N) INTEREST		1657	1654	1651	1649	1646	1644	1641	1638	1636	1193	1192	1190	18390
	(O) SEWAGE		20	20	20	20	20	20	20	20	20	20	20	20	240
	(P) WATER		78	78	78	78	78	78	78	78	78	78	78	78	940
	(Q) TRASH COLLECTION/SANATATION		60	60	60	60	60	60	60	60	60	60	60	60	720
	SUBTOTAL	12240	3014	3011	3009	3006	3003	3001	2998	2995	2993	2551	2549	2547	34676
	LOAN PRINCIPAL PAYMENT		$ 562.96	$ 565.54	$ 568.14	$ 570.74	$ 573.36	$ 575.98	$ 578.62	$ 581.28	$ 101,640.19	$ 405.56	$ 407.42	$ 409.29	107439
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	12240	3577	3577	3577	3577	3577	3577	3577	3577	104633	2956	2956	2956	142116
	CASH POSITION (END OF MONTH)	1760	1333	906	480	53	-374	-801	-1227	-1654	-2081	-1887	-1693	-1499	CASH
	NET GAIN OR LOSS PER MONTH		**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ 193.82**	**$ 193.82**	**$ 193.82**	**$ (3,259.29)**
$ 7,081.23	ADDITIONAL PROPERTY TAX IF NOT ABATED		590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (396.28)**	**$ (396.28)**	**$ (396.28)**	**$ (10,340.52)**

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-1499	-1216	-932	-649	-365	-82	201	485	768	1052	1335	1619	1902
$ 1,260.00	One 2 bedroom apartment	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	13608
$ 945.00	One 1 bedroom apartment	851	851	851	851	851	851	851	851	851	851	851	851	10206
$ 1,470.00	One 3 bedroom apartment	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	15876
	TOTAL CASH RECEIPTS	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	39690
	TOTAL CASH AVAILABLE	1808	2092	2375	2659	2942	3226	3509	3792	4076	4359	4643	4926	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	21	21	21	21	21	21	21	21	21	21	21	21	252
	(B) GROSS WAGES	450	450	450	450	450	450	450	450	450	450	450	450	5401
	(C) PAYROLL EXPENSES(TAXES, ETC.)	59	59	59	59	59	59	59	59	59	59	59	59	702
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	39	39	39	39	39	39	39	39	39	39	39	39	468
	(E) SUPPLIES (OFFICE AND OPERATING)	8	8	8	8	8	8	8	8	8	8	8	8	101
	(F) REPAIRS & MAINTENANCE	21	21	21	21	21	21	21	21	21	21	21	21	252
	(G) ADVERTISING	21	21	21	21	21	21	21	21	21	21	21	21	252
	(H) PROPERTY TAXES	150	150	150	150	150	150	150	150	150	150	150	150	1798
	(I) ACCOUNTING & LEGAL	24	24	24	24	24	24	24	24	24	24	24	24	286
	(J) EXTERIOR COMMON AREA MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(K) TELEPHONE (FIRE CONTROL LINES)	0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY	29	29	29	29	29	29	29	29	29	29	29	29	348
	(M) INSURANCE	311	311	311	311	311	311	311	311	311	311	311	311	3734
	(N) INTEREST	1188	1186	1184	1182	1180	1178	1176	1174	1173	1171	1169	1167	14128
	(O) SEWAGE	21	21	21	21	21	21	21	21	21	21	21	21	252
	(P) WATER	82	82	82	82	82	82	82	82	82	82	82	82	987
	(Q) TRASH COLLECTION/SANATATION	63	63	63	63	63	63	63	63	63	63	63	63	756
	SUBTOTAL	2613	2611	2609	2607	2605	2603	2601	2599	2598	2596	2594	2592	31228
	LOAN PRINCIPAL PAYMENT	411	413	415	417	419	421	423	425	426	428	430	432	5060
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	36288
	CASH POSITION (END OF MONTH)	-1216	-932	-649	-365	-82	201	485	768	1052	1335	1619	1902	CASH
	NET GAIN OR LOSS PER MONTH	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**3402**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (3,679.66)**

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	1902	2280	2657	3035	3413	3790	4168	4545	4923	5301	5678	6056	6433
$ 1,323.00	One 2 bedroom apartment	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	14288
$ 992.25	One 1 bedroom apartment	893	893	893	893	893	893	893	893	893	893	893	893	10716
$ 1,543.50	One 3 bedroom apartment	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	16670
	TOTAL CASH RECEIPTS	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
	TOTAL CASH AVAILABLE	5375	5753	6130	6508	6885	7263	7641	8018	8396	8773	9151	9529	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	22	22	22	22	22	22	22	22	22	22	22	22	265
	(B) GROSS WAGES	473	473	473	473	473	473	473	473	473	473	473	473	5671
	(C) PAYROLL EXPENSES(TAXES, ETC.)	61	61	61	61	61	61	61	61	61	61	61	61	737
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	41	41	41	41	41	41	41	41	41	41	41	41	491
	(E) SUPPLIES (OFFICE AND OPERATING)	9	9	9	9	9	9	9	9	9	9	9	9	106
	(F) REPAIRS & MAINTENANCE	22	22	22	22	22	22	22	22	22	22	22	22	265
	(G) ADVERTISING	22	22	22	22	22	22	22	22	22	22	22	22	265
	(H) PROPERTY TAXES	157	157	157	157	157	157	157	157	157	157	157	157	1888
	(I) ACCOUNTING & LEGAL	25	25	25	25	25	25	25	25	25	25	25	25	301
	(J) EXTERIOR COMMON AREA MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(K) TELEPHONE (FIRE CONTROL LINES)	0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY	30	30	30	30	30	30	30	30	30	30	30	30	365
	(M) INSURANCE	327	327	327	327	327	327	327	327	327	327	327	327	3921
	(N) INTEREST	1165	1163	1161	1159	1157	1155	1153	1151	1148	1146	1144	1142	13842
	(O) SEWAGE	22	22	22	22	22	22	22	22	22	22	22	22	264
	(P) WATER	86	86	86	86	86	86	86	86	86	86	86	86	1036
	(Q) TRASH COLLECTION/SANATATION	66	66	66	66	66	66	66	66	66	66	66	66	794
	SUBTOTAL	2661	2659	2657	2655	2653	2651	2649	2647	2645	2643	2641	2639	31798
	LOAN PRINCIPAL PAYMENT	434	436	438	440	442	444	446	448	451	453	455	457	5346
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	37143
	CASH POSITION (END OF MONTH)	2280	2657	3035	3413	3790	4168	4545	4923	5301	5678	6056	6433	CASH
	NET GAIN OR LOSS PER MONTH	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**4531**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (2,550.18)**

JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

BYKOTA REI
301 N PAGOSA BEND # B10
PAGOSA SPRINGS CO 81147

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-8974-0
PARCEL ID#: 19-2.0-03-040-030-007.000
SEC, TWN, RNG: 3-27-33
ACRES: 0.22
DELINQ YEARS: NONE
SITUS ADDRESS:
M-CODE: 0

Property Description
MOFFET'S SUB S 25' LOT 44 & ALL LOT 45

	Land	Structure	SUBTOTALS
Residential			37,230
Agricultural			0
Commercial			0
TOTAL VALUATION			37,230

Tax District	Levy per $100	Total Tax
STAT	0.0300	11.17
COUN	0.0961	35.78
DDRB	0.0845	31.46
MH	0.0845	31.46
R8	3.6600	1,362.62
JORD	0.2235	83.21
CJOP	0.4205	156.55

TAX		1,712.25

Date Printed: 09/19/2023 **1,712.25**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/29/2022 AMOUNT PAID: 1,712.25 RECEIPT #: 802623

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix F

Christman Department Store and Christman Annex Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Christman Department Store and Annex Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 160,580.00	$ 48.17	$ 5,809,643.00	$ 1,859,085.76	$ 557.73	$ 509.56	$ 254.78	$ 8,917.23
County	0.0961	$ 160,580.00	$ 154.32	$ 5,809,643.00	$ 1,859,085.76	$ 1,786.58	$ 1,632.26	$ 816.13	$ 28,564.57
Special Road Dist	0.0845	$ 160,580.00	$ 135.69	$ 5,809,643.00	$ 1,859,085.76	$ 1,570.93	$ 1,435.24	$ 717.62	$ 25,116.66
Mental Health	0.0845	$ 160,580.00	$ 135.69	$ 5,809,643.00	$ 1,859,085.76	$ 1,570.93	$ 1,435.24	$ 717.62	$ 25,116.66
R8 School	3.66	$ 160,580.00	$ 5,877.23	$ 5,809,643.00	$ 1,859,085.76	$ 68,042.54	$ 62,165.31	$ 31,082.65	$ 1,087,892.90
Joplin Ordinance	0.2235	$ 160,580.00	$ 358.90	$ 5,809,643.00	$ 1,859,085.76	$ 4,155.06	$ 3,796.16	$ 1,898.08	$ 66,432.74
City of Joplin	0.4205	$ 160,580.00	$ 675.24	$ 5,809,643.00	$ 1,859,085.76	$ 7,817.46	$ 7,142.22	$ 3,571.11	$ 124,988.77
*Surtax on 44%	1.02	$ 71,110.00	$ 725.33	$ 5,809,643.00	$ 1,859,085.76	$ 8,397.28	$ 7,671.95	$ 3,835.98	$ 134,259.19
TOTAL Annual	5.6191		**$ 8,110.57**				$ 85,787.93	$ 39,057.99	$ 1,367,029.53
					Taxes abated over 10 yrs		$ 857,879.27		
*Surtax only applies to commercial portions of mixed use properties					Taxes abated over 2nd 15 yrs			$ 585,869.80	
					Taxes abated over 25 yrs				$ 1,443,749.07

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value remains constant x 25 years.	$ 202,764.25
2. Property tax revenue if 25 year abatement approved and redevelopment occurs	$ 585,869.80
Increased Property Tax Revenue Due to Redevelopment over 25 years:	**$ 383,105.55**
Yearly Property Taxes after Abatement Ends:	$ 93,898.50
2022 Property Tax:	$ 8,110.57
Annual Property Tax Increase after Abatement:	**$ 85,787.93**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 1				63000 Square feet											
			MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH		
90%	500 Commons, LLC	PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	66000	2860	-1283	-5425	-9568	-13711	-17853	-21996	-26139	-30282	-34424	-33720	-33016	-32312	
$ 5,118.75	Former Christman Event Space		4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	55283	
$ 1,050.00	Four Commercial Spaces in Christman Annex		3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	45360	
$ 1,400.00	Five 3 bedroom apartments		6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	75600	
$ 1,100.00	Twelve 2 bedroom apartments		11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	142560	
$ 850.00	Twenty-one 1 bedroom apartmets		16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	192780	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										704584					
$ 5,624,643.00	TOTAL CASH RECEIPTS	0	42632	42632	42632	42632	42632	42632	42632	42632	747216	42632	42632	42632	1216167	
Loan	TOTAL CASH AVAILABLE	66000	45492	41349	37206	33064	28921	24778	20636	16493	716935	8208	8912	9616		
$ 4,660,058.50																
Cash Investment	0.204383549															
$ 1,149,584.50	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	56400	62	62	62	62	62	62	62	62	62	62	62	62	744	
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	40662	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		49	49	49	49	49	49	49	49	49	49	49	49	583	
	(F) REPAIRS & MAINTENANCE		82	82	82	82	82	82	82	82	82	82	82	82	984	
	(G) ADVERTISING	6740	326	326	326	326	326	326	326	326	326	326	326	326	10652	
$ 8,110.57	(H) PROPERTY TAXES		676	676	676	676	676	676	676	676	676	676	676	676	8111	
	(I) ACCOUNTING & LEGAL		259	259	259	259	259	259	259	259	259	259	259	259	3111	
	(J) EXTERIOR COMMON AREA MAINTENANCE		294	294	294	294	294	294	294	294	294	294	294	294	3528	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680	
	(M) INSURANCE (PROPERTY)		3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	40583	
	(N) INTEREST		21359	21310	21260	21211	21161	21111	21061	21011	20960	18129	18088	18046	244706	
	(O) SEWAGE		228	228	228	228	228	228	228	228	228	228	228	228	2737	
	(P) WATER		853	853	853	853	853	853	853	853	853	853	853	853	10235	
	(Q) TRASH COLLECTION/SANATATION		551	551	551	551	551	551	551	551	551	551	551	551	6617	
	SUBTOTAL	63140	36077	36028	35979	35929	35880	35830	35780	35729	35679	32848	32806	32764	428069	
	LOAN PRINCIPAL PAYMENT		$ 10,697.35	$ 10,746.38	$ 10,795.63	$ 10,845.11	$ 10,894.82	$ 10,944.75	$ 10,994.92	$ 11,045.31	$ 715,680.43	$ 9,079.95	$ 9,121.56	$ 9,163.37	830010	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	63140	46775	46775	46775	46775	46775	46775	46775	46775	751359	41928	41928	41928	1258079	
	CASH POSITION (END OF MONTH)	2860	-1283	-5425	-9568	-13711	-17853	-21996	-26139	-30282	-34424	-33720	-33016	-32312	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ 704.06**	**$ 704.06**	**$ 704.06**	**$ (35,172.05)**	
$ 85,787.93	ADDITIONAL PROPERTY TAX IF NOT ABATED		7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (6,444.94)**	**$ (6,444.94)**	**$ (6,444.94)**	**$ (120,959.97)**	

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abat

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	ement TOTAL
5.00%	500 Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-32312	-30212	-28113	-26013	-23913	-21813	-19714	-17614	-15514	-13415	-11315	-9215	-7115
$ 5,374.69	Former Christman Event Space	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	58047
$ 1,102.50	Four Commercial Spaces in Christman Annex	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	47628
$ 1,470.00	Five 3 bedroom apartments	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
$ 1,155.00	Twelve 2 bedroom apartments	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	149688
$ 892.50	Twenty-one 1 bedroom apartmets	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	202419
	TOTAL CASH RECEIPTS	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	537162
	TOTAL CASH AVAILABLE	12451	14551	16651	18751	20850	22950	25050	27149	29249	31349	33449	35548	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	65	65	65	65	65	65	65	65	65	65	65	65	781
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	42695
	(E) SUPPLIES (OFFICE AND OPERATING)	51	51	51	51	51	51	51	51	51	51	51	51	613
	(F) REPAIRS & MAINTENANCE	86	86	86	86	86	86	86	86	86	86	86	86	1033
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	710	710	710	710	710	710	710	710	710	710	710	710	8516
	(I) ACCOUNTING & LEGAL	272	272	272	272	272	272	272	272	272	272	272	272	3267
	(J) EXTERIOR COMMON AREA MAINTENANCE	309	309	309	309	309	309	309	309	309	309	309	309	3704
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	(M) INSURANCE	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	42612
	(N) INTEREST	18004	17962	17919	17877	17834	17791	17748	17704	17661	17617	17573	17529	213218
	(O) SEWAGE	239	239	239	239	239	239	239	239	239	239	239	239	2874
	(P) WATER	896	896	896	896	896	896	896	896	896	896	896	896	10747
	(Q) TRASH COLLECTION/SANATATION	579	579	579	579	579	579	579	579	579	579	579	579	6948
	SUBTOTAL	33458	33416	33374	33331	33288	33245	33202	33159	33115	33072	33028	32983	398673
	LOAN PRINCIPAL PAYMENT	9205	9248	9290	9333	9375	9418	9461	9505	9548	9592	9636	9680	113292
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	511965
	CASH POSITION (END OF MONTH)	-30212	-28113	-26013	-23913	-21813	-19714	-17614	-15514	-13415	-11315	-9215	-7115	CASH
	NET GAIN OR LOSS PER MONTH	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**25197**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (60,591.29)**

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abat

ement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	500 Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-7115	-3550	15	3580	7145	10710	14276	17841	21406	24971	28536	32101	35667
$ 5,643.42	Former Christman Event Space	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	60949
$ 1,157.63	Four Commercial Spaces in Christman Annex	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	50009
$ 1,543.50	Five 3 bedroom apartments	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
$ 1,212.75	Twelve 2 bedroom apartments	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	157172
$ 937.13	Twenty-one 1 bedroom apartmets	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	212540
	TOTAL CASH RECEIPTS	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	564020
	TOTAL CASH AVAILABLE	39886	43451	47017	50582	54147	57712	61277	64842	68408	71973	75538	79103	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	68	68	68	68	68	68	68	68	68	68	68	68	820
	(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
	(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	44830
	(E) SUPPLIES (OFFICE AND OPERATING)	54	54	54	54	54	54	54	54	54	54	54	54	643
	(F) REPAIRS & MAINTENANCE	90	90	90	90	90	90	90	90	90	90	90	90	1085
	(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
	(H) PROPERTY TAXES	745	745	745	745	745	745	745	745	745	745	745	745	8942
	(I) ACCOUNTING & LEGAL	286	286	286	286	286	286	286	286	286	286	286	286	3430
	(J) EXTERIOR COMMON AREA MAINTENANCE	324	324	324	324	324	324	324	324	324	324	324	324	3890
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
	(M) INSURANCE	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	44743
	(N) INTEREST	17485	17440	17395	17350	17305	17260	17214	17168	17122	17076	17030	16983	206828
	(O) SEWAGE	251	251	251	251	251	251	251	251	251	251	251	251	3017
	(P) WATER	940	940	940	940	940	940	940	940	940	940	940	940	11284
	(Q) TRASH COLLECTION/SANATATION	608	608	608	608	608	608	608	608	608	608	608	608	7295
	SUBTOTAL	33712	33667	33623	33578	33532	33487	33441	33396	33350	33303	33257	33210	401555
	LOAN PRINCIPAL PAYMENT	9725	9769	9814	9859	9904	9950	9995	10041	10087	10133	10180	10226	119683
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	521238
	CASH POSITION (END OF MONTH)	-3550	15	3580	7145	10710	14276	17841	21406	24971	28536	32101	35667	CASH
	NET GAIN OR LOSS PER MONTH	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**42782**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (43,005.94)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

500 COMMONS
212 S JOPLIN ST STE 3
JOPLIN MO 64801

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-9478-0
PARCEL ID#: 19-2.0-03-040-054-001.000
SEC, TWN, RNG: 3-27-33
DELINQ YEARS: NONE
ACRES: 0.00
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHG-MURPHYS 2ND LOT 197 & N1/2 LOT 198 & W1/2 VAC ALLEY ON E

	Land	Structure	SUBTOTALS
Residential			89,470
Agricultural			0
Commercial			59,780
TOTAL VALUATION			149,250

Tax District	Levy per $100	Total Tax
STAT	0.0300	44.78
COUN	0.0961	143.43
DDRB	0.0845	126.12
MH	0.0845	126.12
R8	3.6600	5,462.55
JORD	0.2235	333.57
CJOP	0.4205	627.60
SRTX	1.0200	609.76

TAX		7,473.93

Date Printed: 09/19/2023 **7,473.93**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/14/2022 AMOUNT PAID: 7,473.93 RECEIPT #: 702003

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

500 COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801-2332

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11700-0
PARCEL ID#: 19-1.0-02-030-037-001.000
SEC, TWN, RNG: 2-27-33
ACRES: 0.30
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
MURPHYSBURG PORTER LOTS 70 & 71 & N 1' LOT 72 & E1/2 VAC ALLE Y ADJ

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			11,330
TOTAL VALUATION			11,330

Tax District	Levy per $100	Total Tax
STAT	0.0300	3.40
COUN	0.0961	10.89
DDRB	0.0845	9.57
MH	0.0845	9.57
R8	3.6600	414.68
JORD	0.2235	25.32
CJOP	0.4205	47.64
SRTX	1.0200	115.57

TAX		636.64

Date Printed: 09/19/2023 **636.64**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/14/2022 AMOUNT PAID: 636.64 RECEIPT #: 702002

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix G

Pearl Brothers Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Pearl Brothers Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 93,410.00	$ 28.02	$ 4,575,000.00	$ 1,464,000.00	$ 439.20	$ 411.18	$ 205.59	$ 7,195.65
County	0.0961	$ 93,410.00	$ 89.77	$ 4,575,000.00	$ 1,464,000.00	$ 1,406.90	$ 1,317.13	$ 658.57	$ 23,049.85
Special Road Dist	0.0845	$ 93,410.00	$ 78.93	$ 4,575,000.00	$ 1,464,000.00	$ 1,237.08	$ 1,158.15	$ 579.08	$ 20,267.63
Mental Health	0.0845	$ 93,410.00	$ 78.93	$ 4,575,000.00	$ 1,464,000.00	$ 1,237.08	$ 1,158.15	$ 579.08	$ 20,267.63
R8 School	3.66	$ 93,410.00	$ 3,418.81	$ 4,575,000.00	$ 1,464,000.00	$ 53,582.40	$ 50,163.59	$ 25,081.80	$ 877,862.83
Joplin Ordinance	0.2235	$ 93,410.00	$ 208.77	$ 4,575,000.00	$ 1,464,000.00	$ 3,272.04	$ 3,063.27	$ 1,531.64	$ 53,607.23
City of Joplin	0.4205	$ 93,410.00	$ 392.79	$ 4,575,000.00	$ 1,464,000.00	$ 6,156.12	$ 5,763.33	$ 2,881.67	$ 100,858.28
Surtax	1.02	$ 93,410.00	$ 952.78	$ 4,575,000.00	$ 1,464,000.00	$ 14,932.80	$ 13,980.02	$ 6,990.01	$ 244,650.35
TOTAL Annual	5.6191		**$ 5,248.80**				$ 77,014.82	$ 31,517.40	$ 1,103,109.07
					Taxes abated over 10 yrs		$ 770,148.24		
					Taxes abated over 2nd 15 yrs			$ 472,761.03	
					Taxes abated over 25 yrs				$ 1,242,909.27

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs (assessed value remains constant x 25 years.	$ 131,220.00
2. Property tax revenue if abatement approved and redevelopment occurs	$ 472,761.03
Increased Property Tax Revenue Due to Development over 25 years:	**$ 341,541.03**
Yearly Property Taxes after Abatement Ends:	$ 82,263.62
2022 Property Tax:	$ 5,248.80
Annual Property Tax Increase after Abatement:	**$ 77,014.82**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 1				30000 Square feet											
90%	Ivy Lucille, LLC	PRE START-UP	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	50000	3200	-1323	-5846	-10369	-14892	-19415	-23938	-28461	-32984	-37507	-35717	-33927	-32137	
$ 10,000.00	Retail/Commercial Lease Space (firsts & basements)		9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	108000	
$ 1,200.00	Eight 2 bedroom apartments		8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	103680	
$ 1,000.00	Two 1 bedroom apartments		1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										917700					
$ 4,200,000.00	TOTAL CASH RECEIPTS	0	19440	19440	19440	19440	19440	19440	19440	19440	937140	19440	19440	19440	1150980	
Loan	TOTAL CASH AVAILABLE	50000	22640	18117	13594	9071	4548	25	-4498	-9021	904156	-18067	-16277	-14487		
$ 2,604,000.00 Cash Investment																
$ 1,596,000.00	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	42000	70	70	70	70	70	70	70	70	70	70	70	70	840	
	(B) GROSS WAGES (agent & maintenance)		1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	14433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	115	115	115	115	115	115	115	115	115	115	115	115	1382	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		538	538	538	538	538	538	538	538	538	538	538	538	6454	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		18	18	18	18	18	18	18	18	18	18	18	18	216	
	(F) REPAIRS & MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440	
	(G) ADVERTISING	4800	190	190	190	190	190	190	190	190	190	190	190	190	7080	
$ 5,248.80	(H) PROPERTY TAXES		437	437	437	437	437	437	437	437	437	437	437	437	5249	
	(I) ACCOUNTING & LEGAL		123	123	123	123	123	123	123	123	123	123	123	123	1481	
	(J) EXTERIOR COMMON AREA MAINTENANCE		200	200	200	200	200	200	200	200	200	200	200	200	2400	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		900	900	900	900	900	900	900	900	900	900	900	900	10800	
	(M) INSURANCE (PROPERTY)		1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	19325	
	(N) INTEREST		11935	11908	11880	11852	11825	11797	11769	11741	11712	7729	7711	7693	129551	
	(O) SEWAGE		54	54	54	54	54	54	54	54	54	54	54	54	652	
	(P) WATER		245	245	245	245	245	245	245	245	245	245	245	245	2940	
	(Q) TRASH COLLECTION/SANATATION		131	131	131	131	131	131	131	131	131	131	131	131	1575	
	SUBTOTAL	46800	17985	17958	17930	17903	17875	17847	17819	17791	17763	13779	13762	13744	206956	
	LOAN PRINCIPAL PAYMENT		$ 5,977.59	$ 6,004.98	$ 6,032.51	$ 6,060.15	$ 6,087.93	$ 6,115.83	$ 6,143.86	$ 6,172.02	$ 923,900.31	$ 3,870.97	$ 3,888.71	$ 3,906.53	984161	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	46800	23963	23963	23963	23963	23963	23963	23963	23963	941663	17650	17650	17650	1191117	
	CASH POSITION (END OF MONTH)	3200	-1323	-5846	-10369	-14892	-19415	-23938	-28461	-32984	-37507	-35717	-33927	-32137	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ 1,789.77**	**$ 1,789.77**	**$ 1,789.77**	**$ (35,337.43)**	
$ 77,014.82	ADDITIONAL PROPERTY TAX IF NOT ABATED		6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (4,628.13)**	**$ (4,628.13)**	**$ (4,628.13)**	**$ (112,352.25)**	

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Ivy Lucille, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-32137	-29678	-27219	-24760	-22300	-19841	-17382	-14923	-12463	-10004	-7545	-5086	-2626
########	Retail/Commercial Lease Space (firsts & basements)	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	113400
$ 1,260.00	Eight 2 bedroom apartments	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	108864
$ 1,050.00	Two 1 bedroom apartments	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
	TOTAL CASH RECEIPTS	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	244944
	TOTAL CASH AVAILABLE	-11725	-9266	-6807	-4348	-1888	571	3030	5489	7949	10408	12867	15326	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	74	74	74	74	74	74	74	74	74	74	74	74	882
	(B) GROSS WAGES	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	15155
	(C) PAYROLL EXPENSES(TAXES, ETC.)	121	121	121	121	121	121	121	121	121	121	121	121	1451
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	565	565	565	565	565	565	565	565	565	565	565	565	6777
	(E) SUPPLIES (OFFICE AND OPERATING)	19	19	19	19	19	19	19	19	19	19	19	19	227
	(F) REPAIRS & MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(G) ADVERTISING	200	200	200	200	200	200	200	200	200	200	200	200	2394
	(H) PROPERTY TAXES	459	459	459	459	459	459	459	459	459	459	459	459	5511
	(I) ACCOUNTING & LEGAL	130	130	130	130	130	130	130	130	130	130	130	130	1556
	(J) EXTERIOR COMMON AREA MAINTENANCE	210	210	210	210	210	210	210	210	210	210	210	210	2520
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	945	945	945	945	945	945	945	945	945	945	945	945	11340
	(M) INSURANCE	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	20291
	(N) INTEREST	7675	7657	7639	7621	7603	7585	7566	7548	7529	7511	7492	7473	90899
	(O) SEWAGE	57	57	57	57	57	57	57	57	57	57	57	57	684
	(P) WATER	257	257	257	257	257	257	257	257	257	257	257	257	3087
	(Q) TRASH COLLECTION/SANATATION	138	138	138	138	138	138	138	138	138	138	138	138	1654
	SUBTOTAL	14028	14010	13992	13974	13956	13938	13919	13901	13882	13863	13845	13826	167134
	LOAN PRINCIPAL PAYMENT	3924	3942	3960	3979	3997	4015	4034	4052	4071	4089	4108	4127	48299
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	215433
	CASH POSITION (END OF MONTH)	-29678	-27219	-24760	-22300	-19841	-17382	-14923	-12463	-10004	-7545	-5086	-2626	CASH
	NET GAIN OR LOSS PER MONTH	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**29511**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (47,503.81)**

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Ivy Lucille, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-2626	546	3719	6892	10064	13237	16410	19583	22755	25928	29101	32273	35446
$ 11,025.00	Retail/Commercial Lease Space (firsts & basements)	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	119070
$ 1,323.00	Eight 2 bedroom apartments	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	114307
$ 1,102.50	Two 1 bedroom apartments	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	TOTAL CASH RECEIPTS	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	257191
	TOTAL CASH AVAILABLE	18806	21979	25152	28324	31497	34670	37842	41015	44188	47361	50533	53706	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	77	77	77	77	77	77	77	77	77	77	77	77	926
	(B) GROSS WAGES	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	15913
	(C) PAYROLL EXPENSES(TAXES, ETC.)	127	127	127	127	127	127	127	127	127	127	127	127	1523
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	593	593	593	593	593	593	593	593	593	593	593	593	7116
	(E) SUPPLIES (OFFICE AND OPERATING)	20	20	20	20	20	20	20	20	20	20	20	20	238
	(F) REPAIRS & MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(G) ADVERTISING	209	209	209	209	209	209	209	209	209	209	209	209	2514
	(H) PROPERTY TAXES	482	482	482	482	482	482	482	482	482	482	482	482	5787
	(I) ACCOUNTING & LEGAL	136	136	136	136	136	136	136	136	136	136	136	136	1633
	(J) EXTERIOR COMMON AREA MAINTENANCE	210	210	210	210	210	210	210	210	210	210	210	210	2520
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	992	992	992	992	992	992	992	992	992	992	992	992	11907
	(M) INSURANCE	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	21306
	(N) INTEREST	7454	7435	7416	7397	7378	7358	7339	7319	7300	7280	7260	7240	88175
	(O) SEWAGE	60	60	60	60	60	60	60	60	60	60	60	60	718
	(P) WATER	270	270	270	270	270	270	270	270	270	270	270	270	3241
	(Q) TRASH COLLECTION/SANATATION	145	145	145	145	145	145	145	145	145	145	145	145	1737
	SUBTOTAL	14114	14095	14076	14057	14038	14018	13999	13979	13960	13940	13920	13900	168096
	LOAN PRINCIPAL PAYMENT	4146	4165	4184	4203	4222	4242	4261	4281	4300	4320	4340	4360	51023
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	219119
	CASH POSITION (END OF MONTH)	546	3719	6892	10064	13237	16410	19583	22755	25928	29101	32273	35446	CASH
	NET GAIN OR LOSS PER MONTH	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**38072**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (38,942.35)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

J H LAND CORP
617 S MAIN ST
JOPLIN MO 64801-2315

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11645-0
PARCEL ID#: 19-2.0-03-040-055-005.000
SEC, TWN, RNG: 3-27-33
ACRES: 0.00
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
PICHER ADD S1/2 LOT 6 & ALL LOT 7

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			93,410
TOTAL VALUATION			93,410

Tax District	Levy per $100	Total Tax
STAT	0.0300	28.02
COUN	0.0961	89.77
DDRB	0.0845	78.93
MH	0.0845	78.93
R8	3.6600	3,418.81
JORD	0.2235	208.77
CJOP	0.4205	392.79
SRTX	1.0200	952.78

TAX		5,248.80

Date Printed: 09/19/2023 **5,248.80**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/16/2022 AMOUNT PAID: 5,248.80 RECEIPT #: 909095

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

EXHIBIT B

LEGAL DESCRIPTION:

All of Lots Numbered Forty-seven (47) and Forty-eight (48) in Moffet's Subdivision, City of Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

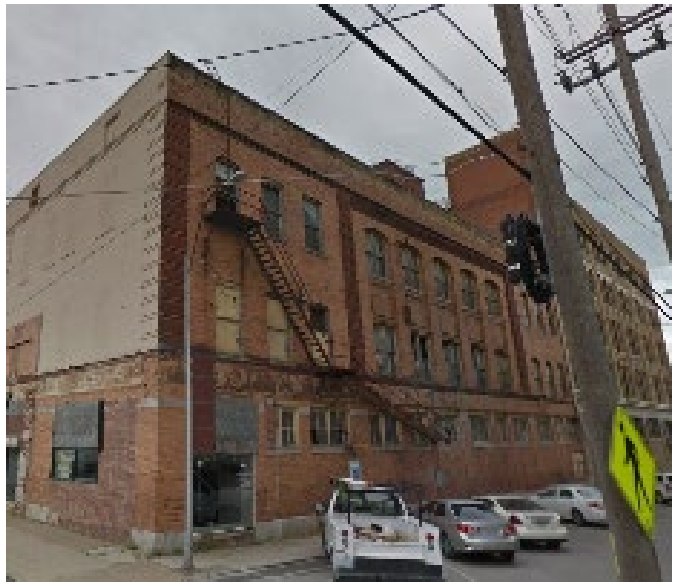
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

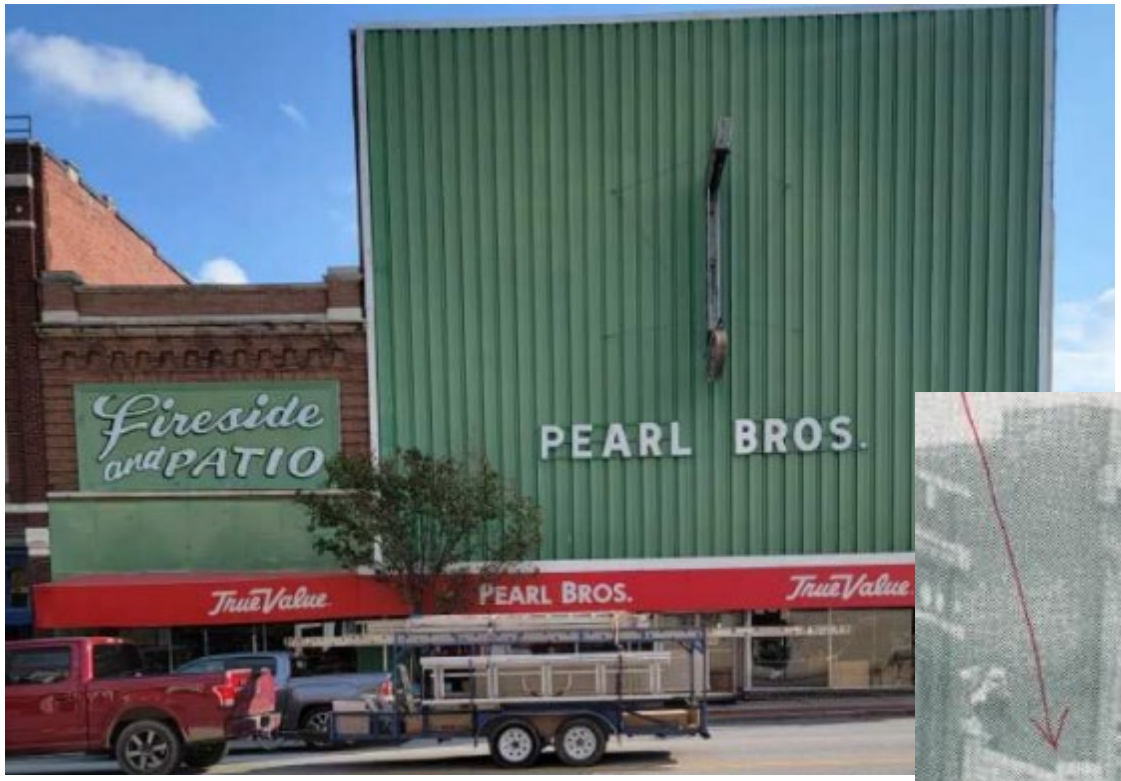
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





COUNCIL BILL NO. 2023-297 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the Olivia Apartment Building located at 320 South Moffet Avenue; by Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 320 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on October 6th, 2008 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Olivia Apartment Building, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the Olivia Apartment Building approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice,

the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the Olivia Apartment Building, located at 320 South Moffet Avenue, a more particular description being attached hereto as Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023, and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ___day of _____, 2023, by a____vote.

ATTEST:

_____
Douglas Lawson, Mayor

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2023-298

MEETING DATE:
December 4, 2023

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 and City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Request for the abatement of ad valorem taxes on improvements made to real property located at 512-518 S. Virginia Ave.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the Pennington Drug Company Building located at 512-518 S. Virginia Ave. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The properties proposed to be redeveloped are part of an area that was declared "blighted" by City Council in 2003. The area was reaffirmed by Council as "blighted" due to an expansion of the blighted area in 2007. Approval of the redevelopment plan will allow the owners to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

200 Block Commons, LLC (Jeff and Carolina Neal) are the property owners. They are rehabilitating the existing building located on the property. The rehabilitated building area encompasses 38,630 sq. ft. 200 Block Commons wants to construct a mixed-use building containing 21 residential units and 2 commercial retail/office units for lease. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction project.

The property owners are investing approximately $3.2 million into the project. The Joplin Redevelopment Corporation is recommending that 100% of the increase in ad valorem taxes to the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property over the life of the 25-year program is estimated at approximately $943,000. The owners currently pay $2,946.64 in ad-valorem taxes per annum on the property. The current ad-valorem taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions. The annual property tax increase after the abatement period is completed is estimated at $58,500.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;

No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE

N.A.

RECOMMENDATION:

Staff recommends approval of Council Bill No. 2023-298

ATTACHMENTS

Council Bill No. 2023-298, Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

EXHIBIT B

LEGAL DESCRIPTION:

All of the South 29 feet of Lot Numbered Seventy-two (72) and all of Lot Numbered Seventy-three (73) and all of the North One-half of Lot Numbered Seventy-four (74) in PORTER'S ADDITION TO MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, together with the East One-half of the vacated alley lying West of the adjoining said lots.

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at S615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

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DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

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MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

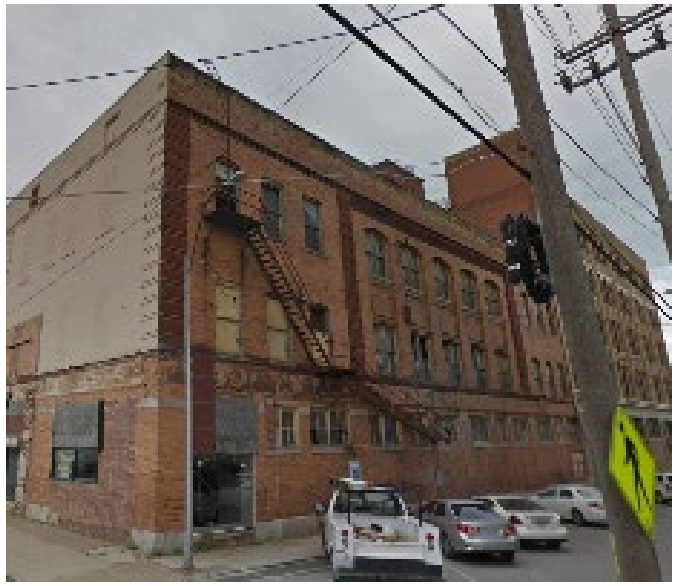
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

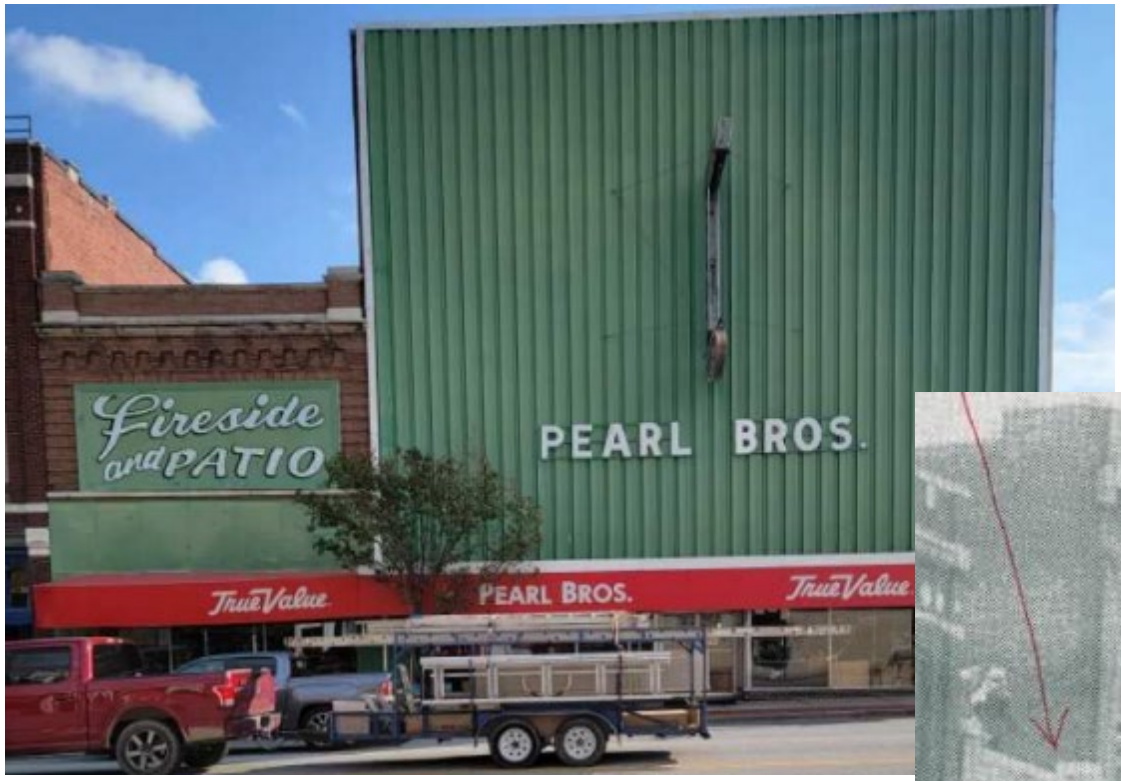
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





COUNCIL BILL NO. 2023-298 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the Pennington Drug Company Building located at 512-518 South Virginia Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 512-518 South Virginia Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on August 6, 2007 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Olivia Apartment Building, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the Pennington Drug Company Building approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice, the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the Pennington Drug Company Building, located at 512-518 South Moffet Avenue, a more particular description being attached hereto as Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023, and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ___day of _____, 2023, by a____vote.

_____

Douglas Lawson, 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. 2023-300

MEETING DATE:
December 4, 2023

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.

SUMMARY REQUEST:
Request for the abatement of ad valorem taxes on improvements made to real property located at 202-204 S. Joplin Ave.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The properties proposed to be redeveloped are part of an area that was declared "blighted" by City Council in 2003. The area was reaffirmed by Council as "blighted" due to an expansion of the blighted area in 2007. Approval of the redevelopment plan will allow the owners to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

200 Block Commons, LLC (Jeff and Carolina Neal) are the property owners. They are rehabilitating the existing building located on the property. The rehabilitated building area encompasses 7,000 sq. ft. 200 Block Commons wants to create small mixed-use building containing 1 residential unit and 3 commercial retail/office units for lease. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction project.

The property owners are investing $560,000. The Joplin Redevelopment Corporation is recommending that 100% of the increase in ad valorem taxes to the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property over the life of the 25-year program is estimated at approximately $184,200. The owners currently pay $1,793.61 in ad-valorem taxes per annum on the property. The current ad-valorem taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions.

The annual property tax increase after both the development and abatement period is completed is estimated at $34,085.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
Staff recommends approval of Council Bill No. 2023-300

ATTACHMENTS
Council Bill No. 2023-300, Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

EXHIBIT B

LEGAL DESCRIPTION:

All of Lots Numbered Sixty-nine (69) and Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County. Missouri, according to the recorded Plat thereof EXCEPT that part described as beginning at the Southeast corner of said Lot 70, thence South 89°58’42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29’35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59’43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning. AND All that part of Lot Numbered Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof described as: Beginning at the Southeast corner of said Lot 70, thence South 89°58’42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29’35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59’43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

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Chapter 353: Property Tax Abatement Applications



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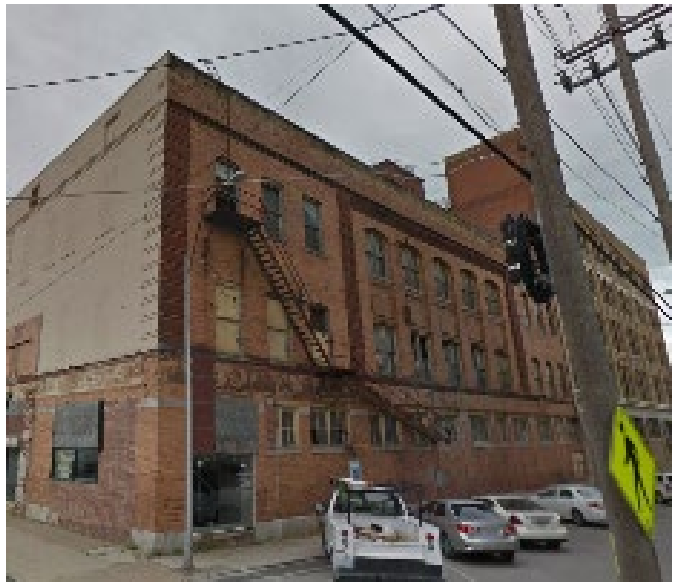
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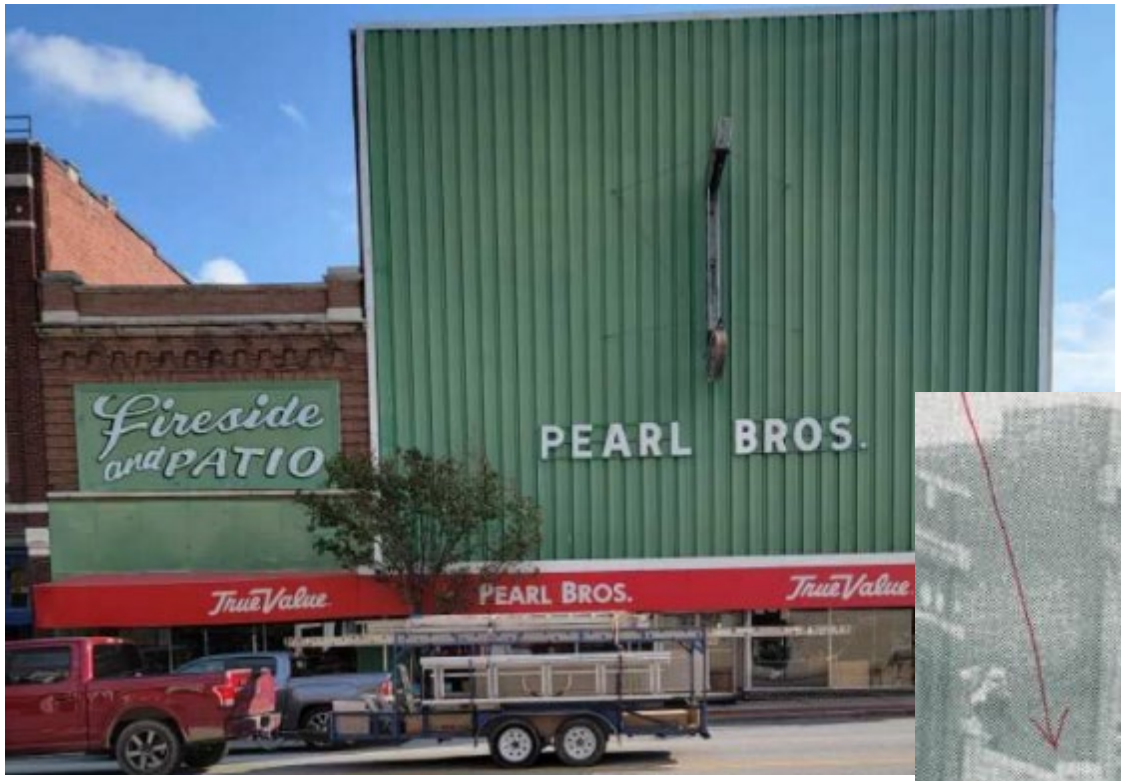
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Additional Property Tax Revenue over 25 years if approved: $341,541.03

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COUNCIL BILL NO. 2023-300 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the A.C. Webb Automotive Building located at 202-204 South Joplin Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 202-204 South Joplin Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on August 6, 2007 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Olivia Apartment Building, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the A. C. Webb Automotive Building approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice, the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the A. C. Webb Automotive Building, located at 202-204 South Joplin Avenue, a more particular description being attached hereto as

Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023 and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 4th day of December 2023, by a vote of

ATTEST:

_____
Douglas Lawson, Mayor

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2023-301

MEETING DATE:
December 4, 2023

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.

SUMMARY REQUEST:
Request for the abatement of ad valorem taxes on improvements made to real property located at 310 S. Moffet Ave.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the Jesse Star House and Carriage House located at 310 S. Moffet Ave. next to the Olivia Apartment Building. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The properties proposed to be redeveloped are part of an area that was declared "blighted" by City Council in 2003. The area was reaffirmed by Council as "blighted" due to an expansion of the blighted area in 2007. Approval of the redevelopment plan will allow the owners to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

Bykota REI, LLC (Chris and Sawyer Smith) are the property owners. They are rehabilitating the existing structure that formerly used as a home. The rehabilitated building area encompasses approximately 5,500 sq. ft.. Bykota REI wants to create 3 residential units and an event venue. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction of the project.

The property owners are investing approximately $463,000. The Joplin Redevelopment Corporation is recommending that 100% of the increase in ad valorem taxes to the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property taxes over the life of the 25-year program is estimated at approximately $124,000. The owners currently pay $1,712.25 in ad-valorem taxes per annum on the property. The current ad-valorem taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions.

The annual property tax increase after both the development and abatement period are completed is estimated at $7,100.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
Staff recommends approval of Council Bill No. 2023-301

ATTACHMENTS
Council Bill No. 2023-301, Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

EXHIBIT B

LEGAL DESCRIPTION:

All of the South One-half of Lot Numbered Forty-four (44) and All of Lots Numbered Forty-five (45) and Forty-six (46) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at S615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

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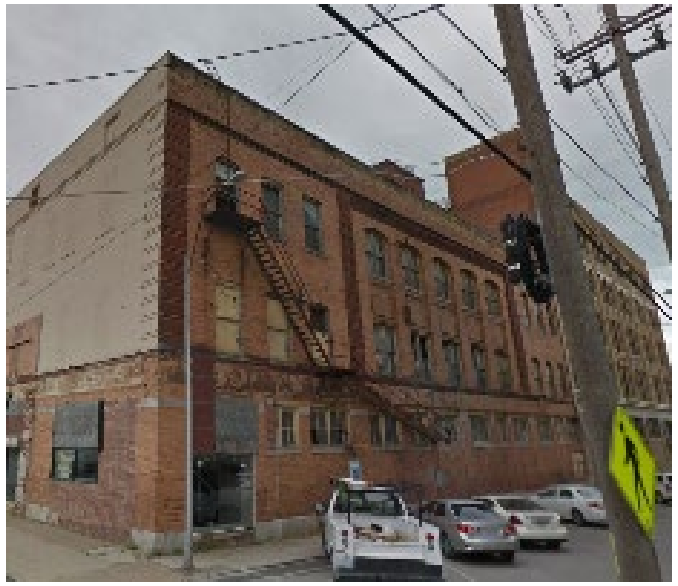
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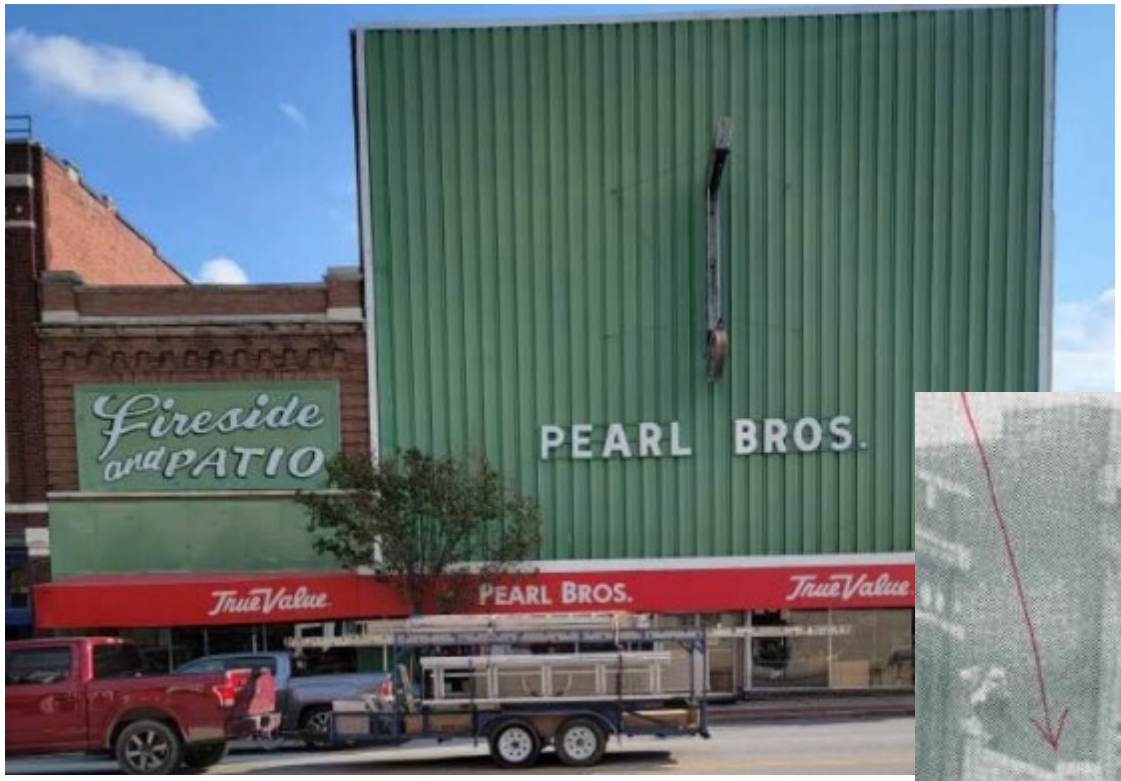
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COUNCIL BILL NO. 2023-301 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the Jesse Star House located at 310 South Moffet Avenue; Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 310 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on August 6, 2007 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Jesse Star House, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the Jesse Starr House Redevelopment Plan is approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice, the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the Jesse Starr House, located at 310 South Moffet Avenue, a more particular description being attached hereto as Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023, and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _day of _____, 2023, by a____vote.

ATTEST: Douglas Lawson, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Review Redevelopment Plan and receive public comments concerning the proposed abatement of ad valorem taxes on improvements made to real property located at 615-617 S. Main St.

MEETING DATE:
December 4, 2023

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.

SUMMARY REQUEST:
Request to receive public comments concerning the proposed abatement of ad valorem taxes on the improvements made to real property located at 615-617 S. Main St. also known as the Pearl Brothers Building.

BACKGROUND:
This is a public hearing only concerning the request to abate the ad valorem property taxes on the improvements made to real property located at 615-617 S. Main St.

The council bill will be presented at a later meeting.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
There is no action required to be taken at this time.

ATTACHMENTS
Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A)

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

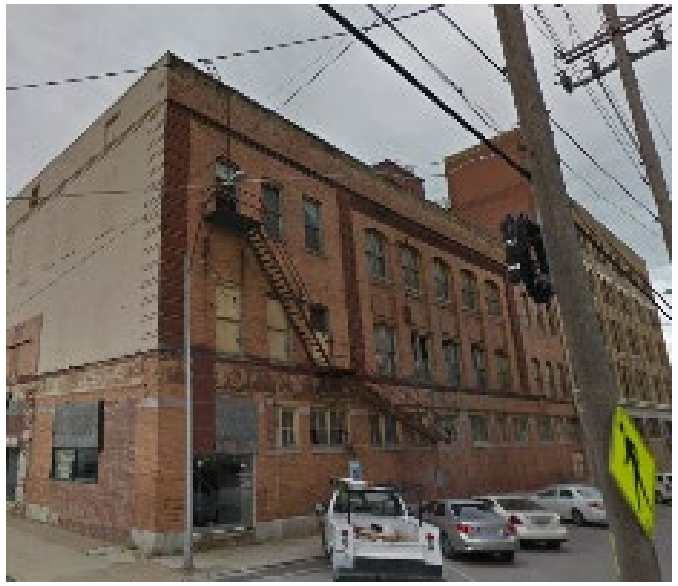
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

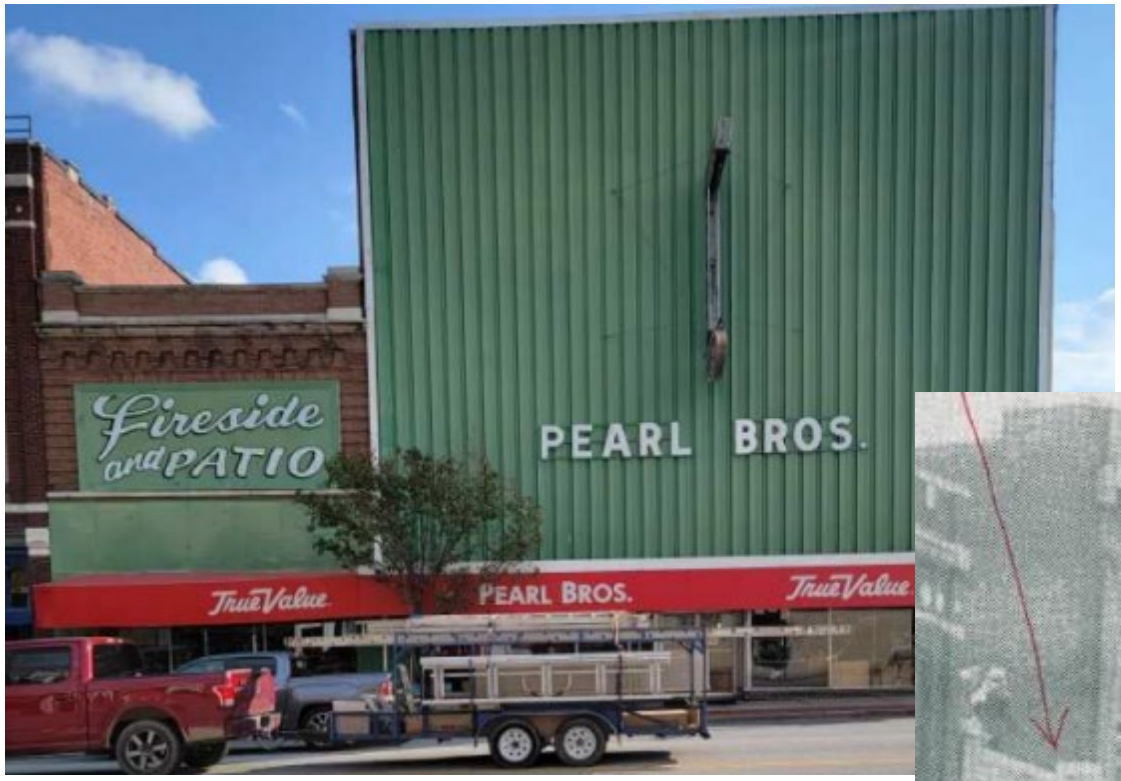
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at S615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

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MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Review Redevelopment Plan and receive public comments concerning the proposed abatement of ad valorem taxes on improvements made to real property located at 401-411 S. Virginia Ave.

MEETING DATE:
December 4, 2023

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 and City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Request to receive public comments concerning the proposed abatement of ad valorem taxes on the improvements made to real property located at 401-411 S. Virginia Ave also known as the Hollcroft and Stults Building.

BACKGROUND:
This is a public hearing only concerning the request to abate the ad valorem property taxes on the improvements made to real property located at 401-411 S. Virgina Ave.

The council bill will be presented at later date.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
The Council Bill will be presented at a later council meeting in 2024. There is no action required to be taken at this time.

ATTACHMENTS
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Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
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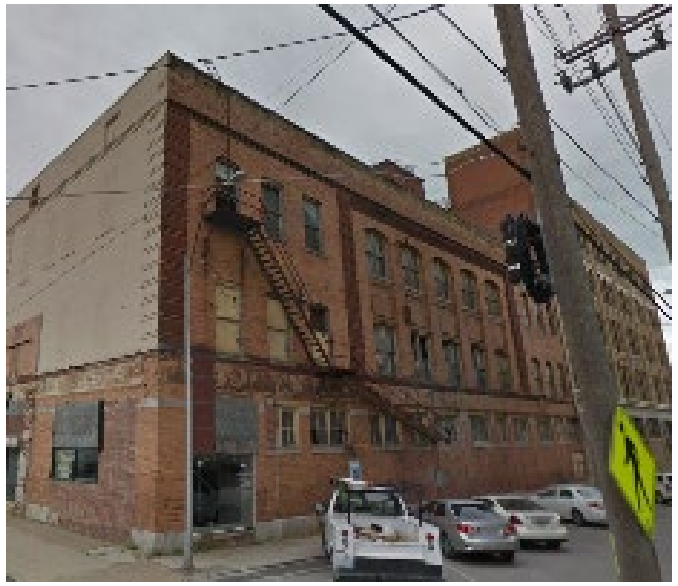
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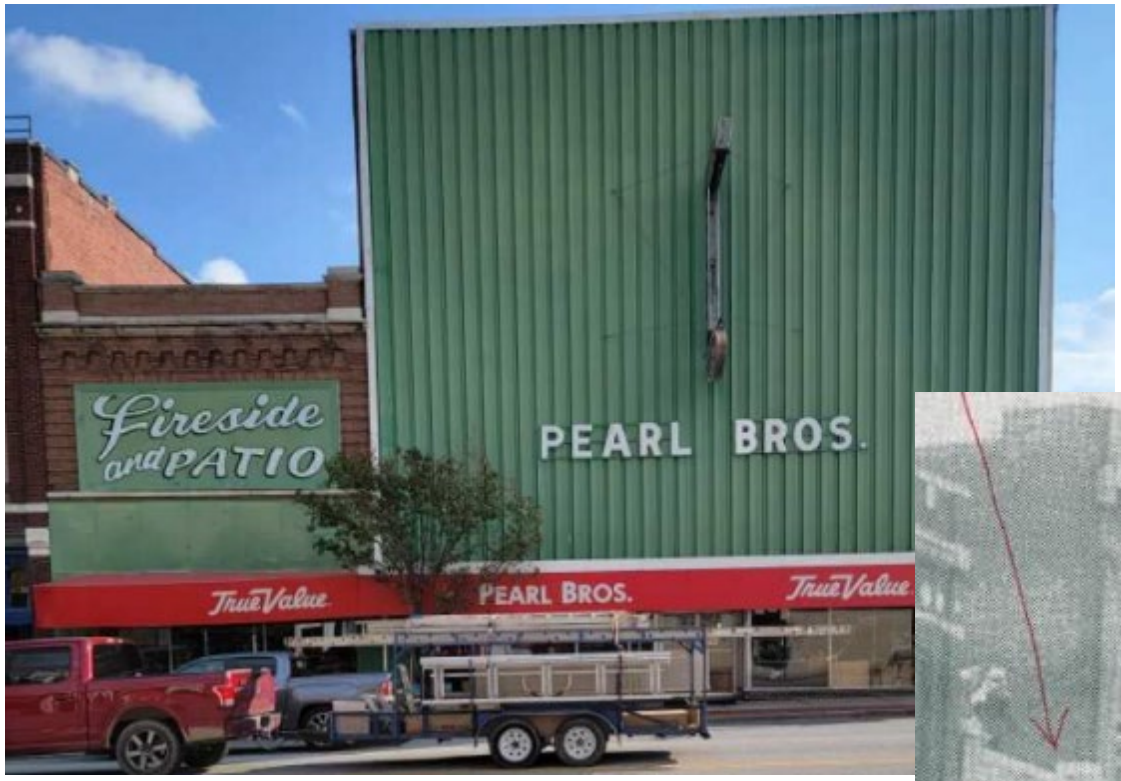
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JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

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III. Old Business

None

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MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Review Redevelopment Plan and receive public comments concerning the proposed abatement of ad valorem taxes on improvements made to real property located at 506-508 S. Virginia Ave.

MEETING DATE:
December 4, 2023

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 and City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Request to receive public comments concerning the proposed abatement of ad valorem taxes on the improvements made to real property located at 506-508 S. Virginia Ave also known as the Christman Building and Christman Annex.

BACKGROUND:
This is a public hearing only concerning the request to abate the ad valorem property taxes on the improvements made to real property located at 506-508 S. Virgina Ave.

The council bill will be presented at a later meeting.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
There is no action required to be taken at this time.

ATTACHMENTS
Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A)

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

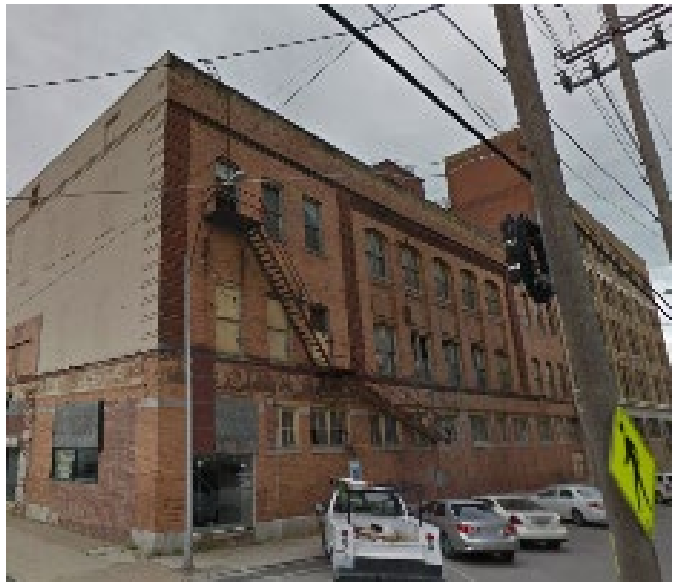
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

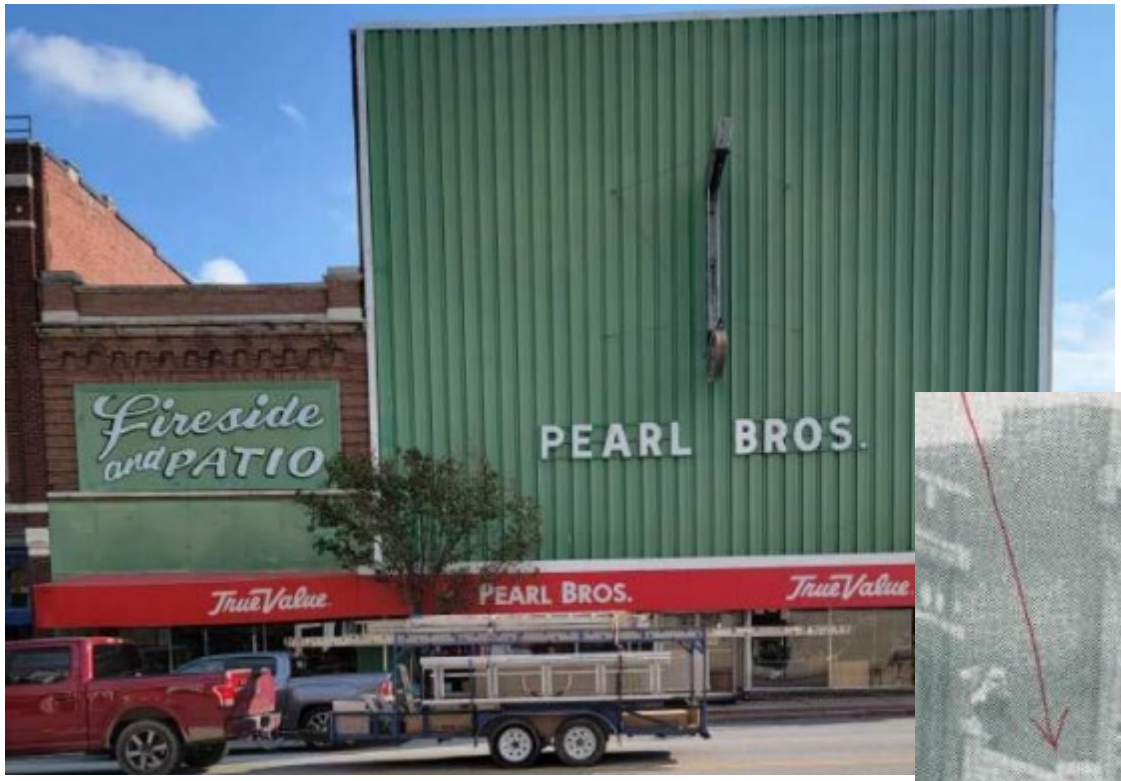
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at S615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

JOPLIN CITY COUNCIL
SPECIAL MEETING MINUTES
MONDAY, NOVEMBER 20, 2023

CALL TO ORDER

Mayor Doug Lawson called the November 20, 2023, Joplin City Council special meeting to order at 5:00 p.m.

City Clerk Holly Nagy read the Special Call:

Notice is hereby given that the City Council of the City of Joplin, Missouri, will hold a special meeting beginning at 5:00 p.m. on Monday, November 20, 2023, in the 5th Floor Council Chambers, 602 S. Main Street to discuss the topics below.

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Josh DeTar, Doug Lawson, Gary Shaw, Phil Stinnett, and Christina Williams. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

Absent: Mark Farnham

Motion by Mr. Cortez, second by Mr. DeTar to excuse the absence of Mark Farnham. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1.

NEW BUSINESS:

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.

Motion by Mr. Shaw, second by Mr. DeTar to go into closed session. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1.

Meeting adjourned at 5:25 PM.

Respectfully,

Holly Nagy, City Clerk, MRCC

JOPLIN CITY COUNCIL
NOVEMBER 20, 2023
MEETING MINUTES

CALL TO ORDER

The November 20, 2023, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Doug Lawson.

INVOCATION was read by City Clerk Holly Nagy.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by Doug Lawson.

ROLL CALL

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Josh DeTar, Doug Lawson, Gary Shaw, Phil Stinnett, and Christina Williams. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

Absent: Mark Farnham

PRESENTATIONS

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office

As many prepare for the Thanksgiving holiday, I'd like to remind everyone that the City is closed for the holiday this Thursday and Friday, November 23 and 24. This closure includes MAPS transportation service and the Recycling Center. The Recycling Center resumes its regular operating hours on Saturday, November 25. City Hall and other City services will reopen to the public at 8 a.m. on Monday, November 27.

Residential trash and curbside recycling services will not be provided on Thanksgiving, and the service day will move to Friday. Friday service will be moved to Saturday this week.

The City's Leaf Pick Up Program is one of our more popular programs so I wanted to mention it again for our viewers. It starts Monday, November 27, weather permitting. The City's two crews start in opposite outlying areas of the city and work toward the center of Joplin.

To help residents know the general order of neighborhood locations, the City has created a map indicating the order of neighborhoods the crews will be working. This slide shows the first 3 sections for each crew. The Leaf Pick-Up map is posted on the City's website and by using the map online, citizens can better prepare for their arrival to pick up their leaves. This year, we will also update the map weekly to indicate the progress, so residents can actively monitor when we'll be getting into their neighborhoods.

Depending on the weather, the program can take about a month or longer. Wet leaves cannot be vacuumed - so moisture can delay the work. We appreciate everyone's patience as we provide this popular service for our residents. For more information, go to our website www.joplinmo.org/LeafPickUp

Joplin will welcome a new Holiday Train with musical entertainment from 1:30-2 p.m. on Tuesday, November 28. Canadian Pacific Kansas City Railroad has announced their HOLIDAY TRAIN will stop in Joplin at Joplin Union Depot. It will arrive at 1:15 p.m. and present a 30-minute, staged Holiday Show at 1:30 p.m. Parking for the event on the Union Depot grounds at 205 N. Main Street will open at 11:30 a.m. For more details, go to www.cpkcr.com/HolidayTrain

Later in the evening, come join Parks and Recreation at Mercy Park for the Holiday Tree Trail Opening Night! From 6 to 8 p.m. on Tuesday, Nov. 28 guests can enjoy cookies from Casey's, hot chocolate served by Joplin Rotary Clubs, and Karen's Dance Studio musical performances. Walk the trail to view 45 uniquely decorated trees. Allow extra time so the children can stop and see Santa at the event. The Tree Trail is open every night until 10 p.m.; attendees are encouraged to vote for their favorite tree through December 20. Joplin Parks and Rec added a few special surprises along the trail this year, so we invite everyone to enjoy this fun holiday display.

Many other holiday events are taking place in Joplin in upcoming weeks, so be sure to check community websites, including the Facebook pages of Joplin Parks and Recreation and Visit Joplin Mo.

CITIZEN REQUESTS AND PETITIONS

Amanda Bearden spoke regarding our current projects and needs**.**

Mr. DeTar made a motion to allow for 1 additional minute of speaking time. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1.

PUBLIC HEARINGS

CONSENT AGENDA

Motion by Mr. Cortez, second by Mr. Shaw to approve the Consent Agenda. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1.

Minutes of the November 6, 2023, City Council Meeting

COUNCIL BILL NO. 2023-287 – 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) to District R-2 (Two-Family Residential) property as described below and located 1802 S Connecticut Ave. **Ordinance No. 2023-179**.

COUNCIL BILL NO. 2023-288 - 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) to District R-2 (Two-Family Residential) property as described below and located at 1221 N Brownell Ave. **Ordinance No. 2023-180.**

COUNCIL BILL NO. 2023-289 - AN ORDINANCE establishing grades and accepting the Final Plat of Emerald Glades 2nd Addition located at 3330 N St Louis Ave, in the City of Joplin, Jasper County, Missouri. **Ordinance No. 2023-181.**

COUNCIL BILL NO. 2023-611 - AN ORDINANCE authorizing the City of Joplin to issue a purchase order to Sign Designs in the amount One Hundred Twenty-One Thousand Nine Hundred Sixty-Seven Dollars and No Cents ($121,967.00) for the installation of six (6) Park Entryway Signs, authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-158 on October 16, 2023.
Ordinance No. 2023-182.

RESOLUTIONS

ORDINANCES – EMERGENCY

COUNCIL BILL NO. 2023-150

Mr. Cortez introduced Council Bill No. 2023-150 - AN ORDINANCE Authorizing the approval of the Missouri Department of Transportation (MoDOT) Grant Agreement for Air Service Promotion and Marketing at the Joplin Regional Airport, authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Cortez, second by Mr. Shaw that Council Bill No. 2023-150 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-183**.

COUNCIL BILL NO. 2023-373

Mr. DeTar introduced Council Bill No. 2023-373 - AN ORDINANCE approving the contract by and between the City of Joplin and Big John's Heavy Equipment for the demolition of the structure(s) and clearing of a lot located at 2701 W. D St. in the City of Joplin, Missouri, for Two Thousand dollars ($2,000.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. DeTar, second by Mr. Copple that Council Bill No. 2023-373 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-184**.

COUNCIL BILL NO. 2023-374

Mr. Cortez introduced Council Bill No. 2023-374 - AN ORDINANCE approving the contract by and between the City of Joplin and Big John's Heavy Equipment for the demolition of the structure(s) and clearing of a lot located at 221 S. Pearl Ave. in the City of Joplin, Missouri, for Five Thousand Five Hundred dollars ($5,500.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Cortez, second by Mr. Shaw that Council Bill No. 2023-374 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-185.**

COUNCIL BILL NO. 2023-375

Mr. Stinnett introduced Council Bill No. 2023-375 - AN ORDINANCE approving the contract by and between the City of Joplin and Freeman's Landworx, LLC. for the demolition of the structure(s) and clearing of a lot located at 1107 E. 34th St. in the City of Joplin, Missouri, for Three Thousand Eight Hundred Seventy-Five dollars ($3,875.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Stinnett, second by Mr. Copple that Council Bill No. 2023-375 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-186**.

COUNCIL BILL NO. 2023-457

Mr. DeTar introduced Council Bill No. 2023-457- AN ORDINANCE approving an amendment to 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 July 1, 2021 and running through July 31, 2024, for the amount of up to Six Hundred Fifty Thousand, Sixty Dollars and No Cents ($650,060.00), to enable the Health Department to provide COVID-19 activities and response and to maintain and to strengthen the communicable disease response to future outbreaks to the residents of Joplin, authorizing the City Manager to execute the same by and on behalf of the City of Joplin, Missouri; and containing an emergency clause. Motion by Mr. DeTar, second by Mr. Copple that Council Bill No. 2023-457 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-187**.

COUNCIL BILL NO. 2023-540

Mr. Copple introduced Council Bill No. 2023-540- AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-158 on October 16, 2023, to adjust appropriations and containing an emergency clause. Motion by Mr. Copple, second by Ms. Williams that Council Bill No. 2023-540 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-188**.

COUNCIL BILL NO. 2023-612

Mr. Shaw introduced Council Bill No. 2023-612- AN ORDINANCE Authorizing the City of Joplin to issue a purchase order to Don Brown Chevrolet in the amount of Five Hundred Fifty-Nine Thousand Two Hundred Sixty-Two Dollars and No Cents ($559,262.00) for the purchase of eleven (11) replacement Chevy Tahoe Police vehicles; authorizing the City Manager to execute the same by and on behalf of the City of Joplin, Missouri; amending the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-158 on October 16, 2023; and, containing an emergency clause. Motion by Mr. Shaw, second by Mr. Cortez that Council Bill No. 2023-612 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-189**.

COUNCIL BILL NO. 2023-613

Mr. Copple introduced Council Bill No. 2023-613- AN ORDINANCE approving the issuance of a Purchase Order to McQueen Emergency to cover the purchase of a used 2016 Pierce Dash 75′ Ladder as approved in the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-519 on October 16, 2023, to adjust appropriations and containing an emergency clause. Motion by Mr. Copple, second by Mr. DeTar that Council Bill No. 2023-613 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Council Bill was declared adopted and entitled

Ordinance No. 2023-190.

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2023-458

Mr. Copple introduced Council Bill No. 2023-458 - AN ORDINANCE amending Chapter 62, Health and Sanitation, by enacting a new Article XI, Lodging Establishments. Motion by Mr. Copple, second by Mr. DeTar that Council Bill No. 2023-458 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-458.

COUNCIL BILL NO. 2023-532

Mr. Copple introduced Council Bill No. 2023-532 AN ORDINANCE repealing Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Mr. DeTar that Council Bill No. 2023-532 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-532.

COUNCIL BILL NO. 2023-533

Mr. DeTar introduced Council Bill No. 2023-533 - AN ORDINANCE repealing Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalk and Other Public Places, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalks and Other Public Places, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. DeTar, second by Mr. Copple that Council Bill No. 2023-533 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-533.

COUNCIL BILL NO. 2023-534

Mr. Cortez introduced Council Bill No. 2023-534 - AN ORDINANCE repealing Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Cortez, second by Mr. Shaw that Council Bill No. 2023-534 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, and Williams, 6. Nays: Stinnett, 1. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-534.

COUNCIL BILL NO. 2023-535

Mr. Stinnett introduced Council Bill No. 2023-535 - AN ORDINANCE repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Stinnett, second by Mr. DeTar that Council Bill No. 2023-535 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-535.

COUNCIL BILL NO. 2023-536

Mr. DeTar introduced Council Bill No. 2023-536 - AN ORDINANCE repealing Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 186-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, and Section 86-152, Admission Fee, of Article V, Swimming Pools, and Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 186-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, and Section 86-152, Admission Fee, of Article V, Swimming Pools, and Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. DeTar, second by Mr. Cortez that Council Bill No. 2023-536 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, and Williams, 6. Nays: Stinnett, 1. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-536.

COUNCIL BILL NO. 2023-537

Mr. Copple introduced Council Bill No. 2023-537 - AN ORDINANCE repealing Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B as adopted by Ordinance No. 97-161 of the City of Joplin and enacting in lieu thereof a new Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Ms. Williams that Council Bill No. 2023-537 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-537.

COUNCIL BILL NO. 2023-538

Mr. Cortez introduced Council Bill No. 2023-538 - AN ORDINANCE repealing Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the City of Joplin and enacting in lieu thereof a new Section 29A-2514, Fees, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Cortez, second by Mr. Shaw that Council Bill No. 2023-538 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-538.

COUNCIL BILL NO. 2023-539

Mr. Copple introduced Council Bill No. 2023-539 - AN ORDINANCE repealing Section 118-235, Permit fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin, and enacting in lieu thereof a new Section 118-235, Permit Fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Mr. DeTar that Council Bill No. 2023-539 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1. The Bill was read as Council Bill No. 2023-539.

SECOND AND THIRD READING
UNFINISHED BUSINESS

NEW BUSINESS

Mr. Stinnett addressed his intent to provide general employees a 3% pay adjustment from a 2.5% pay adjustment for FY 2024 only. Mr. Stinnett wants the Council to reevaluate the decision to change the pay plan. This will come back for a vote in December.

Motion by Mr. Cortez, second by Mr. Copple to accept the resignation of Kate Spencer. Voting in favor were Council Members: Copple, Cortez, DeTar, Lawson, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Farnham, 1.

Motion by Mr. Cortez, second by Mr. DeTar to accept applications for the temporary vacancy due to the resignation of Kate Spencer until November 30, 2023, at 5 PM with an applicant chosen at the December 4, 2023, City Council meeting.

The meeting was adjourned at 7:22 p.m.

Respectfully,

Holly Nagy, City Clerk, MRCC

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-458 – amending Chapter 62, Health and Sanitation by enacting a new Article XI, Lodging Establishments.

MEETING DATE
November 20, 2023

ORIGINATING DEPARTMENT
Health Department

ATTACHMENTS
CB2023-458 Council Bill.

REVIEWED BY
Dept. Head: Ryan Talken; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards.

SUMMARY
This Council Bill amends Chapter 62, Health and Sanitation by enacting a new Article XI, Lodging Establishments.

BACKGROUND
The City of Joplin Health Department has conducted annual and complaint lodging inspections on behalf of the State of Missouri for the 23 lodging establishments located in the City of Joplin. The Joplin Fire Department has also conducted annual fire safety inspections, The State of Missouri issues lodging permits and is the enforcement agency for compliance issues pertaining to the State Lodging Rule. This ordinance intends to give local control to ensure compliance and includes connectivity to the property maintenance ordinance.

This ordinance adopts the State of Missouri lodging code as a regulatory tool for City of Joplin use and requires annual confirmation of good standing from the Health, Fire, Building and Planning Zoning departments. Status of good standing will be determined by annual inspections utilizing this ordinance and existing ordinances currently found in Joplin City Code. This ordinance grants the authority to deny renewal of City of Joplin business license for establishments deemed not in good standing or uncorrected life, health, and public safety violations. A valid city business license is required to conduct business in the City of Joplin.

The Joplin City Council has been updated throughout the process and advised staff to develop a lodging ordinance for consideration. The proposed lodging ordinance was presented to the Joplin Chamber of Commerce Convention and Visitors Bureau Advisory Board who invited local hoteliers to attend via the SW MO Lodging Association. An informational meeting was held on October 17, 2023 with 5 hoteliers in attendance. Edits were made to the ordinance from the feedback received at this meeting. The hoteliers in attendance were generally supportive of the ordinance. Concerns were expressed on additional fees being imposed on lodging establishments. The proposed fee is a reinspection fee that will be applied to facilities with ongoing compliance issue.

FUNDING SOURCE
Health Fund

RECOMMENDATION
Staff recommends adoption of this Council Bill on First Reading

COUNCIL BILL NO. 2023-458 ORDINANCE NO.

AN ORDINANCE amending Chapter 62, Health and Sanitation, by enacting a new Article XI, Lodging Establishments.

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

Section 1. That Chapter 62, Health and Sanitation, is amended by enacting a new Article XI, Lodging Establishments, as follows:

Sec. 62-370. - Definitions.

Lodging establishment means any building, group of buildings, structure, facility, place, or place of business where five or more guest rooms are provided, which is owned, maintained, or operated by any person and which is kept, used, maintained, advertised, or held out to the public for hire which can be construed to be a hotel, motel, motor hotel, apartment hotel, tourist court, resort, cabins, tourist home, bunkhouse, or other similar place by whatever name called, and includes all such accommodations operated for hire as lodging establishments for either transient guests, permanent guests, or for both transient and permanent guests. However, *lodging establishment* shall not be construed to include any *Short-term Rental* as defined in Ordinance No. 2022-001.

Sec. 62-371. – Requirements for Obtaining and Renewing a Business License for a Lodging Establishment.

It shall be unlawful for any person to establish, maintain, or operate a lodging establishment without first having obtained a business license. Any person desiring to obtain a business license for a lodging establishment shall make written application pursuant to the provisions of chapter 30 of this code. In addition to any other requirements of this code, the following must be satisfied in order to obtain or renew a business license for a lodging establishment:

(a) Proof of State Lodging License in good standing; and

(b) Annual confirmation of good standing with this code from the health department, fire department, building department, and planning & zoning department.

Sec. 62-372. - Requirements for Operating a Lodging Establishment.

In addition to any other requirements of state law, specifically Chapter 315, RSMo., the requirements for operating a lodging establishment are as follows:

(a) Pest Control.

1. Every lodging establishment shall be constructed and maintained to prevent the entrance, harborage, or breeding of flies, cockroaches, bed bugs, fleas, rats, mice, birds, and all other insects and pests of concern.

2. Professional, licensed pest services shall be contracted and used at a frequency no less than one time per month for preventive maintenance and for control and elimination of the presence of pests, with an allowance for the following:

    i. For the control of bed bugs, a lodging establishment may self-treat with commercial grade heat treating equipment. The person administering the heat treatment must be able to demonstrate knowledge of how to use equipment and have in their possession a manufacturer's manual for the operation of the heat-treating equipment. If knowledge cannot be demonstrated the lodging establishment's right to self-treat will be revoked and a professional pest control company will be required for treatment.

    ii. In the case the facility is not successful in self-treating for bed bugs, the establishment will be required to utilize professional, licensed pest control services.

    iii. Dead or trapped birds, insects, rodents, and other pests shall be removed from pest control devices and the premises at a frequency that prevents their accumulation, decomposition, or the attraction of pests.

3. Rooms in which evidence of pest harborage is present shall be taken out of service until the presence of pests has been mitigated. Evidence of harborage can include, but is not limited to, live pests, droppings, nests, dead or trapped bodies, and eggs. Rooms discovered to be harboring pests during an inspection will be ordered to be taken out of service by the regulatory authority and may not be reopened until the regulatory authority verifies that presence of pests has been mitigated.

Sec. 62-373. – Inspections; right of entry.

The departments specified in Sec. 62-371(b) shall inspect or cause to be inspected as often as shall be deemed necessary but at least annually every lodging establishment in the city to implement the provisions of this article. For this purpose, said departments shall have the right to entry and access thereto at all reasonable times and no order of court shall be necessary therefore.

Sec. 62-374. - Notice of violation; correction of violations.

(a) Imminent health hazard violations; opportunity to correct.

1. An imminent health hazard means a significant threat or danger to health that is considered to exist when there is evidence sufficient to show that a product, practice, circumstance, or event creates a situation that requires immediate correction or cessation of operation to prevent illness or injury based on:

    i. The number of potential illnesses or injuries;

    ii. the nature, severity, and duration of the anticipated illness or injury; and

iii. the effect on the environment or the surrounding geographical area.

2. If the director of health discovers that the holder of a business license for a lodging establishment has failed to comply with this code or state law, and the violation is constituting an imminent health hazard, he or she shall:

i. Immediately lock, secure or close the area of violation and post a sign indicating that the room, area, and/or lodging establishment is closed;

ii. inform the license holder, his agent, or employee in writing that a violation exists;

iii. allow the license holder an opportunity to correct the violation immediately or within a reasonable period, not to exceed 10 days, as determined by the director; and

iv. re-inspect the lodging establishment to determine if the violation still exists.

(b) Non-health-hazardous or life-threatening violations; opportunity to correct. During an inspection, if the director of health discovers that the holder of a business license for a lodging establishment has failed to comply with this code or state law, and the violation is not life-threatening or a potentially serious health hazard, he or she shall:

1. Inform the license holder, his agent, or employee in writing that violation(s) exist;

2. allow the license holder an opportunity to correct the violations within a reasonable period, not to exceed 30 days, as determined by the director; and

3. re-inspect the lodging establishment to determine if the violation(s) still exist.

4. The director may approve a compliance schedule that extends beyond the time limits specified under (b)2 of this section if a written schedule of compliance is submitted by the license holder and no health hazard exists or will result from allowing an extended schedule for compliance.

Sec. 62-375. - Penalty.

In addition to any other penalties and remedies for violations that may exist in law or equity, any person violating any of the provisions of this article shall be subject to the penalties set forth in section 1-5 of this code.

Sec. 62-376. Fees.

There will be a reinspection fee when extra inspections are necessary for each reinspection trip beginning with the second reinspection for uncorrected violations. Fees will not be charged for initial inspection and first reinspection. For each eligible reinspection $150.

(a) Fee review process. City council shall review the costs of services with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge.

Sec. 62-377—62-379. - Reserved."

Section 2. That the sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with an dependent upon the void section that it cannot be presumed that this Council would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and incapable of being executed in accordance with the legislative intent.

Section 3. 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 20th day of November 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-532 – Approving certain fee changes in the fire department

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-532 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Fire Chief: Gerald Ezell; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the fire department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to fire department fees.

The proposed changes are as follows:

- Change the fire operational permit from $75.00 to $100.00
- Change the fireworks stand fee from $150.00 to $225.00

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 general fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-532 ORDINANCE NO.

AN ORDINANCE repealing Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires 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 Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, be repealed and a new Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**ARTICLE II. FIRE PREVENTION CODE**

DIVISION 2. INTERNATIONAL FIRE CODE

Sec. 58-68. Schedule of Fees.

The following is a schedule of the fire department permit fees:

(1) *Plan Review.* Where a fire plan review is required for any reason, fees shall be collected for such plan review as follows:
   a. *Fire Commercial Plan Review* fee shall be .001 multiplied by the value of the project, with a maximum cap of $2,500.00 per plan review.
      i. The value of the project in this section shall be computed by one of the following methods and approved by the Fire Marshal, but in no case shall the value of the project be less than the minimum set forth in this section.
         a) Provided by the person applying for the permit and verified by the Fire Marshal.
         b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on

file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of 0.87.

ii. The minimum value of the project shall be calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of .65.

b. *Sprinkler/Standpipe Plan Review* fee shall be $200.00 for commercial permits and $50.00 for residential permits.

c. *Alarm System Plan Review* fee shall be $200.00 for commercial permits and $50.00 for residential permits.

(2) *Inspection Fees.* Where an inspection for an underground sprinkler system or a hood suppression system is required for any reason, fees shall be collected as follows:

a. *Underground Sprinkler Inspection* fee shall be $100.00 for commercial permits.

b. *Hood Suppression Inspection* fee shall be $75.00 for commercial permits.

(3) *Permit Fees.* No permit will be issued prior to the plan review process or prior to the beginning of construction.

a. *Operational Permit fee*. Operational permits, as referenced in the International Fire Code, may be revoked by the Fire Marshal at any time for cause. Operational permits shall be $100.00 per permit.

(4) *Burn Permit Fees.*

a. *General Burn Permit Fee.* A general burn permit shall be issued prior to any such burning inside the City of Joplin. A general burn permit for piles less than 3 feet diameter by 2 feet high shall cost $10.00. A burn permit shall be valid for up to three consecutive days. Prior to burning, a holder of a valid burn permit must contact the Joplin Fire Department to obtain permission to burn on that given day.

(5) *Reinspection Fees.*

a. There will be a reinspection fee when extra inspections are necessary due to any of the following reasons:

1) When wrong address is provided.
2) When work is not ready for inspection when called.
3) When work is not installed in compliance with city ordinances and/or applicable codes
4) In any other event that is of no fault of city inspectors.

For each trip, residential: $25.00, commercial/industrial: $50.00.

(6) *Firework Stand Fees.*
a. $225.00 per calendar year as referenced in Section 58-66.

(7) *Fee Review Process.*
City Council shall review the costs of services with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge."

Section 2. That this ordinance shall become effective on January 1, 2024.

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

_____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-533 – Approving certain fee and language changes in the public works department

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-533 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Public Works Director: Dan Johnson; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees and related language in the public works department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to public works department fees.

The proposed changes are as follows:

- Increase special event permit fee from $150.00 to $200.00
- Increase road closure permit fee from $75.00 to $100.00
- Increase residential engineering plan review fee from $100.00, plus $10.00 per lot to $200.00, plus $15.00 per lot

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 general fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-533 ORDINANCE NO.

AN ORDINANCE repealing Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalk and Other Public Places, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalks and Other Public Places, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires 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 Section 106-62, Inspection and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalks and Other Public Places, be repealed and a new Section 106-62, Plan Review and Permit Fees, Article III, Improvement Permits, of Chapter 106, Streets, Sidewalks and Other Public Places of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**ARTICLE III. IMPROVEMENT PERMITS**

Sec. 106-62. Plan Review and Permit Fees.

(1) Before any permit shall be issued under the provisions of this article, the applicant therefor shall pay a fee determined as follows:

a. *Driveway.* The fee for driveway permits shall be as follows:
   i. Residential - $50.00
   ii. Commercial - $100.00

b. *Sidewalk.* The fee for sidewalk permits shall be as follows:
   i. Residential - $50.00
   ii. Commercial - $100.00

c. *Curb & Gutter.* The fee for curb and gutter permits shall be as follows:
   i. Residential - $50.00
   ii. Commercial - $100.00

d. *Stormwater.* The fee for stormwater permits shall be as follows:
   i. Commercial - $100.00

(2) *Special Event Permit.* When a special event held within the limits of the City of Joplin requires city labor and materials, the applicant therefor shall pay a fee of $200.00 per special event.

(3) *Road Closure Permit.* When a road or street within the limits of the City of Joplin requires a temporary closure for construction, utility repairs, special events or any other reason, the applicant therefor shall pay a fee of $100.00 per road closure.

(3) *Plan Review*. Where an engineering plan review is required for any reason, fees shall be collected for such plan review as follows:

a. *Engineering Commercial Plan Review* fee shall be .001 multiplied by the value of the project, with a maximum cap of $2,500.00 per plan review.
    i. The value of the project in this section shall be computed by one of the following methods and approved by the Public Works Director, but in no case shall the value of the project be less than the minimum set forth in this section.
        a) Provided by the person applying for the permit and verified by the Public Works Director.
        b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of 0.87.
    ii. The minimum value of the project shall be calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of .65.

b. *Engineering Residential Subdivision Plan Review* fee shall be assessed upon the submission of a preliminary plat in the amount of $200.00, plus $15.00 per lot. The fee shall be paid at the time the preliminary plat is submitted and shall apply to approval of the preliminary plat and final plat, provided that the final plat includes the same area as the preliminary plat.

c. *Engineering Traffic Control Plan Review* fee shall be assessed upon the submission of a temporary roadway closure plan for traffic lane adjustments in the amount of $50.00 per plan. The fee shall be paid at the time the plan is submitted.

(4) *Fee Review Process.*
City Council shall review the costs of services with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge."

Section 2. That this ordinance shall become effective on January 1, 2024.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-535 – Approving certain health department fee changes related to business licenses

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-535 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Health Director: Ryan Talken; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing health department fees related to business licenses.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes related to business license fees.

The proposed changes are as follows:

- Change the Health Permit-Low Risk fee from $120.00 to $130.00
- Change the Health Permit-Medium Risk fee from $240.00 to $260.00
- Change the Health Permit-High Risk fee from $360.00 to $390.00
- Add a new fee Health Permit Mobile Vendor-Low Risk at $130.00
- Add a new fee Health Permit Mobile Vendor-Medium Risk at $260.00
- Add a new fee Health Permit Mobile Vendor-High Risk at $390.00
- Add a new Health Permit Temporary Food Vendor at $75.00 per event
- Change Swimming Pool-Seasonal Facility from $131.00 to $142.00
- Change Swimming Pool-Yearly Facility from $315.00 to $340.00
- Add a new Health Permit Pre-Opening Inspection at $150.00
- Change Health Permit Tattoo Parlor Inspection from $85.00 to $130.00
- Remove Change of Ownership Inspection
- Remove New Construction/Remodel Inspection

The fee changes will be effective on April 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 general fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-535 ORDINANCE NO.

AN ORDINANCE repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function; and,

WHEREAS, the Council of the City of Joplin desires to establish new fees and make certain fee changes to help recover the cost of services provided by the health department.

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

Section 1. That Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, be repealed and a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"DIVISION 2. SCHEDULE OF FEES

Sec. 30-121. License classifications and fees.

Except as otherwise indicated in this article, the annual schedule of license fees and classification of occupations, trades, pursuits, businesses and vocations shall be as follows:

Abstracting Business …The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Accountant, Auditor, Bookkeeper ……The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Advertising Agencies or Services ……....100.00

Agent or Agency not enumerated ……100.00

Ambulance Services or Companies, ……175.00

Amusement Centers, Card Tables, Recreation

A) Bowling Alley, Per Alley……..15.00
B) Billiard or Pool Hall, Per Table ……15.00
C) Dancehall ……100.00
Per Month……..10.00
Per Day …….. 5.00
D) Miniature Golf ……100.00
E) Domino Parlor
Per Table …… …15.00
F) Shuffleboard or Card Table
Per Table …….15.00
G) Any Other Amusement Type Activity, Per Activity……15.00

Apartment Houses and Complexes……25.00
Plus each unit offered for rent……..2.00

Architects

1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Armored Car Services ……..……The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Artist, per year ……30.00

Auction House or Business …….The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Auctioneer ……150.00

Automobile Dealers-New and/or Used ..... The fee provided in section 30-92 (1), with a minimum license fee of $175.00 per year in any case.

Automobile Dealer Tags

A) First Tag …….10.00
B) Each Additional Tag ……5.00

Automobile Leasing or Renting…… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Automobile Parking Lots or Storage Garage …… The fee provided in section 30-92 (1).

Automobile Washing, Waxing or Polishing
Establishments, Power Washers …….. The fee provided in section 30-92 (1).

Banking, Trust, or Mortgage Company
Having Deposit Market Share inside Joplin of in (000's):
$0-$20,000…….. ……100.00
$20,001-$50,000……..200.00
$50,001-$100,000……300.00
$100,001-$200,000……..400.00
$200,001 and Up……..500.00

Barbers and Beauty Operators, without a place of business
Per year……10.00

Barbershops and Beauty Parlors
Per Chair or Per Operator ……5.00

Billboard Business, Outdoor Advertising Companies … The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Bondsmen, Bail
A) Professional Bondsmen ……....100.00
B) Agent/Employee……..50.00

Brokers and Brokerage Companies …….100.00

Business or Correspondence School, For Profit ….The fee provided in section 30-92 (1).

Carnivals, For Profit
A) Per Day ……250.00
B) Per Week ……..…1,000.00

Carnivals, Not for Profit (excluding school functions)
A) First Ten Days, Per Day …….10.00
B) Each Day After, Per Day ……..5.00

Carnivals, Inside Facility for more than 30 days….The fee provided in section 30-92(1).

Cash Register Agency ……. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Caterer (other than as part of a licensed restaurant)……50.00

Circus, For Profit
A) First Day ……..300.00
B) Each Day After, Per Day …….200.00

Circus, Not for Profit (excluding school functions)
A) First Ten Days, Per Day……10.00
B) Each Day After, Per Day ……5.00

Cleaners of Windows, Buildings, Carpet & Rugs,
Furniture & Similar Items ……..…… The fee provided in section 30-92 (1)

Coin Operated Devices
(1) Operator's License for any type Coin
Operated Machine, Amusement/Prophylactic Machine ……50.00
Operated Machine, Vending Machine ……...30.00
A) Amusement Machine, Each …… 10.00
B) Vending Machine, Each …… …2.00
C) Prophylactic Device Machine, Each ……..10.00

Cold Storage Warehouse & Locker Plants ……100.00

Collection Agency, Credit Bureau or Retail Credit Association ……100.00

Contractors
A) General Builders, Commercial ……500.00
B) General Builders, Residential ……...200.00
C) Subcontractor or Specialty (Including Demolition) ……150.00
D) Electrical
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00
E) Plumber
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00
F) Mechanical
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00

Dental Laboratories …….…… The fee provided in section 30-92 (1)

Employment Agency ……...100.00

Engineer or Engineering Company
1-25 Employees…….……125.00

26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Florist, Greenhouse, Nurseries …….…… The fee provided in section 30-92 (1)

Fortunetelling ……50.00

Garage Repair Shop ……. The fee provided in section 30-92 (1)

Health Permit
Low Priority ……..…..130.00
Medium Priority ……..260.00
High Priority ……390.00
Mobile Vendor-Low Priority ……..130.00
Mobile Vendor-Medium Priority ……260.00
Mobile Vendor-High Priority ……..390.00
Temporary Food Vendor, per event ……..75.00
Pre-Opening Inspection ……150.00
Tattoo Parlor Inspection ……...……130.00
Swimming Pools, Public and Semi-Public, Seasonal ……..…142.00
Each Additional Seasonal Facility…….15.00
Swimming Pools, Public and Semi-Public, Year-Round ……340.00
Each Additional Yearly Facility…….50.00

Hospital, Private ……500.00

Hotels and Motels
A) First Room ……15.00
B) Each Additional Room ……...1.00

House Mover …….50.00

Ice Cream Stand …….50.00

Ice Dealer
A) First Delivery Vehicle ……..30.00
B) Each Additional Vehicle ……..10.00

Insurance Adjusters & Claim Agents or Agencies ……175.00

Insurance Agent, Agency or Broker
Representing Fire, Casualty, Bonding, Plate Glass, Accident or Life Insurance Companies
A) Not more than 1 Person ……...100.00

B) For each additional Partner, Member of the Firm or Officer of the Company engaged in the Sales Part of the Business…….10.00

Internet Service Providers…….$2 per employee, with a minimum license fee of $30.00 per year in any case.

Investment Company ……100.00
A) Plus, Each Salesman or Solicitor …….10.00

Junk, Scrap, Salvage Dealer …….. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Land Surveyor
1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Laundry, Cleaning and Pressing …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Laundry, Self-Service ……..50.00

Lead-Litharge Smelting ……The fee provided in section 30-92 (1), with a minimum license fee of $1,200.00 per year in any case.

Liquor
A) Dealers at Retail in Intoxicating Liquor-
for consumption on premises where sold ……..450.00
B) Dealers at Retail in Intoxicating Liquor-
in original package ……200.00
C) Dealers at Retail in Intoxicating Liquor-
restaurant bars ……450.00
D) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for consumption on premises where sold ……...100.00
E) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for sale in original package ……100.00
F) Dealers at Retail in Nonintoxicating Beer (3.2%)
in original package ……..50.00
G) Dealers at Retail in Nonintoxicating Beer (3.2%)
for consumption on premises where sold ……75.00
H) Dealers at Wholesale & Solicitation in Intoxicating Liquor-

all intoxicating liquor …….600.00
I) Dealers at Wholesale & Solicitation in Intoxicating Liquor-containing not in excess of 22% alcohol by weight ……..300.00
J) Dealers at Wholesale & Solicitation in Intoxicating Liquor-containing not in excess of 5% alcohol by weight ……150.00
K) Dealers at Wholesale in Nonintoxicating Beer (3.2%) …….100.00
L) Wine, malt beverages, and distilled spirits tasting permit ……..25.00

Locksmith & Gunsmith …… The fee provided in section 30-92 (1)

Manufacturer ……..The fee provided in section 30-92 (1)

Masseurs, Physical Therapy, Weight Control,
Exercise or Health Studios or similar establishments ……..……..…100.00

Merchants, Wholesale & Retail ……..…….. The fee provided in section 30-92 (1)

Merchant, Temporary
Temporary Merchant means any person who sells or offers for sale merchandise or wares on a temporary basis and shall include special events, which constitutes less than on an annual basis.
A) Each Event …….5.00
B) Per Week ……..……10.00
C) Per Month …….20.00

Messenger Service …….100.00

Mobile Home Park
A) First Mobile Home Lot ……15.00
B) Each Additional Lot ……..2.00

Mortuary, Undertakers or Funeral Establishments …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Nurseries, Daycare, Preschools
A) First five children ……..10.00
B) Each Additional child ……..1.00

Nursing, Convalescent or Old-Age Homes ……30.00

Office Buildings
A) First Ten Rooms ……25.00
B) Each Additional Room ……1.00

Optical Goods, Manufacturing, Wholesale or Retail ……..……. The fee provided in section 30-92 (1)

Parcel Delivery or Express Company
A) For 1 Vehicle ……..30.00
B) Each Additional Vehicle …….10.00

Pawnbroker, which shall include the buying and selling of gold, silver and jewelry …
The fee provided in section 30-92 (1), with a minimum license fee of $200.00 per year in any case.

Peddlers
A) Conducting Business on foot
1. Per Special Event……5.00
2. Per Week ……..…10.00
3. Per Month ……..…20.00
4. Per Year …….50.00

B) Using a wagon, automobile, cart or other vehicle or conveyance, which shall include concession trailers, per such vehicle
1. Per Special Event……5.00
2. Per Week ……..…10.00
3. Per Month ……..…20.00
4. Per Year …….50.00

Pest, Vermin Control …… The fee provided in section 30-92 (1)

Photographer …….50.00
A) Plus each agent or solicitor per day ……..5.00

Printing Establishment
Printing, typesetting or linotype, mimeographing, photostating, engraving, photocopying or lithographing services …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Private Investigators and Security Guards …….…….50.00

Processing Services
Those processing establishments or processing services not otherwise enumerated …… The fee provided in section 30-92 (1)

Promoters or Booking Agents or Agencies
Promoters of all types of entertainment where an admission is charged to the public for profit or the expectation of profit ……..50.00

Radio Stations ……..150.00

Railroads or Railways ……...500.00

This item shall apply to every person operating a railroad or railway company and transacting business within the city (but not including business done to or from points within the state and not including any business done for the government of the United States, its officers or agents), and every person operating a railroad or railway company operating its trains or keeping and maintaining its tracks across, upon or along any street, alley or other public place in the city, by means of any surface track, bridge, viaduct or tunnel, and every person operating a railroad or railway company occupying any portion of any street, alley or other public place of the city with its roadbed, tracks, ties, switches, bridges, viaducts, tunnels or other structures

Real Estate Agent, Agency or Broker …….……...100.00

A) Plus, for each salesman ……15.00

Rental Businesses ……..……. The fee provided in section 30-92 (1)

Repair Establishments ……. The fee provided in section 30-92 (1)

Restaurants, Café, Cafeteria's & Lunchrooms…The fee provided in section 30-92 (1), but in no case shall a restaurant license be more than $500 per year.

Sales/Service Agent or Agency

Receiving gross annual commissions, fees, charges or compensation of

A) $25,000 or less per year ……25.00
B) More than $25,000 and not more than $50,000, per year…….….35.00
C) More than $50,000 and not more than $100,000 per year ……50.00
D) More than $100,000 and not more than $250,000 per year ……100.00
E) More than $250,000 and not more than $500,000 per year …….250.00
F) More than $500,000, per year ……..400.00

Septic Tank Cleaning ……..75.00

Service Center (all other service businesses not enumerated)……..…..$2 per employee, a minimum license fee of $30.00 per year in any case.

Service Station, Filling Station, Gasoline Station … The fee provided in section 30-92 (1)

Shows, Transient

Tent shows, exhibits, exhibitions or other attractions

held indoors or outdoors or in automotive or other conveyances, other than carnivals or circuses

A) First day ……10.00
B) Each additional day ……5.00

Sign Makers and Sign Painters ……75.00

Skating Rinks, Ice or Roller ……...150.00

Sound Recording and Reproduction Services ….. The fee provided in section 30-92 (1)

Stocks and Bonds, Sale or Purchase ……100.00

Stockyard ……500.00

Storage Houses and Warehouses ……. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Street Stand, Temporary in nature, Special Events Only

A street stand is any place near to or adjoining any sidewalk, alley, or other public way, or any common area, whether such common area is enclosed or open, where articles are eaten or drunk or articles of ornament or necessity are sold, offered or exposed for sale, this item shall not apply for purposes of stands near to or adjoining any sidewalk, alley or other public way or any common area operating for the sale of fireworks.

A) Each Special Event ……5.00
B) Per Week ……10.00
C) Per Month ……...20.00
D) Per Year ……..50.00

Tailoring Business …… The fee provided in section 30-92 (1)

Tattoo Parlor's, per year ……125.00

A) Plus, per operator ……25.00

Taxicab Business

A) Base fee ……..50.00
B) Plus, each cab, per year ……..50.00

Taxicab Drivers

A) Original License ……5.00
B) Each renewal ……3.00

Taxidermists ……..30.00

Theaters and Moving Picture Houses
Those having a seating capacity of:
A) 500 or less ……100.00
B) 501 to 1,000 ……150.00
C) 1,001 to 1,500 ……..175.00
D) 1,501 to 2,000 ……..200.00
E) 2,001 or more ……...250.00

Towel Supply Company ……..50.00

Transfer & Moving Van Companies
A) First vehicle ……30.00
B) Each additional vehicle ……...10.00

Travel Agencies or Agents ……30.00

Tree Surgeons ……..150.00
Those persons engaged in the occupation of tree surgeons, tree trimming, tree and plant treating or spraying services

Truck Terminal or Truck Loading & Unloading Depot ……..150.00

Welding Company …….. The fee provided in section 30-92 (1).

No individual annual occupational license shall exceed $50,000."

Secs. 30-123--30-140. Reserved.

Section 2. That this ordinance shall become effective on April 1, 2024.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-537 – Approving certain fee changes in the zoning subdivision regulations

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-537 Ordinance

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

SUMMARY
This Council Bill changes certain existing fees in the planning and zoning department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to planning and zoning department fees.

The proposed changes are as follows:

- Change the subdivision plat fee from $150.00 to $200.00
- Change the lot split fee from $125.00 to $150.00

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 community planning fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-537 ORDINANCE NO.

AN ORDINANCE repealing Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B as adopted by Ordinance No. 97-161 of the City of Joplin and enacting in lieu thereof a new Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires 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 Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B as adopted by Ordinance No. 97-161 be repealed and a new Section 9, Filing Fees, of the Subdivision Regulations, Appendix 29B of the City of Joplin be enacted in lieu thereof to read as follows:

"**CITY OF JOPLIN, MISSOURI**
SUBDIVISION REGULATIONS

SECTION 9

FILING FEES

1. Subdivision Plats: There shall be paid by all persons or corporations submitting preliminary plats for approval by the City a filing fee of Two Hundred Dollars ($200.00), plus Fifteen Dollars ($15.00) per lot. This fee shall be paid at the time that the preliminary plat is submitted to the Planning and Zoning Commission and shall apply to approval of the preliminary plat and final plat, provided that the final plat, includes the same area to be subdivided as the preliminary plat.

2. Lot Splits: The filing fee for lot splits shall be One Hundred Fifty Dollars ($150.00).

3. City Council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fee charge.

Section 2. That this ordinance shall become effective on January 1, 2024.

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

_____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-538 – Approving certain fee changes in the zoning regulations

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-538 Ordinance

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

SUMMARY
This Council Bill changes certain existing fees in the planning and zoning department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to planning and zoning department fees.

The proposed changes are as follows:

- Change the rezoning application fee from $550.00 to $600.00
- Change the special use permit application fee from $550.00 to $600.00
- Change the special use permit renewal fee from $550.00 to $600.00
- Change the request for board of zoning adjustment fee from $550.00 to $600.00
- Change the request for vacations fee from $550.00 to $600.00
- Change the site plan/development review fee from $550.00 to $600.00

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 community planning fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-538 ORDINANCE NO.

AN ORDINANCE repealing Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the City of Joplin and enacting in lieu thereof a new Section 29A-2514, Fees, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires 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 Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations be repealed and a new Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**CITY OF JOPLIN, MISSOURI – ZONING REGULATIONS**
Article 25 - Administration

Sec. 29A-2514. *Fees.*

Rezoning Application	$600.00
Special Use Permit Application	$600.00
Special Use Permit Renewal	$600.00
Request for Board of Zoning Adjustments	$600.00
Request of Vacation of Streets, Alleys, and Easements	$600.00
Site Plan/Development Review	$600.00

1. City Council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fee charge."

Section 2. That this ordinance shall become effective on January 1, 2024.

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

_____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-539 – Approving certain fee changes in public works

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-539 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Public Works Director: Dan Johnson; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the public works department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to public works department fees.

The proposed changes are as follows:

- Remove the sewer saddle/clay pipe fee of $200.00

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This is not applicable for this item.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-539 ORDINANCE NO.

AN ORDINANCE repealing Section 118-235, Permit fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin, and enacting in lieu thereof a new Section 118-235, Permit Fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to change certain 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 Section 118-235, Permit Fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, be repealed and a new Section 118-235, Permit Fee, Connection Fee, and other Sewer Fees, of Article II, Sewers and Sewage Disposal, of Division 7, Building Sewers, of Chapter 118, Utilities, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE II. SEWERS AND SEWAGE DISPOSAL

Division 7. Building Sewers

Sec. 118-235. Permit fee, connection fee, and other sewer fees.

(1) *Fees.*

(a) A sewer reconnection permit and inspection fee of $100.00 shall be charged for any sewer reconnection service inside the limits of the City of Joplin.

(b) A sewer reconnection permit and inspection fee of $125.00 shall be charged for any sewer reconnection service outside the limits of the City of Joplin.

(c) A sewer new connection permit and inspection fee of $300.00 shall be charged for any new sewer connection service inside the limits of the City of Joplin.

(d) A sewer new connection permit and inspection fee of $400.00 shall be charged for any new sewer connection service outside the limits of the City of Joplin.

(e) A sewer extension permit and inspection fee of $300.00 shall be charged for any new sewer extension inside the limits of the City of Joplin.

(f) A sewer extension permit and inspection fee of $400.00 shall be charged for any new sewer extension outside the limits of the City of Joplin.
(g) There shall be an additional sewer riser locate permit fee of $100.00 for city personnel to inspect or locate a sewer connection point to the city sewer main."

Section 2. That this ordinance shall become effective on January 1, 2024.

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

_____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2023-018 – Appointing a Citizens Committee to assist with the renewal of the 3/8% Capital Improvements Sales Tax

MEETING DATE
December 4, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
Resolution 2023-018

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Resolution establishes a Citizens Committee to assist with the Capital Improvement Sales Tax renewal initiative.

BACKGROUND
The City Council desires to place the renewal of the Capital Improvement Sales Tax before the voters on April 2, 2024 to ask voters to support a slate of projects to be completed during the time frame of the tax. This resolution establishes a Citizens Committee to evaluate and recommend a proposed list of projects within the anticipated revenue amount to the City Council for final approval and appoints the following people:

• Sallie Beard	Amanda Calderon-Kidston	Kyle Denham	Doug Doll
• Steve Gaarder	Chad Greer	Shawn Hull	Kevin Jackson
• Drew Kimble	Cole Landis	Ben Leavens	Bob Loudermilk
• Charlie McGrew	Jimmer Pinjuv	Melissa Rodgers	Benjamin Rosenberg
• Richard Schurman	Zach Spiering	Patty Vavra	Greg Wilkerson

Additionally, student intern, Brian Cowles will be a non-voting member.

FUNDING SOURCE
This is not applicable for this item.

RECOMMENDATION
Staff recommends approval of this resolution.

RESOLUTION NO. 2023-018

A RESOLUTION establishing a Capital Improvements Sales Tax Citizens Committee to assist with the April 2, 2024 election relating to the renewal of the 3/8% capital improvement sales tax.

WHEREAS, the City Council desires to place the renewal of the 3/8% Capital Improvement Sales Tax before the voters on April 2, 2024; and,

WHEREAS, the City Council of Joplin, Missouri, desires to form a Committee of Citizens to help with this initiative.

WHEREAS, with successful renewal of this tax, the committee's charge will end on April 3, 2024.

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

Section 1. That the purpose of the Capital Improvements Sales Tax Citizens Committee is to recommend projects within the anticipated revenue to the City Council and assist with the April 2, 2024 election relating to the renewal of the 3/8% capital improvements sales tax and the following individuals are appointed to assist in this initiative:

Sallie Beard	Amanda Calderon-Kidston	Kyle Denham	Doug Doll
Steve Gaarder	Chad Greer	Shawn Hull	Kevin Jackson
Drew Kimble	Cole Landis	Ben Leavens	Bob Loudermilk
Charlie McGrew	Jimmer Pinjuv	Melissa Rodgers	Benjamin Rosenberg
Richard Schurman	Zach Spiering	Patty Vavra	Greg Wilkerson
Brian Cowles, Student Intern, Non-Voting Member			

Section 2. That the City Manager shall designate the appropriate City staff to serve as liaisons to the Committee.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Joplin, Missouri to be affixed this 20th day of November 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

RESOLUTION NO. 2023-021

A RESOLUTION establishing a "Legislative Affairs Committee".

WHEREAS: The City Council desires to appoint a Council Committee to review and coordinate State and Federal legislative goals and priorities of the City and guide this organization in navigating legislative efforts on the local, state, and federal levels, and;

WHEREAS: As part of the goals set forth by the City Council, the Committee will identify community priority issues and how state and federal legislative policy and funding decisions affect the ability to deliver services, and;

WHEREAS: This Committee would identify City priorities to develop annual state/federal legislative programs, analyze and monitor legislation in coordination with departments, work with other agencies in coordinated legislative advocacy, and provide updates on legislative issues to the City Council, and;

WHEREAS: The Legislative Affairs Committee shall ensure representation of the community by identifying and nominating citizens of Joplin to various State and Federal boards, commissions, and councils, and;

WHEREAS: The Legislative Affairs Citizens Committee shall advocate, coordinate, and advance the City's legislative agenda to enhance the City's ability to govern and provide essential services to the community it serves.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1. The Legislative Affairs Committee will adhere to all applicable laws, ordinances, and the Home Rule Charter for the City of Joplin.

Section 2. The Mayor shall, at his/her discretion, appoint four (4) members of the City Council to the Committee and select the chairperson.

Section 3. The Legislative Affairs Committee shall meet as needed and determined by the chairperson.

Section 4. The Legislative Affairs Committee meetings will be public meetings and the meeting dates, times, locations, agendas, and meeting minutes will be available to public.

Section 5. That this committee is charged with the ability to advocate, coordinate, and advance the City's legislative agenda to enhance the City's ability to govern and provide essential services to the community it serves.

Section 6. That the City Manager shall designate appropriate City staff to serve as liaison to the Committee.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ___th day of December, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2023-021 – Appointing a Legislative Affairs Council Committee to review and coordinate State and Federal legislative goals and priorities of the City and guide this organization in navigating legislative efforts on the local, state, and federal levels.

MEETING DATE
December 4, 2023

ORIGINATING DEPT
City Manager

ATTACHMENTS
Resolution 2023-021

REVIEWED BY
City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Resolution establishes a Legislative Affairs Committee to assist with providing direction on the positions the City takes regarding Federal and State legislation.

BACKGROUND
As part of the goals set forth by the City Council, the Committee will identify community priority issues and how state and federal legislative policy and funding decisions affect the ability to deliver services. This Committee would identify City priorities to develop annual state/federal legislative programs, analyze and monitor legislation in coordination with departments, work with other agencies in coordinated legislative advocacy, and provide updates on legislative issues to the City Council. The Mayor shall, at his/her discretion, appoint four (4) members of the City Council to the Committee and select the chairperson.

FUNDING SOURCE
This is not applicable for this item.

RECOMMENDATION
Staff recommends approval of this resolution.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2023-297

MEETING DATE:
December 4, 2023

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Request the approval of the redevelopment plans for the abatement of ad valorem taxes on improvements made to real property located at 320 S. Moffet Ave. also know as the Olivia Apartment Building.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the Olivia Building located at 320 S. Moffet Ave. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The property proposed to be redeveloped is part of a "spot" blight designation approved by city council in 2008. Approval of the redevelopment plan will allow the owners (Bykota REI, LLC: Chris and Sawyer Smith) to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

The Olivia Building is currently under rehabilitation. The building started to fall into disrepair in the 1990's and more recently suffered a structure fire in December of 2020. The property owners want to create a mixed-use building containing 34 apartments and 3 commercial spaces for lease. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction project.

The estimated project cost is approximately $10,000,000. The Joplin Redevelopment Corporation recommended that 100% of the increase in ad valorem taxes on the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property over the life of the 25-year program is estimated at $2,631,334. The owners currently pay approximately $6,000 in ad-valorem taxes per annum on the property. The current ad-valorem property taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;

No public comments were submitted or received during the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE

N.A.

RECOMMENDATION:

Staff recommends approval of Council Bill No. 2023-297

ATTACHMENTS

Council Bill No. 2023-297, Abatement Application, Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at 615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

EXHIBIT A

Chapter 353
Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

Joplin Redevelopment Corporation Chapter 353 Application
September 19, 2023

IMPACT OF PLANNED REDEVELOPMENTS
COMMONS BASED DEVELOPMENT

The rehabilitation of the seven historic buildings listed in this application will encourage the redevelopment of the entire blighted Joplin Downtown and bring economic benefits to the entire city. The owners' plan to change these buildings to upscale market rate residences and Class "A" office and retail space. It is anticipated these "sustainable redevelopments" will bring over 115 jobs and 91 new single-family residences to downtown. This influx of residents and workers will bring new life to these blighted buildings. These historic rehabilitations will dramatically improve the conditions of the surrounding neighborhoods and increase property values.

353 Tax Abatement is one of the key elements of the overall development strategy which includes Historic Tax Credits. In today's uncertain financial times and continuing high interest rates, property tax abatement adds inherent value to the property from a lending bank's perspective. The potential for property tax abatement was a positive factor in the lending banks' consideration of these projects. Property tax abatement also increases the likelihood of each project's success by reducing operating costs and required lease rates. Tax abatement was incorporated into the economic operating projections supplied to the lending banks to illustrate the projects' viability. The rehabilitation of these historic buildings will return vacant and underutilized buildings back to productive service, while ensuring the properties will not further deteriorate. The renovation of these downtown landmarks would be cost prohibitive without the aid of the 353 Redevelopment Program as shown in the attached Project Proformas.

1. ***Address and legal description:*** (full legal description to be provided separately)
    a. The Olivia Apartment Building, 320 S. Moffet Avenue
        All of Lots Numbered Forty-seven (47) and Forty-eight (48) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.
    b. The Pennington Drug Company Building, 512-518 S. Virginia Avenue
        All of the South 29 feet of Lot Numbered Seventy-two (72) and all of Lot Numbered Seventy-three (73) and all of the North One-half of Lot Numbered Seventy-four (74) in PORTER'S ADDITION TO MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, together with the East One-half of the vacated alley lying West of the adjoining said lots.
    c. The Hollcroft and Stults Buildings, 401-411 S. Virginia Avenue
        All of Lots Numbered Eighty-five (85), Eighty-six (86), and Eighty-seven (87) in Porter's Addition to Murphysburg, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.
    d. The A.C. Webb Automotive Building, 202-204 S. Joplin Avenue
        All of Lots Numbered Sixty-nine (69) and Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County. Missouri, according to the recorded Plat thereof EXCEPT that part described as beginning at the Southeast corner of said Lot 70, thence South 89°58'42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29'35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59'43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East

line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.
AND
All that part of Lot Numbered Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof described as: Beginning at the Southeast corner of said Lot 70, thence South 89°58'42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29'35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59'43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.

e. The Jesse Starr House and Carriage House, 310 S. Moffet Avenue

All of the South One-half of Lot Numbered Forty-four (44) and All of Lots Numbered Forty-five (45) and Forty-six (46) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

f. The Christman Building and Christman Annex, 501 S. Main Street and 506-508S. Virginia Avenue

All of Lot Numbered One Hundred Ninety-seven (197) and North-Half of Lot Numbered One Hundred Ninety-eight (198) in Murphy's Second Addition to Murphysburg, now a part of the City of Joplin, Jasper County, Missouri and that part of vacated Porter's Alley between Main Street and Virginia Avenue and between Fifth Street and Sixth Street in the City of Joplin, Jasper County, Missouri, described as vacated in Ordinance No. 5888, filed March 4, 1916 at 10:15 a.m. in Book 274, at Page 583.
AND
All of Lots Numbered Seventy (70), Seventy-one (71) and the North one foot of Lot Numbered Seventy-two (72) in Porter's Addition to Murphysburg, now a part of the City of Joplin; and
Also, all of that part of the vacated Porter's Alley lying immediately West of and adjoining said Lots Numbered Seventy (70), Seveny-one (71) and the North one foot of Lot Numbered Seventy-two (72) in Porter's Addition to Murphysburg, now a part of the City of Joplin.
Together with all buildings on any of the foregoing land and including the two overhead walkways extending from the South wall of the building located on the real estate described to the North wall of the building located on the South 29 feet of Lot 72 in Porter's Addition to Murphysburg, now a part of the City of Joplin all in Jasper County, Missouri.

g. The Pearl Brothers Building, 615-617 S. Main Street

All of the South Half of Lot Numbered Six (6) and All of Lot Numbered Seven (7) in Pitcher's Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, Subject to Party Wall Agreement and Easements of Record, and also subject to Downtown Urban Renewal Plan Project R-67 filed June 7, 1968 at 2:45 P.M. in Book 1112 at Page 248 in the office of the recorder of deeds of Jasper County, Missouri.

2. ***Project description:*** See views of the existing buildings below. Also included is a brief description of the scope of the projects and the redevelopment team.





a) The Olivia Apartments at 320 S. Moffet
Owner: Bykota REI, LLC: Chris and Sawyer Smith
Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces
Budgeted Cost: $9,978,399
Current Assessment: $6,057.46
Additional Property Tax Revenue over 25 years if approved: $976,278.23
Annual Property Tax Increase after Abatement period: $150,361.96
See Appendix A





b) Pennington Drug Company Building at 512-520 S. Virginia
Owner: 200 Block Commons, LLC: Carolina & Jeff Neal
Project size: 38,630 square feet, 21 residential units, 2 commercial units.
Budgeted Cost: $3,227,609
Current Assessment: $2,946.64
Additional Property Tax Revenue over 25 years if approved: $284,924.20
Annual Property Tax Increase after Abatement period: $58,415.89
See Appendix B







c) Hollcroft and Stults Buildings at 401 S. Virginia
Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker
Project size: 28,900 square feet, 10 residential units with off street parking.
Budgeted Cost: $3,686,922
Current Assessment: $3,471.47
Additional Property Tax Revenue over 25 years if approved: $334,732.96
Annual Property Tax Increase after Abatement period: $68,667.38
See Appendix C





d) AC Webb Building at 202/204 S. Joplin Ave.
Owner: 200 Block Commons, LLC: Carolina & Jeff Neal
Project size: 7,000 square feet, 1 residential unit, 3 commercial units.
Budgeted Cost: $560,000
Current Assessment: $1,793.61
Additional Property Tax Revenue over 25 years if approved: $34,085.68
Annual Property Tax Increase after Abatement period: $10,523.46 See Appendix D

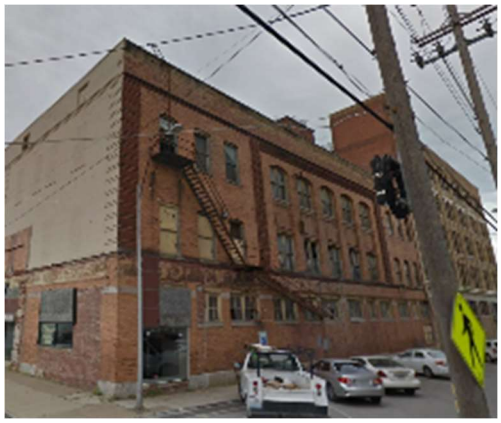




e) The Jesse Starr House at 310 S. Moffet Avenue
Owner: Bykota REI, LLC: Chris and Sawyer Smith
Project size: 5,521 square feet, 3 residential units
Budgeted Cost: $462,500
Current Assessment: $1,712.25
Additional Property Tax Revenue over 25 years if approved: $10,302.97
Annual Property Tax Increase after Abatement period: $7,081.23
See Appendix E





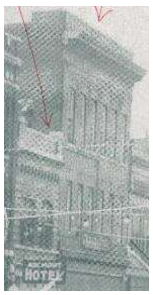




f) Christman Building and Annex at 501 S. Main and 506 S. Virginia
Owner: 500 Commons, LLC: Carolina & Jeff Neal
Project size: 63,000 square feet, 38 residential units, 5 commercial units.
Budgeted Cost: $5,624,643.
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)
Additional Property Tax Revenue over 25 years if approved: $383,105.55
Annual Property Tax Increase after Abatement period: $85,787.93
See Appendix F







g) Pearl Brothers Building at 615/617 S. Main Street
Owner: Ivy Lucille, LLC: Chris and Sawyer Smith
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.
Budgeted Cost: $4,200,000
Current Assessment: $5,248.80
Additional Property Tax Revenue over 25 years if approved: $341,541.03
Annual Property Tax Increase after Abatement period: $77,014.82
See Appendix G

The redevelopment team for each project will be:

a) the owners as listed above,
b) the developer: Commons Based, LLC,
c) the general contractor: Neal Group Construction, LLC,
d) the historic consultants: Rosin Preservation, Building Preservation, Jill Sullivan, or Jeff Neal,
e) the architects: Corner Greer and Associates or Hunter & Millard Architects.

These projects will rehabilitate the buildings according to the Department of Interiors Rehabilitation guidelines which will help to ensure these 100 plus year-old parts of Joplin's historic and cultural fabric have better next centuries. The historic architectural elements of each structure will be retained while each receives complete new mechanical, electric, and plumbing systems. These redevelopments, in the heart of downtown Joplin, will offer lease spaces equipped for the needs of modern business with historical class. The historic materials will be reused to continue serving our community. As Carl Elephante said, "the greenest building is usually the one already built," because the resources needed for its creation have already been incorporated into the structures. The buildings will also feature LED lighting, high efficiency heating, cooling and ventilation systems, low use water management systems, and where appropriate new traction elevators.

3. Property currently in the control of the applicant: All properties are currently owned and controlled by the listed owners and represented by the applying developer.

4. Project nature: Market Rate Residential and Non-Residential Commercial

5. Relocation of commercial facilities: Final lease-up tenants are unknown. It is probable that some tenants will be relocated from other locations in the area. However, several employers have expressed interest who would be bringing new employment to the area. The residential tenants will bring new vigor to downtown, and their presence will drive the creation of new businesses and services to provide for them. The Redevelopment Corporation's benefits are particularly important to this project because tax abatement lowers the cost of operating the building, which makes possible lower per square foot lease rates designed to attract tenant employers to the city's blighted areas. Additionally, these substantial rehabilitations will increase surrounding property values and demonstrate the viability of "historic green" rehabilitations.

6. Project budgets:

The Olivia Apartments at 320 S. Moffet: $9,978,399
Pennington Drug Company Building at 512-520 S. Virginia: $3,227,609
Hollcroft and Stults Buildings at 401 S. Virginia: $3,686,922
A.C. Webb Building at 202/204 S. Joplin Avenue: $560,000
The Jesse Starr House at 310 S. Moffet Avenue: $462,500
Christman Building and Annex at 501 S. Main and 506 S. Virginia: $5,624,643
Pearl Brothers Building at 615/617 S. Main Street: $4,200,000

7. Possible tenants with an expressed interest in the building include:

Bluehaven Investments
Active Health Chiropractic
The Garage Coffee and Ice Cream
WeYoga Studio
Miners and Monroe Men's Clothing
The Pennington Station Virtual Reality Arcade
Full Bore Software Studios
Fulcrum Network Technologies
Joplin Commons Leasing Company
Coffee Haven

8. Job generation projections: The buildings are anticipated to have a total work force of more than 115 people within 24 months of lease date:

9. Not applicable, not residential.

10. Project folder, including owner, existing and future use of property, photographs of the existing facility and drawings of renovation plans, plot plans, parking, etc., current ad valorem taxes on the property, reassessment document to support value after investment. See information above, table below and appendices.

Property Name	2022 Property Tax	Appraised 2022 Value	"As Complete" Future Value	Estimated Post Abatement Tax	Abatement Start Year
Olivia Apartments	$ 6,057.46	$ 411,593.75	$ 10,628,399.00	$ 156,419.00	**2024**
Pennington Building	$ 2,946.64	$ 163,875.00	$ 3,412,609.00	$ 61,362.53	**2024**
Hollcoft & Stults Buildings	$ 3,471.47	$ 193,062.50	$ 4,011,922.00	$ 72,138.85	**2025**
A.C. Webb Building	$ 1,793.61	$ 99,750.00	$ 685,000.00	$ 12,317.07	**2024**
Jesse Starr House	$ 1,712.25	$ 116,344.09	$ 597,500.00	$ 8,793.48	**2024**
Christman & Annex Buildings	$ 8,110.57	$ 501,812.50	$ 5,809,643.00	$ 93,898.50	**2025**
Pearl Brothers Buildings	$ 5,248.80	$ 356,645.87	$ 4,575,000.00	$ 82,263.62	**2026**

11. Appraisal and Property Purchase Contracts: Available upon request.

Prepared by: Jeff Neal, Commons Based, LLC, (417) 849 -1605
212 S. Joplin Avenue, Suite 3, Joplin, MO 64801

NOTE: The Columbia Building at 418/420 S. Main underwent 353 Property Tax Abatement in 2008. At that time the building had an appraised value of $73,875 and paid $1,087.24 yearly in property taxes.

In 2019, the county appraises the value of the building at $514,293 (7 times the previous value).

This does not take into account the increased property values of the surrounding buildings or the avoided costs of demolition if city/county dollars had been spent to tear the building down.

Appendix A

Olivia Apartments Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Olivia Apartments Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 131,710.00	$ 39.51	$ 10,628,399.00	$ 3,401,087.68	$ 1,020.33	$ 980.82	$ 490.41	$ 17,164.29
County	0.0961	$ 131,710.00	$ 126.57	$ 10,628,399.00	$ 3,401,087.68	$ 3,268.45	$ 3,141.88	$ 1,570.94	$ 54,982.82
Special Road Dist	0.0845	$ 131,710.00	$ 111.29	$ 10,628,399.00	$ 3,401,087.68	$ 2,873.92	$ 2,762.63	$ 1,381.31	$ 48,346.01
Mental Health	0.0845	$ 131,710.00	$ 111.29	$ 10,628,399.00	$ 3,401,087.68	$ 2,873.92	$ 2,762.63	$ 1,381.31	$ 48,346.01
R8 School	3.66	$ 131,710.00	$ 4,820.59	$ 10,628,399.00	$ 3,401,087.68	$ 124,479.81	$ 119,659.22	$ 59,829.61	$ 2,094,036.33
Joplin Ordinance	0.2235	$ 131,710.00	$ 294.37	$ 10,628,399.00	$ 3,401,087.68	$ 7,601.43	$ 7,307.06	$ 3,653.53	$ 127,873.57
City of Joplin	0.4205	$ 131,710.00	$ 553.84	$ 10,628,399.00	$ 3,401,087.68	$ 14,301.57	$ 13,747.73	$ 6,873.87	$ 240,585.34
TOTAL Annual	4.5991		**$ 6,057.46**				$ 150,361.96	$ 75,180.98	$ 2,631,334.36
					Taxes abated over 10 yrs		$ 1,503,619.63		
					Taxes abated over 2nd 15 yrs			$ 1,127,714.73	
					Taxes abated over 25 yrs				$ 2,631,334.36

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 151,436.50
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 1,127,714.73
Increased Property Tax Revenue Due to Development over 25 years:	**$ 976,278.23**
Annual Property Taxes after Abatement Ends:	$ 156,419.42
2022 Property Tax:	$ 6,057.46
Annual Property Tax Increase after Abatement:	**$ 150,361.96**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 1		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
90%	Bykota REI, LLC	PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	180000	7100	-5134	-17369	-29603	-41838	-54072	-66307	-78541	-90775	-103010	-100246	-97483	-94719
$ 2,000.00	Commercial lobby café/deck/kitchen		1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600
$ 1,100.00	Event space and courtyard		990	990	990	990	990	990	990	990	990	990	990	990	11880
$ 250.00	Banquet room		225	225	225	225	225	225	225	225	225	225	225	225	2700
$ 75.00	Forty storage areas		2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	32400
$ 3,000.00	Two 3 bedroom apartment		5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	64800
$ 1,250.00	Nine 2 bedroom apartments		10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	121500
$ 1,350.00	Two 2 bedroom apartments		2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	29160
$ 1,050.00	Seven 1 bedroom apartmets		6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
$ 1,035.00	Seven 1 Bedroom Apartments		6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	78246
$ 1,000.00	Seven 1 bedroom apartments		6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	75600
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										2180280				
$ 9,978,399.00	TOTAL CASH RECEIPTS	0	43106	43106	43106	43106	43106	43106	43106	43106	2223386	43106	43106	43106	2697546
Loan	TOTAL CASH AVAILABLE	180000	50206	37971	25737	13502	1268	-10967	-23201	-35435	2132610	-59904	-57141	-54377	
$ 6,186,607.38 Cash Investment															
$ 3,791,791.62	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	164500	70	70	70	70	70	70	70	70	70	70	70	70	840
	(B) GROSS WAGES (agent & maintenance)		2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	28867
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	230	230	230	230	230	230	230	230	230	230	230	230	2763
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	33378
	(E) MISCELLANEOUS (SUPPLIES, ETC)		40	40	40	40	40	40	40	40	40	40	40	40	479
	(F) REPAIRS & MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(G) ADVERTISING	8400	326	326	326	326	326	326	326	326	326	326	326	326	12312
6057.46	(H) PROPERTY TAXES		505	505	505	505	505	505	505	505	505	505	505	505	6057
	(I) ACCOUNTING & LEGAL		213	213	213	213	213	213	213	213	213	213	213	213	2554
	(J) EXTERIOR COMMON AREA MAINTENANCE		320	320	320	320	320	320	320	320	320	320	320	320	3840
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	18617
	(M) INSURANCE (PROPERTY)		2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	33313
	(N) INTEREST		28355	28290	28225	28159	28093	28027	27960	27893	27826	18362	18320	18278	307789
	(O) SEWAGE		187	187	187	187	187	187	187	187	187	187	187	187	2247
	(P) WATER		710	710	710	710	710	710	710	710	710	710	710	710	8520
	(Q) TRASH COLLECTION/SANATATION		453	453	453	453	453	453	453	453	453	453	453	453	5432
	SUBTOTAL	172900	41138	41073	41008	40942	40876	40810	40743	40676	40609	31145	31103	31061	469586
	LOAN PRINCIPAL PAYMENT		$ 14,201.60	$ 14,266.69	$ 14,332.08	$ 14,397.77	$ 14,463.76	$ 14,530.05	$ 14,596.65	$ 14,663.55	$ 2,195,010.94	$ 9,196.68	$ 9,238.83	$ 9,281.18	2338180
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	172900	55340	55340	55340	55340	55340	55340	55340	55340	2235620	40342	40342	40342	2807766
	CASH POSITION (END OF MONTH)	7100	-5134	-17369	-29603	-41838	-54072	-66307	-78541	-90775	-103010	-100246	-97483	-94719	CASH
	NET GAIN OR LOSS PER MONTH		**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ 2,763.45**	**$ 2,763.45**	**$ 2,763.45**	**$ (101,819.44)**
$ 150,361.96	ADDITIONAL PROPERTY TAX IF NOT ABATED		12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (9,766.71)**	**$ (9,766.71)**	**$ (9,766.71)**	**$ (252,181.41)**

51715 Square feet

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-94719	-90440	-86160	-81881	-77601	-73322	-69042	-64762	-60483	-56203	-51924	-47644	-43365
$ 2,100.00	Commercial lobby café/deck/kitchen	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
$ 1,155.00	Event space and courtyard	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	12474
$ 262.50	Banquet room	236	236	236	236	236	236	236	236	236	236	236	236	2835
$ 78.75	Forty storage areas	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	34020
$ 3,150.00	Two 3 bedroom apartment	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	68040
$ 1,312.50	Nine 2 bedroom apartments	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	127575
$ 1,417.50	Two 2 bedroom apartments	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	30618
$ 1,102.50	Seven 1 bedroom apartmets	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
$ 1,086.75	Seven 1 Bedroom Apartments	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	82158
$ 1,050.00	Seven 1 bedroom apartments	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
	TOTAL CASH RECEIPTS	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	543129
	TOTAL CASH AVAILABLE	-49459	-45179	-40900	-36620	-32340	-28061	-23781	-19502	-15222	-10943	-6663	-2383	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	74	74	74	74	74	74	74	74	74	74	74	74	882
	(B) GROSS WAGES	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	30310
	(C) PAYROLL EXPENSES(TAXES, ETC.)	242	242	242	242	242	242	242	242	242	242	242	242	2902
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	35047
	(E) SUPPLIES (OFFICE AND OPERATING)	42	42	42	42	42	42	42	42	42	42	42	42	503
	(F) REPAIRS & MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	530	530	530	530	530	530	530	530	530	530	530	530	6360
	(I) ACCOUNTING & LEGAL	223	223	223	223	223	223	223	223	223	223	223	223	2682
	(J) EXTERIOR COMMON AREA MAINTENANCE	336	336	336	336	336	336	336	336	336	336	336	336	4032
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	19548
	(M) INSURANCE	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	34979
	(N) INTEREST	18235	18193	18150	18107	18063	18020	17976	17932	17888	17844	17799	17754	215960
	(O) SEWAGE	197	197	197	197	197	197	197	197	197	197	197	197	2359
	(P) WATER	745	745	745	745	745	745	745	745	745	745	745	745	8946
	(Q) TRASH COLLECTION/SANATATION	475	475	475	475	475	475	475	475	475	475	475	475	5703
	SUBTOTAL	31657	31615	31572	31529	31485	31442	31398	31354	31310	31266	31221	31176	377026
	LOAN PRINCIPAL PAYMENT	9324	9366	9409	9453	9496	9539	9583	9627	9671	9715	9760	9805	114749
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	491774
	CASH POSITION (END OF MONTH)	-90440	-86160	-81881	-77601	-73322	-69042	-64762	-60483	-56203	-51924	-47644	-43365	CASH
	NET GAIN OR LOSS PER MONTH	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**51355**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (99,007.09)**

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
	5.00%	Bykota REI, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	-43365	-37476	-31588	-25700	-19811	-13923	-8035	-2146	3742	9630	15518	21407	27295
$	2,205.00	Commercial lobby café/deck/kitchen	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
$	1,212.75	Event space and courtyard	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	13098
$	275.63	Banquet room	248	248	248	248	248	248	248	248	248	248	248	248	2977
$	82.69	Forty storage areas	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	35721
$	3,307.50	Two 3 bedroom apartment	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	71442
$	1,378.13	Nine 2 bedroom apartments	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	133954
$	1,488.38	Two 2 bedroom apartments	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	32149
$	1,157.63	Seven 1 bedroom apartmets	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	87516
$	1,141.09	Seven 1 Bedroom Apartments	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	86266
$	1,102.50	Seven 1 bedroom apartments	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
		TOTAL CASH RECEIPTS	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	570286
		TOTAL CASH AVAILABLE	4159	10048	15936	21824	27712	33601	39489	45377	51266	57154	63042	68931	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	77	77	77	77	77	77	77	77	77	77	77	77	926
		(B) GROSS WAGES	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	31826
		(C) PAYROLL EXPENSES(TAXES, ETC.)	254	254	254	254	254	254	254	254	254	254	254	254	3047
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	36800
		(E) SUPPLIES (OFFICE AND OPERATING)	44	44	44	44	44	44	44	44	44	44	44	44	528
		(F) REPAIRS & MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
		(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
		(H) PROPERTY TAXES	557	557	557	557	557	557	557	557	557	557	557	557	6678
		(I) ACCOUNTING & LEGAL	235	235	235	235	235	235	235	235	235	235	235	235	2816
		(J) EXTERIOR COMMON AREA MAINTENANCE	336	336	336	336	336	336	336	336	336	336	336	336	4032
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	20526
		(M) INSURANCE	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	36728
		(N) INTEREST	17709	17664	17619	17573	17528	17482	17435	17389	17342	17296	17248	17201	209487
		(O) SEWAGE	206	206	206	206	206	206	206	206	206	206	206	206	2477
		(P) WATER	783	783	783	783	783	783	783	783	783	783	783	783	9393
		(Q) TRASH COLLECTION/SANATATION	499	499	499	499	499	499	499	499	499	499	499	499	5988
		SUBTOTAL	31786	31741	31695	31650	31604	31558	31512	31465	31419	31372	31325	31278	378405
		LOAN PRINCIPAL PAYMENT	9850	9895	9940	9986	10031	10077	10124	10170	10217	10263	10311	10358	121221
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	499626
		CASH POSITION (END OF MONTH)	-37476	-31588	-25700	-19811	-13923	-8035	-2146	3742	9630	15518	21407	27295	CASH
		NET GAIN OR LOSS PER MONTH	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**70660**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (79,702.34)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

BYKOTA REI
301 N PAGOSA BLVD # B 10
PAGOSA SPRINGS CO 81147

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER:	33-8975-0
PARCEL ID#:	19-2.0-03-040-030-006.000
SEC, TWN, RNG:	3-27-33
ACRES:	0.29
SITUS ADDRESS:	
M-CODE:	0

DELINQ YEARS:
NONE

Property Description

MOFFET'S SUB LOTS 47 & 48

	Land	Structure	SUBTOTALS
Residential			131,710
Agricultural			0
Commercial			0
		TOTAL VALUATION	131,710

Tax District	Levy per $100	Total Tax
STAT	0.0300	39.51
COUN	0.0961	126.57
DDRB	0.0845	111.29
MH	0.0845	111.29
R8	3.6600	4,820.59
JORD	0.2235	294.37
CJOP	0.4205	553.84

TAX		6,057.46

Date Printed: 09/19/2023 **6,057.46**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/29/2022 AMOUNT PAID: 6,057.46 RECEIPT #: 802622

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix B

Pennington Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Pennington Building Apartments Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 52,440.00	$ 15.73	$ 3,412,609.00	$ 1,092,034.88	$ 327.61	$ 311.88	$ 155.94	$ 5,457.91
County	0.0961	$ 52,440.00	$ 50.39	$ 3,412,609.00	$ 1,092,034.88	$ 1,049.45	$ 999.06	$ 499.53	$ 17,483.47
Special Road Dist	0.0845	$ 52,440.00	$ 44.31	$ 3,412,609.00	$ 1,092,034.88	$ 922.77	$ 878.46	$ 439.23	$ 15,373.04
Mental Health	0.0845	$ 52,440.00	$ 44.31	$ 3,412,609.00	$ 1,092,034.88	$ 922.77	$ 878.46	$ 439.23	$ 15,373.04
R8 School	3.66	$ 52,440.00	$ 1,919.30	$ 3,412,609.00	$ 1,092,034.88	$ 39,968.48	$ 38,049.18	$ 19,024.59	$ 665,860.59
Joplin Ordinance	0.2235	$ 52,440.00	$ 117.20	$ 3,412,609.00	$ 1,092,034.88	$ 2,440.70	$ 2,323.50	$ 1,161.75	$ 40,661.21
City of Joplin	0.4205	$ 52,440.00	$ 220.51	$ 3,412,609.00	$ 1,092,034.88	$ 4,592.01	$ 4,371.50	$ 2,185.75	$ 76,501.19
Surtax	1.02	$ 52,440.00	$ 534.89	$ 3,412,609.00	$ 1,092,034.88	$ 11,138.76	$ 10,603.87	$ 5,301.93	$ 185,567.65
TOTAL Annual	5.6191		**$ 2,946.64**				$ 58,415.89	$ 23,906.01	$ 836,710.46
					Taxes abated over 10 yrs		$ 584,158.92		
					Taxes abated over 2nd 15 yrs			$ 358,590.20	
					Taxes abated over 25 yrs				$ 942,749.12

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 73,666.00
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 358,590.20
Increased Property Tax Revenue Due to Development over 25 years:	**$ 284,924.20**
Yearly Property Taxes after Abatement Ends:	$ 61,362.53
2022 Property Tax:	$ 2,946.64
Annual Property Tax Increase after Abatement:	**$ 58,415.89**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 1		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
		PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
90%	200 Block Commons, LLC														
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	110000	11360	7314	3267	-779	-4825	-8872	-12918	-16964	-21011	-25057	-24252	-23447	-22643
$ 4,565.00	Pennington Station Virtual Reality Arcade		4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	49302
$ 2,200.00	Commercial Space NE corner (2,200 sf)		1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	23760
$ 2,250.00	Three 3 bedroom apartments		6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	72900
$ 1,100.00	Six 2 bedroom apartments		5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	71280
$ 850.00	Twelve 1 bedroom apartmets		9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	110160
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										705233				
$ 3,227,609.00	TOTAL CASH RECEIPTS	0	27284	27284	27284	27284	27284	27284	27284	27284	732516	27284	27284	27284	1032635
Loan	TOTAL CASH AVAILABLE	110000	38644	34597	30551	26504	22458	18412	14365	10319	711505	2226	3031	3836	
$ 2,477,376.43 Cash Investment															
$ 750,232.57	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	91900	62	62	62	62	62	62	62	62	62	62	62	62	744
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	40662
	(E) MISCELLANEOUS (SUPPLIES, ETC)		49	49	49	49	49	49	49	49	49	49	49	49	583
	(F) REPAIRS & MAINTENANCE		82	82	82	82	82	82	82	82	82	82	82	82	984
	(G) ADVERTISING	6740	326	326	326	326	326	326	326	326	326	326	326	326	10652
2946.64	(H) PROPERTY TAXES		246	246	246	246	246	246	246	246	246	246	246	246	2947
	(I) ACCOUNTING & LEGAL		259	259	259	259	259	259	259	259	259	259	259	259	3111
	(J) EXTERIOR COMMON AREA MAINTENANCE		294	294	294	294	294	294	294	294	294	294	294	294	3528
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
	(M) INSURANCE (PROPERTY)		3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	40583
	(N) INTEREST		11355	11329	11302	11276	11250	11223	11196	11170	11143	8122	8104	8085	125554
	(O) SEWAGE		228	228	228	228	228	228	228	228	228	228	228	228	2737
	(P) WATER		853	853	853	853	853	853	853	853	853	853	853	853	10235
	(Q) TRASH COLLECTION/SANATATION		551	551	551	551	551	551	551	551	551	551	551	551	6617
	SUBTOTAL	98640	25643	25617	25591	25564	25538	25511	25485	25458	25431	22411	22392	22373	303754
	LOAN PRINCIPAL PAYMENT		$ 5,686.92	$ 5,712.98	$ 5,739.17	$ 5,765.47	$ 5,791.90	$ 5,818.44	$ 5,845.11	$ 5,871.90	$ 711,131.38	$ 4,068.03	$ 4,086.67	$ 4,105.40	769623
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	98640	31330	31330	31330	31330	31330	31330	31330	31330	736562	26479	26479	26479	1073377
	CASH POSITION (END OF MONTH)	11360	7314	3267	-779	-4825	-8872	-12918	-16964	-21011	-25057	-24252	-23447	-22643	CASH
	NET GAIN OR LOSS PER MONTH		**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ 804.86**	**$ 804.86**	**$ 804.86**	**$ (34,002.53)**
$ 58,415.89	ADDITIONAL PROPERTY TAX IF NOT ABATED		4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (4,063.13)**	**$ (4,063.13)**	**$ (4,063.13)**	**$ (92,418.42)**

63000 Square feet

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-22643	-21188	-19733	-18279	-16824	-15369	-13915	-12460	-11006	-9551	-8096	-6642	-5187
$ 4,793.25	Pennington Station Virtual Reality Arcade	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	51767
$ 2,310.00	Commercial Space NE corner (2,200 sf)	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	24948
$ 2,362.50	Three 3 bedroom apartments	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	76545
$ 1,155.00	Six 2 bedroom apartments	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	74844
$ 892.50	Twelve 1 bedroom apartmets	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	115668
	TOTAL CASH RECEIPTS	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	343772
	TOTAL CASH AVAILABLE	6005	7460	8914	10369	11824	13278	14733	16187	17642	19097	20551	22006	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	65	65	65	65	65	65	65	65	65	65	65	65	781
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	42695
	(E) SUPPLIES (OFFICE AND OPERATING)	51	51	51	51	51	51	51	51	51	51	51	51	613
	(F) REPAIRS & MAINTENANCE	86	86	86	86	86	86	86	86	86	86	86	86	1033
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	258	258	258	258	258	258	258	258	258	258	258	258	3094
	(I) ACCOUNTING & LEGAL	272	272	272	272	272	272	272	272	272	272	272	272	3267
	(J) EXTERIOR COMMON AREA MAINTENANCE	309	309	309	309	309	309	309	309	309	309	309	309	3704
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	(M) INSURANCE	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	42612
	(N) INTEREST	8066	8047	8028	8009	7990	7971	7951	7932	7912	7893	7873	7853	95527
	(O) SEWAGE	239	239	239	239	239	239	239	239	239	239	239	239	2874
	(P) WATER	896	896	896	896	896	896	896	896	896	896	896	896	10747
	(Q) TRASH COLLECTION/SANATATION	579	579	579	579	579	579	579	579	579	579	579	579	6948
	SUBTOTAL	23069	23050	23031	23012	22993	22973	22954	22935	22915	22896	22876	22856	275559
	LOAN PRINCIPAL PAYMENT	4124	4143	4162	4181	4200	4220	4239	4258	4278	4297	4317	4337	50757
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	326317
	CASH POSITION (END OF MONTH)	-21188	-19733	-18279	-16824	-15369	-13915	-12460	-11006	-9551	-8096	-6642	-5187	CASH
	NET GAIN OR LOSS PER MONTH	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**17455**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (40,960.44)**

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%		200 Block Commons, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	-5187	-3050	-913	1224	3360	5497	7634	9771	11908	14045	16182	18318	20455
$	5,032.91	Pennington Station Virtual Reality Arcade	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	54355
$	2,425.50	Commercial Space NE corner (2,200 sf)	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	26195
$	2,480.63	Three 3 bedroom apartments	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	80372
$	1,212.75	Six 2 bedroom apartments	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	78586
$	937.13	Twelve 1 bedroom apartmets	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	121451
		TOTAL CASH RECEIPTS	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	360961
		TOTAL CASH AVAILABLE	24893	27030	29167	31304	33440	35577	37714	39851	41988	44125	46262	48399	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	68	68	68	68	68	68	68	68	68	68	68	68	820
		(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
		(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	44830
		(E) SUPPLIES (OFFICE AND OPERATING)	54	54	54	54	54	54	54	54	54	54	54	54	643
		(F) REPAIRS & MAINTENANCE	90	90	90	90	90	90	90	90	90	90	90	90	1085
		(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
		(H) PROPERTY TAXES	271	271	271	271	271	271	271	271	271	271	271	271	3249
		(I) ACCOUNTING & LEGAL	286	286	286	286	286	286	286	286	286	286	286	286	3430
		(J) EXTERIOR COMMON AREA MAINTENANCE	324	324	324	324	324	324	324	324	324	324	324	324	3890
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
		(M) INSURANCE	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	44743
		(N) INTEREST	7833	7814	7793	7773	7753	7733	7712	7692	7671	7650	7630	7609	92664
		(O) SEWAGE	251	251	251	251	251	251	251	251	251	251	251	251	3017
		(P) WATER	940	940	940	940	940	940	940	940	940	940	940	940	11284
		(Q) TRASH COLLECTION/SANATATION	608	608	608	608	608	608	608	608	608	608	608	608	7295
		SUBTOTAL	23586	23566	23546	23526	23506	23486	23465	23445	23424	23403	23382	23362	281698
		LOAN PRINCIPAL PAYMENT	4357	4377	4397	4417	4437	4458	4478	4499	4519	4540	4561	4582	53621
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	335318
		CASH POSITION (END OF MONTH)	-3050	-913	1224	3360	5497	7634	9771	11908	14045	16182	18318	20455	CASH
		NET GAIN OR LOSS PER MONTH	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**25642**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (32,773.46)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11702-0
PARCEL ID#: 19-1.0-02-030-037-003.000
SEC, TWN, RNG: 2-27-33
DELINQ YEARS: NONE
ACRES: 0.49
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHYSBURG PORTER S 29' LOT 72 & ALL LOT 73 & N 1/2 LOT 74 & E 1/2 OF VAC ALLEY

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			52,440
		TOTAL VALUATION	52,440

Tax District	Levy per $100	Total Tax
STAT	0.0300	15.73
COUN	0.0961	50.39
DDRB	0.0845	44.31
MH	0.0845	44.31
R8	3.6600	1,919.30
JORD	0.2235	117.20
CJOP	0.4205	220.51
SRTX	1.0200	534.89

TAX		2,946.64

Date Printed: 09/19/2023 **2,946.64**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: **11/17/2022** AMOUNT PAID: **2,946.64** RECEIPT #: **2004**

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix C

Hollcroft & Stults Buildings Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Hollcroft & Stults Buildings Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 61,780.00	$ 18.53	$ 4,011,922.00	$ 1,283,815.04	$ 385.14	$ 366.61	$ 183.31	$ 6,415.75
County	0.0961	$ 61,780.00	$ 59.37	$ 4,011,922.00	$ 1,283,815.04	$ 1,233.75	$ 1,174.38	$ 587.19	$ 20,551.58
Special Road Dist	0.0845	$ 61,780.00	$ 52.20	$ 4,011,922.00	$ 1,283,815.04	$ 1,084.82	$ 1,032.62	$ 516.31	$ 18,070.91
Mental Health	0.0845	$ 61,780.00	$ 52.20	$ 4,011,922.00	$ 1,283,815.04	$ 1,084.82	$ 1,032.62	$ 516.31	$ 18,070.91
R8 School	3.66	$ 61,780.00	$ 2,261.15	$ 4,011,922.00	$ 1,283,815.04	$ 46,987.63	$ 44,726.48	$ 22,363.24	$ 782,713.41
Joplin Ordinance	0.2235	$ 61,780.00	$ 138.08	$ 4,011,922.00	$ 1,283,815.04	$ 2,869.33	$ 2,731.25	$ 1,365.62	$ 47,796.82
City of Joplin	0.4205	$ 61,780.00	$ 259.78	$ 4,011,922.00	$ 1,283,815.04	$ 5,398.44	$ 5,138.66	$ 2,569.33	$ 89,926.59
Surtax	1.02	$ 61,780.00	$ 630.16	$ 4,011,922.00	$ 1,283,815.04	$ 13,094.91	$ 12,464.75	$ 6,232.38	$ 218,133.18
TOTAL Annual	5.6191		**$ 3,471.47**				$ 68,667.38	$ 28,101.31	$ 983,545.98
					Taxes abated over 10 yrs		$ 686,673.81		
					Taxes abated over 2nd 15 yrs			$ 421,519.71	
					Taxes abated over 25 yrs				$ 1,108,193.52

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 86,786.75
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 421,519.71
Increased Property Tax Revenue Due to Development over 25 years:	**$ 334,732.96**
Yearly Property Taxes after Abatement Ends:	$ 72,138.85
2022 Property Tax:	$ 3,471.47
Annual Property Tax Increase after Abatement:	**$ 68,667.38**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 1				28900 Square feet											
		PRE START-	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
90%	Systole Holding Company, LLC	UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	70000	21750	18133	14515	10898	7281	3664	46	-3571	-7188	-10805	-8881	-6957	-5032	
$ 3,200.00	Eight 3 bedroom apartments		23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	276480	
$ 875.00	Two 1 bedroom apartments		1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	18900	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										805592					
$ 3,686,922.00	TOTAL CASH RECEIPTS	0	24615	24615	24615	24615	24615	24615	24615	24615	830207	24615	24615	24615	1100972	
Loan	TOTAL CASH AVAILABLE	70000	46365	42748	39130	35513	31896	28279	24661	21044	823019	13810	15734	17658		
$ 2,881,329.54 Cash Investment																
$ 805,592.46	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	43800	50	50	50	50	50	50	50	50	50	50	50	50	600	
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	18653	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		22	22	22	22	22	22	22	22	22	22	22	22	268	
	(F) REPAIRS & MAINTENANCE		72	72	72	72	72	72	72	72	72	72	72	72	864	
	(G) ADVERTISING	4450	250	250	250	250	250	250	250	250	250	250	250	250	7450	
$ 3,471.47	(H) PROPERTY TAXES		289	289	289	289	289	289	289	289	289	289	289	289	3471	
	(I) ACCOUNTING & LEGAL		119	119	119	119	119	119	119	119	119	119	119	119	1427	
	(J) EXTERIOR COMMON AREA MAINTENANCE		180	180	180	180	180	180	180	180	180	180	180	180	2160	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		867	867	867	867	867	867	867	867	867	867	867	867	10404	
	(M) INSURANCE (PROPERTY)		1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	18617	
	(N) INTEREST		13206	13176	13145	13115	13084	13053	13022	12991	12960	9514	9492	9470	146228	
	(O) SEWAGE		105	105	105	105	105	105	105	105	105	105	105	105	1255	
	(P) WATER		421	421	421	421	421	421	421	421	421	421	421	421	5052	
	(Q) TRASH COLLECTION/SANATATION		253	253	253	253	253	253	253	253	253	253	253	253	3035	
	SUBTOTAL	48250	21618	21588	21557	21527	21496	21465	21434	21403	21372	17926	17904	17882	251621	
	LOAN PRINCIPAL PAYMENT		$ 6,614.21	$ 6,644.52	$ 6,674.98	$ 6,705.57	$ 6,736.30	$ 6,767.18	$ 6,798.19	$ 6,829.35	$ 812,453.11	$ 4,764.94	$ 4,786.78	$ 4,808.72	880584	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	48250	28232	28232	28232	28232	28232	28232	28232	28232	833825	22691	22691	22691	1132205	
	CASH POSITION (END OF MONTH)	21750	18133	14515	10898	7281	3664	46	-3571	-7188	-10805	-8881	-6957	-5032	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ 1,924.30**	**$ 1,924.30**	**$ 1,924.30**	**$ (26,782.48)**	
$ 68,667.38	ADDITIONAL PROPERTY TAX IF NOT ABATED		5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (3,797.98)**	**$ (3,797.98)**	**$ (3,797.98)**	**$ (95,449.86)**	

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Systole Holding Company, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-5032	-2298	436	3171	5905	8640	11374	14109	16843	19578	22312	25047	27781
$ 3,360.00	Eight 3 bedroom apartments	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	290304
$ 918.75	Two 1 bedroom apartments	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	19845
	TOTAL CASH RECEIPTS	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	310149
	TOTAL CASH AVAILABLE	20813	23548	26282	29017	31751	34486	37220	39954	42689	45423	48158	50892	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	53	53	53	53	53	53	53	53	53	53	53	53	630
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	19585
	(E) SUPPLIES (OFFICE AND OPERATING)	23	23	23	23	23	23	23	23	23	23	23	23	281
	(F) REPAIRS & MAINTENANCE	76	76	76	76	76	76	76	76	76	76	76	76	907
	(G) ADVERTISING	263	263	263	263	263	263	263	263	263	263	263	263	3150
	(H) PROPERTY TAXES	304	304	304	304	304	304	304	304	304	304	304	304	3645
	(I) ACCOUNTING & LEGAL	125	125	125	125	125	125	125	125	125	125	125	125	1499
	(J) EXTERIOR COMMON AREA MAINTENANCE	189	189	189	189	189	189	189	189	189	189	189	189	2268
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	910	910	910	910	910	910	910	910	910	910	910	910	10924
	(M) INSURANCE	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	19547
	(N) INTEREST	9448	9426	9404	9381	9359	9336	9314	9291	9268	9245	9222	9199	111892
	(O) SEWAGE	110	110	110	110	110	110	110	110	110	110	110	110	1318
	(P) WATER	442	442	442	442	442	442	442	442	442	442	442	442	5305
	(Q) TRASH COLLECTION/SANATATION	266	266	266	266	266	266	266	266	266	266	266	266	3187
	SUBTOTAL	18281	18258	18236	18214	18191	18169	18146	18123	18101	18078	18055	18031	217883
	LOAN PRINCIPAL PAYMENT	4831	4853	4875	4897	4920	4942	4965	4988	5011	5034	5057	5080	59453
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	277336
	CASH POSITION (END OF MONTH)	-2298	436	3171	5905	8640	11374	14109	16843	19578	22312	25047	27781	CASH
	NET GAIN OR LOSS PER MONTH	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**32813**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (35,853.93)**

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
	5.00%	Systole Holding Company, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	27781	31366	34951	38536	42121	45707	49292	52877	56462	60047	63632	67217	70802
$	3,528.00	Eight 3 bedroom apartments	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	304819
$	964.69	Two 1 bedroom apartments	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	20837
		TOTAL CASH RECEIPTS	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	325656
		TOTAL CASH AVAILABLE	54919	58504	62089	65674	69259	72845	76430	80015	83600	87185	90770	94355	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	55	55	55	55	55	55	55	55	55	55	55	55	662
		(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
		(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	20565
		(E) SUPPLIES (OFFICE AND OPERATING)	25	25	25	25	25	25	25	25	25	25	25	25	295
		(F) REPAIRS & MAINTENANCE	79	79	79	79	79	79	79	79	79	79	79	79	953
		(G) ADVERTISING	276	276	276	276	276	276	276	276	276	276	276	276	3308
		(H) PROPERTY TAXES	319	319	319	319	319	319	319	319	319	319	319	319	3827
		(I) ACCOUNTING & LEGAL	131	131	131	131	131	131	131	131	131	131	131	131	1573
		(J) EXTERIOR COMMON AREA MAINTENANCE	198	198	198	198	198	198	198	198	198	198	198	198	2381
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	956	956	956	956	956	956	956	956	956	956	956	956	11470
		(M) INSURANCE	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	20525
		(N) INTEREST	9175	9152	9129	9105	9081	9057	9034	9009	8985	8961	8937	8912	108538
		(O) SEWAGE	115	115	115	115	115	115	115	115	115	115	115	115	1384
		(P) WATER	464	464	464	464	464	464	464	464	464	464	464	464	5570
		(Q) TRASH COLLECTION/SANATATION	279	279	279	279	279	279	279	279	279	279	279	279	3346
		SUBTOTAL	18450	18426	18403	18379	18355	18332	18308	18284	18260	18235	18211	18186	219829
		LOAN PRINCIPAL PAYMENT	5103	5127	5150	5174	5197	5221	5245	5269	5293	5318	5342	5367	62807
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	282635
		CASH POSITION (END OF MONTH)	31366	34951	38536	42121	45707	49292	52877	56462	60047	63632	67217	70802	CASH
		NET GAIN OR LOSS PER MONTH	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**43021**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (25,646.02)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

SYSTOLE HOLDING CO
3924 ARBOR CT
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11713-0
PARCEL ID#: 19-1.0-02-030-022-002.000
SEC, TWN, RNG: 2-27-33
ACRES: 0.41
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
MURPHYSBURG PORTER LOTS 85 TO 87 INC

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			61,780
TOTAL VALUATION			61,780

Tax District	Levy per $100	Total Tax
STAT	0.0300	18.53
COUN	0.0961	59.37
DDRB	0.0845	52.20
MH	0.0845	52.20
R8	3.6600	2,261.15
JORD	0.2235	138.08
CJOP	0.4205	259.78
SRTX	1.0200	630.16

TAX		3,471.47

Date Printed: 09/19/2023 **3,471.47**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/30/2022 AMOUNT PAID: 3,471.47 RECEIPT #: 911882

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix D

A.C. Webb Automotive Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement A.C. Webb Building Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 31,920.00	$ 9.58	$ 685,000.00	$ 219,200.00	$ 65.76	$ 56.18	$ 28.09	$ 983.15
County	0.0961	$ 31,920.00	$ 30.68	$ 685,000.00	$ 219,200.00	$ 210.65	$ 179.97	$ 89.99	$ 3,149.50
Special Road Dist	0.0845	$ 31,920.00	$ 26.97	$ 685,000.00	$ 219,200.00	$ 185.22	$ 158.25	$ 79.13	$ 2,769.45
Mental Health	0.0845	$ 31,920.00	$ 26.97	$ 685,000.00	$ 219,200.00	$ 185.22	$ 158.25	$ 79.13	$ 2,769.45
R8 School	3.66	$ 31,920.00	$ 1,168.27	$ 685,000.00	$ 219,200.00	$ 8,022.72	$ 6,854.45	$ 3,427.23	$ 119,952.88
Joplin Ordinance	0.2235	$ 31,920.00	$ 71.34	$ 685,000.00	$ 219,200.00	$ 489.91	$ 418.57	$ 209.29	$ 7,325.01
City of Joplin	0.4205	$ 31,920.00	$ 134.22	$ 685,000.00	$ 219,200.00	$ 921.74	$ 787.52	$ 393.76	$ 13,781.53
Surtax	1.02	$ 31,920.00	$ 325.58	$ 685,000.00	$ 219,200.00	2235.84	$ 1,910.26	$ 955.13	$ 33,429.55
TOTAL Annual	5.6191		**$ 1,793.61**				$ 10,523.46	$ 5,261.73	
					Taxes abated over 10 yrs		$ 105,234.57		
					Taxes abated over 2nd 15 yrs			$ 78,925.93	
					Taxes abated over 25 yrs				$ 184,160.50

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs with assessed value constant x 25 years.	$ 44,840.25
2. Property tax revenue if 25 year abatement approved and redevelopment occurs:	$ 78,925.93
Increased Property Tax Revenue Due to Development over 25 years:	**$ 34,085.68**
Yearly Property Taxes after Abatement Ends:	$ 12,317.07
2022 Property Tax:	$ 1,793.61
Annual Property Tax Increase after Abatement:	**$ 10,523.46**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 1		7000 Square feet MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	
90%	200 Block Commons, LLC	PRE START-UP													TOTAL
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	9000	760	217	-325	-868	-1410	-1953	-2495	-3038	-3580	-4123	-3914	-3705	-3496
$ 1,200.00	One 2 bedroom apartment		1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12960
$ 1,045.00	Two 1,150 sf retail/commercial suites		1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	22572
$ 1,850.00	One 3,700 sf warehouse/storage space		1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	19980
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										122360				
$ 560,000.00	TOTAL CASH RECEIPTS	0	4626	4626	4626	4626	4626	4626	4626	4626	126986	4626	4626	4626	177872
Loan	TOTAL CASH AVAILABLE	9000	5386	4843	4301	3758	3216	2673	2131	1588	123406	503	712	921	
$ 437,640.00 Cash Investment															
$ 122,360.00	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	8240	20	20	20	20	20	20	20	20	20	20	20	20	240
	(B) GROSS WAGES (agent & maintenance)		857	857	857	857	857	857	857	857	857	857	857	857	10288
	(C) PAYROLL EXPENSES(TAXES, ETC.)		111	111	111	111	111	111	111	111	111	111	111	111	1337
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		188	188	188	188	188	188	188	188	188	188	188	188	2259
	(E) MISCELLANEOUS (SUPPLIES, ETC)		10	10	10	10	10	10	10	10	10	10	10	10	120
	(F) REPAIRS & MAINTENANCE		30	30	30	30	30	30	30	30	30	30	30	30	360
	(G) ADVERTISING		55	55	55	55	55	55	55	55	55	55	55	55	660
$ 1,793.61	(H) PROPERTY TAXES		149	149	149	149	149	149	149	149	149	149	149	149	1794
	(I) ACCOUNTING & LEGAL		29	29	29	29	29	29	29	29	29	29	29	29	346
	(J) EXTERIOR COMMON AREA MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		210	210	210	210	210	210	210	210	210	210	210	210	2520
	(M) INSURANCE (PROPERTY)		376	376	376	376	376	376	376	376	376	376	376	376	4509
	(N) INTEREST		2006	2003	2000	1996	1993	1990	1987	1984	1980	1445	1443	1441	22267
	(O) SEWAGE		25	25	25	25	25	25	25	25	25	25	25	25	304
	(P) WATER		144	144	144	144	144	144	144	144	144	144	144	144	1724
	(Q) TRASH COLLECTION/SANATATION		61	61	61	61	61	61	61	61	61	61	61	61	735
	SUBTOTAL	8240	4487	4484	4481	4477	4474	4471	4468	4465	4462	3926	3924	3922	52040
	LOAN PRINCIPAL PAYMENT		$ 681.64	$ 684.77	$ 687.91	$ 691.06	$ 694.23	$ 697.41	$ 700.60	$ 703.81	$ 123,067.04	$ 491.06	$ 493.31	$ 495.57	130088
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	8240	5169	5169	5169	5169	5169	5169	5169	5169	127529	4417	4417	4417	182128
	CASH POSITION (END OF MONTH)	760	217	-325	-868	-1410	-1953	-2495	-3038	-3580	-4123	-3914	-3705	-3496	CASH
	NET GAIN OR LOSS PER MONTH		**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ 208.86**	**$ 208.86**	**$ 208.86**	**$ (4,256.30)**
$ 10,523.46	ADDITIONAL PROPERTY TAX IF NOT ABATED		877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (668.10)**	**$ (668.10)**	**$ (668.10)**	**$ (14,779.75)**

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-3496	-3180	-2864	-2548	-2232	-1916	-1600	-1284	-967	-651	-335	-19	297
$ 1,260.00	One 2 bedroom apartment	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	13608
$ 1,097.25	Two 1,150 sf retail/commercial suites	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	23701
$ 1,942.50	One 3,700 sf warehouse/storage space	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	20979
	TOTAL CASH RECEIPTS	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	58288
	TOTAL CASH AVAILABLE	1361	1677	1993	2309	2625	2942	3258	3574	3890	4206	4522	4838	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	21	21	21	21	21	21	21	21	21	21	21	21	252
	(B) GROSS WAGES	900	900	900	900	900	900	900	900	900	900	900	900	10802
	(C) PAYROLL EXPENSES(TAXES, ETC.)	117	117	117	117	117	117	117	117	117	117	117	117	1404
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	198	198	198	198	198	198	198	198	198	198	198	198	2372
	(E) SUPPLIES (OFFICE AND OPERATING)	11	11	11	11	11	11	11	11	11	11	11	11	126
	(F) REPAIRS & MAINTENANCE	32	32	32	32	32	32	32	32	32	32	32	32	378
	(G) ADVERTISING	58	58	58	58	58	58	58	58	58	58	58	58	693
	(H) PROPERTY TAXES	157	157	157	157	157	157	157	157	157	157	157	157	1883
	(I) ACCOUNTING & LEGAL	30	30	30	30	30	30	30	30	30	30	30	30	363
	(J) EXTERIOR COMMON AREA MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	221	221	221	221	221	221	221	221	221	221	221	221	2646
	(M) INSURANCE	395	395	395	395	395	395	395	395	395	395	395	395	4735
	(N) INTEREST	1438	1436	1434	1431	1429	1427	1424	1422	1420	1417	1415	1413	17106
	(O) SEWAGE	27	27	27	27	27	27	27	27	27	27	27	27	319
	(P) WATER	151	151	151	151	151	151	151	151	151	151	151	151	1810
	(Q) TRASH COLLECTION/SANATATION	64	64	64	64	64	64	64	64	64	64	64	64	772
	SUBTOTAL	4043	4041	4039	4036	4034	4032	4030	4027	4025	4022	4020	4018	48367
	LOAN PRINCIPAL PAYMENT	498	500	502	505	507	509	512	514	516	519	521	524	6127
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	54494
	CASH POSITION (END OF MONTH)	-3180	-2864	-2548	-2232	-1916	-1600	-1284	-967	-651	-335	-19	297	CASH
	NET GAIN OR LOSS PER MONTH	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**3793**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (6,730.21)**

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	297	726	1154	1583	2012	2441	2869	3298	3727	4155	4584	5013	5442
$ 1,323.00	One 2 bedroom apartment	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	14288
$ 1,152.11	Two 1,150 sf retail/commercial suites	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	24886
$ 2,039.63	One 3,700 sf warehouse/storage space	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	22028
	TOTAL CASH RECEIPTS	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	39174
	TOTAL CASH AVAILABLE	5397	5826	6255	6683	7112	7541	7969	8398	8827	9256	9684	10113	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	22	22	22	22	22	22	22	22	22	22	22	22	265
	(B) GROSS WAGES	945	945	945	945	945	945	945	945	945	945	945	945	11342
	(C) PAYROLL EXPENSES(TAXES, ETC.)	123	123	123	123	123	123	123	123	123	123	123	123	1474
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	208	208	208	208	208	208	208	208	208	208	208	208	2491
	(E) SUPPLIES (OFFICE AND OPERATING)	11	11	11	11	11	11	11	11	11	11	11	11	132
	(F) REPAIRS & MAINTENANCE	33	33	33	33	33	33	33	33	33	33	33	33	397
	(G) ADVERTISING	61	61	61	61	61	61	61	61	61	61	61	61	728
	(H) PROPERTY TAXES	165	165	165	165	165	165	165	165	165	165	165	165	1977
	(I) ACCOUNTING & LEGAL	32	32	32	32	32	32	32	32	32	32	32	32	381
	(J) EXTERIOR COMMON AREA MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	232	232	232	232	232	232	232	232	232	232	232	232	2778
	(M) INSURANCE	414	414	414	414	414	414	414	414	414	414	414	414	4971
	(N) INTEREST	1410	1408	1405	1403	1400	1398	1396	1393	1391	1388	1386	1383	16760
	(O) SEWAGE	28	28	28	28	28	28	28	28	28	28	28	28	335
	(P) WATER	158	158	158	158	158	158	158	158	158	158	158	158	1901
	(Q) TRASH COLLECTION/SANATATION	68	68	68	68	68	68	68	68	68	68	68	68	811
	SUBTOTAL	4146	4143	4141	4138	4136	4133	4131	4128	4126	4123	4121	4118	49585
	LOAN PRINCIPAL PAYMENT	526	528	531	533	536	538	541	543	546	548	551	553	6473
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	56057
	CASH POSITION (END OF MONTH)	726	1154	1583	2012	2441	2869	3298	3727	4155	4584	5013	5442	CASH
	NET GAIN OR LOSS PER MONTH	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**5145**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (5,378.89)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801-5288

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-9379-0
PARCEL ID#: 19-2.0-03-040-021-001.000
SEC, TWN, RNG: 3-27-33
DELINQ YEARS: NONE
ACRES: 0.21
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHYSBURG ORIG LOTS 69 & 70

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			31,920
		TOTAL VALUATION	31,920

Tax District	Levy per $100	Total Tax
STAT	0.0300	9.58
COUN	0.0961	30.68
DDRB	0.0845	26.97
MH	0.0845	26.97
R8	3.6600	1,168.27
JORD	0.2235	71.34
CJOP	0.4205	134.22
SRTX	1.0200	325.58

TAX		1,793.61

Date Printed: 09/19/2023 **1,793.61**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/17/2022 AMOUNT PAID: 1,793.61 RECEIPT #: 2008

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix E

Jesse Starr House Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Jesse Starr House Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 37,230.00	$ 11.17	$ 597,500.00	$ 191,200.00	$ 57.36	$ 46.19	$ 23.10	$ 808.33
County	0.0961	$ 37,230.00	$ 35.78	$ 597,500.00	$ 191,200.00	$ 183.74	$ 147.96	$ 73.98	$ 2,589.36
Special Road Dist	0.0845	$ 37,230.00	$ 31.46	$ 597,500.00	$ 191,200.00	$ 161.56	$ 130.10	$ 65.05	$ 2,276.82
Mental Health	0.0845	$ 37,230.00	$ 31.46	$ 597,500.00	$ 191,200.00	$ 161.56	$ 130.10	$ 65.05	$ 2,276.82
R8 School	3.66	$ 37,230.00	$ 1,362.62	$ 597,500.00	$ 191,200.00	$ 6,997.92	$ 5,635.30	$ 2,817.65	$ 98,617.75
Joplin Ordinance	0.2235	$ 37,230.00	$ 83.21	$ 597,500.00	$ 191,200.00	$ 427.33	$ 344.12	$ 172.06	$ 6,022.14
City of Joplin	0.4205	$ 37,230.00	$ 156.55	$ 597,500.00	$ 191,200.00	$ 804.00	$ 647.45	$ 323.72	$ 11,330.31
TOTAL Annual	4.5991		**$ 1,712.25**				$ 7,081.23	$ 3,540.61	
					Taxes abated over 10 yrs		$ 70,812.29		
					Taxes abated over 2nd 15 yrs			$ 53,109.22	
					Taxes abated over 25 yrs				$ 123,921.51

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 42,806.25
2. Property tax revenue if abatement approved and redevelopment occurs.	$ 53,109.22
Increased Property Tax Revenue Due to Development over 25 years:	**$ 10,302.97**
Yearly Property Taxes after Abatement Ends:	$ 8,793.48
2022 Property Tax:	$ 1,712.25
Annual Property Tax Increase after Abatement:	**$ 7,081.23**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 1			5521 Square feet										
		PRE START-UP	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
90%	Bykota REI, LLC														
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	14000	1760	1333	906	480	53	-374	-801	-1227	-1654	-2081	-1887	-1693	-1499
$ 1,200.00	One 2 bedroom apartment		1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12960
$ 900.00	One 1 bedroom apartment		810	810	810	810	810	810	810	810	810	810	810	810	9720
$ 1,400.00	One 3 bedroom apartment		1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	15120
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										101056				
$ 462,500.00	TOTAL CASH RECEIPTS	0	3150	3150	3150	3150	3150	3150	3150	3150	104206	3150	3150	3150	138856
Loan	TOTAL CASH AVAILABLE	14000	4910	4483	4056	3630	3203	2776	2349	1923	102552	1069	1263	1457	
$ 361,443.75 Cash Investment															
$ 101,056.25	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	12240	20	20	20	20	20	20	20	20	20	20	20	20	240
	(B) GROSS WAGES (agent & maintenance)		429	429	429	429	429	429	429	429	429	429	429	429	5144
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	56	56	56	56	56	56	56	56	56	56	56	56	669
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		37	37	37	37	37	37	37	37	37	37	37	37	445
	(E) MISCELLANEOUS (SUPPLIES, ETC)		8	8	8	8	8	8	8	8	8	8	8	8	96
	(F) REPAIRS & MAINTENANCE		20	20	20	20	20	20	20	20	20	20	20	20	240
	(G) ADVERTISING	0	20	20	20	20	20	20	20	20	20	20	20	20	240
$ 1,712.25	(H) PROPERTY TAXES		143	143	143	143	143	143	143	143	143	143	143	143	1712
	(I) ACCOUNTING & LEGAL		23	23	23	23	23	23	23	23	23	23	23	23	273
	(J) EXTERIOR COMMON AREA MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(K) TELEPHONE (FIRE CONTROL LINES)		0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY (HOUSE METER)		28	28	28	28	28	28	28	28	28	28	28	28	331
	(M) INSURANCE (PROPERTY)		296	296	296	296	296	296	296	296	296	296	296	296	3556
	(N) INTEREST		1657	1654	1651	1649	1646	1644	1641	1638	1636	1193	1192	1190	18390
	(O) SEWAGE		20	20	20	20	20	20	20	20	20	20	20	20	240
	(P) WATER		78	78	78	78	78	78	78	78	78	78	78	78	940
	(Q) TRASH COLLECTION/SANATATION		60	60	60	60	60	60	60	60	60	60	60	60	720
	SUBTOTAL	12240	3014	3011	3009	3006	3003	3001	2998	2995	2993	2551	2549	2547	34676
	LOAN PRINCIPAL PAYMENT		$ 562.96	$ 565.54	$ 568.14	$ 570.74	$ 573.36	$ 575.98	$ 578.62	$ 581.28	$ 101,640.19	$ 405.56	$ 407.42	$ 409.29	107439
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	12240	3577	3577	3577	3577	3577	3577	3577	3577	104633	2956	2956	2956	142116
	CASH POSITION (END OF MONTH)	1760	1333	906	480	53	-374	-801	-1227	-1654	-2081	-1887	-1693	-1499	CASH
	NET GAIN OR LOSS PER MONTH		**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ 193.82**	**$ 193.82**	**$ 193.82**	**$ (3,259.29)**
$ 7,081.23	ADDITIONAL PROPERTY TAX IF NOT ABATED		590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (396.28)**	**$ (396.28)**	**$ (396.28)**	**$ (10,340.52)**

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-1499	-1216	-932	-649	-365	-82	201	485	768	1052	1335	1619	1902
$ 1,260.00	One 2 bedroom apartment	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	13608
$ 945.00	One 1 bedroom apartment	851	851	851	851	851	851	851	851	851	851	851	851	10206
$ 1,470.00	One 3 bedroom apartment	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	15876
	TOTAL CASH RECEIPTS	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	39690
	TOTAL CASH AVAILABLE	1808	2092	2375	2659	2942	3226	3509	3792	4076	4359	4643	4926	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	21	21	21	21	21	21	21	21	21	21	21	21	252
	(B) GROSS WAGES	450	450	450	450	450	450	450	450	450	450	450	450	5401
	(C) PAYROLL EXPENSES(TAXES, ETC.)	59	59	59	59	59	59	59	59	59	59	59	59	702
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	39	39	39	39	39	39	39	39	39	39	39	39	468
	(E) SUPPLIES (OFFICE AND OPERATING)	8	8	8	8	8	8	8	8	8	8	8	8	101
	(F) REPAIRS & MAINTENANCE	21	21	21	21	21	21	21	21	21	21	21	21	252
	(G) ADVERTISING	21	21	21	21	21	21	21	21	21	21	21	21	252
	(H) PROPERTY TAXES	150	150	150	150	150	150	150	150	150	150	150	150	1798
	(I) ACCOUNTING & LEGAL	24	24	24	24	24	24	24	24	24	24	24	24	286
	(J) EXTERIOR COMMON AREA MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(K) TELEPHONE (FIRE CONTROL LINES)	0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY	29	29	29	29	29	29	29	29	29	29	29	29	348
	(M) INSURANCE	311	311	311	311	311	311	311	311	311	311	311	311	3734
	(N) INTEREST	1188	1186	1184	1182	1180	1178	1176	1174	1173	1171	1169	1167	14128
	(O) SEWAGE	21	21	21	21	21	21	21	21	21	21	21	21	252
	(P) WATER	82	82	82	82	82	82	82	82	82	82	82	82	987
	(Q) TRASH COLLECTION/SANATATION	63	63	63	63	63	63	63	63	63	63	63	63	756
	SUBTOTAL	2613	2611	2609	2607	2605	2603	2601	2599	2598	2596	2594	2592	31228
	LOAN PRINCIPAL PAYMENT	411	413	415	417	419	421	423	425	426	428	430	432	5060
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	36288
	CASH POSITION (END OF MONTH)	-1216	-932	-649	-365	-82	201	485	768	1052	1335	1619	1902	CASH
	NET GAIN OR LOSS PER MONTH	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**3402**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (3,679.66)**

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	1902	2280	2657	3035	3413	3790	4168	4545	4923	5301	5678	6056	6433
$ 1,323.00	One 2 bedroom apartment	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	14288
$ 992.25	One 1 bedroom apartment	893	893	893	893	893	893	893	893	893	893	893	893	10716
$ 1,543.50	One 3 bedroom apartment	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	16670
	TOTAL CASH RECEIPTS	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
	TOTAL CASH AVAILABLE	5375	5753	6130	6508	6885	7263	7641	8018	8396	8773	9151	9529	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	22	22	22	22	22	22	22	22	22	22	22	22	265
	(B) GROSS WAGES	473	473	473	473	473	473	473	473	473	473	473	473	5671
	(C) PAYROLL EXPENSES(TAXES, ETC.)	61	61	61	61	61	61	61	61	61	61	61	61	737
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	41	41	41	41	41	41	41	41	41	41	41	41	491
	(E) SUPPLIES (OFFICE AND OPERATING)	9	9	9	9	9	9	9	9	9	9	9	9	106
	(F) REPAIRS & MAINTENANCE	22	22	22	22	22	22	22	22	22	22	22	22	265
	(G) ADVERTISING	22	22	22	22	22	22	22	22	22	22	22	22	265
	(H) PROPERTY TAXES	157	157	157	157	157	157	157	157	157	157	157	157	1888
	(I) ACCOUNTING & LEGAL	25	25	25	25	25	25	25	25	25	25	25	25	301
	(J) EXTERIOR COMMON AREA MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(K) TELEPHONE (FIRE CONTROL LINES)	0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY	30	30	30	30	30	30	30	30	30	30	30	30	365
	(M) INSURANCE	327	327	327	327	327	327	327	327	327	327	327	327	3921
	(N) INTEREST	1165	1163	1161	1159	1157	1155	1153	1151	1148	1146	1144	1142	13842
	(O) SEWAGE	22	22	22	22	22	22	22	22	22	22	22	22	264
	(P) WATER	86	86	86	86	86	86	86	86	86	86	86	86	1036
	(Q) TRASH COLLECTION/SANATATION	66	66	66	66	66	66	66	66	66	66	66	66	794
	SUBTOTAL	2661	2659	2657	2655	2653	2651	2649	2647	2645	2643	2641	2639	31798
	LOAN PRINCIPAL PAYMENT	434	436	438	440	442	444	446	448	451	453	455	457	5346
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	37143
	CASH POSITION (END OF MONTH)	2280	2657	3035	3413	3790	4168	4545	4923	5301	5678	6056	6433	CASH
	NET GAIN OR LOSS PER MONTH	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**4531**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (2,550.18)**

JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

BYKOTA REI
301 N PAGOSA BEND # B10
PAGOSA SPRINGS CO 81147

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-8974-0
PARCEL ID#: 19-2.0-03-040-030-007.000
SEC, TWN, RNG: 3-27-33
ACRES: 0.22
DELINQ YEARS: NONE
SITUS ADDRESS:
M-CODE: 0

Property Description
MOFFET'S SUB S 25' LOT 44 & ALL LOT 45

	Land	Structure	SUBTOTALS
Residential			37,230
Agricultural			0
Commercial			0
TOTAL VALUATION			37,230

Tax District	Levy per $100	Total Tax
STAT	0.0300	11.17
COUN	0.0961	35.78
DDRB	0.0845	31.46
MH	0.0845	31.46
R8	3.6600	1,362.62
JORD	0.2235	83.21
CJOP	0.4205	156.55

TAX		1,712.25

Date Printed: 09/19/2023 **1,712.25**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/29/2022 AMOUNT PAID: 1,712.25 RECEIPT #: 802623

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix F

Christman Department Store and Christman Annex Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Christman Department Store and Annex Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 160,580.00	$ 48.17	$ 5,809,643.00	$ 1,859,085.76	$ 557.73	$ 509.56	$ 254.78	$ 8,917.23
County	0.0961	$ 160,580.00	$ 154.32	$ 5,809,643.00	$ 1,859,085.76	$ 1,786.58	$ 1,632.26	$ 816.13	$ 28,564.57
Special Road Dist	0.0845	$ 160,580.00	$ 135.69	$ 5,809,643.00	$ 1,859,085.76	$ 1,570.93	$ 1,435.24	$ 717.62	$ 25,116.66
Mental Health	0.0845	$ 160,580.00	$ 135.69	$ 5,809,643.00	$ 1,859,085.76	$ 1,570.93	$ 1,435.24	$ 717.62	$ 25,116.66
R8 School	3.66	$ 160,580.00	$ 5,877.23	$ 5,809,643.00	$ 1,859,085.76	$ 68,042.54	$ 62,165.31	$ 31,082.65	$ 1,087,892.90
Joplin Ordinance	0.2235	$ 160,580.00	$ 358.90	$ 5,809,643.00	$ 1,859,085.76	$ 4,155.06	$ 3,796.16	$ 1,898.08	$ 66,432.74
City of Joplin	0.4205	$ 160,580.00	$ 675.24	$ 5,809,643.00	$ 1,859,085.76	$ 7,817.46	$ 7,142.22	$ 3,571.11	$ 124,988.77
*Surtax on 44%	1.02	$ 71,110.00	$ 725.33	$ 5,809,643.00	$ 1,859,085.76	$ 8,397.28	$ 7,671.95	$ 3,835.98	$ 134,259.19
TOTAL Annual	5.6191		**$ 8,110.57**				$ 85,787.93	$ 39,057.99	$ 1,367,029.53
					Taxes abated over 10 yrs		$ 857,879.27		
*Surtax only applies to commercial portions of mixed use properties					Taxes abated over 2nd 15 yrs			$ 585,869.80	
					Taxes abated over 25 yrs				$ 1,443,749.07

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value remains constant x 25 years.	$ 202,764.25
2. Property tax revenue if 25 year abatement approved and redevelopment occurs	$ 585,869.80
Increased Property Tax Revenue Due to Redevelopment over 25 years:	**$ 383,105.55**
Yearly Property Taxes after Abatement Ends:	$ 93,898.50
2022 Property Tax:	$ 8,110.57
Annual Property Tax Increase after Abatement:	**$ 85,787.93**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 1				63000 Square feet											
			MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH		
90%	500 Commons, LLC	PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	66000	2860	-1283	-5425	-9568	-13711	-17853	-21996	-26139	-30282	-34424	-33720	-33016	-32312	
$ 5,118.75	Former Christman Event Space		4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	55283	
$ 1,050.00	Four Commercial Spaces in Christman Annex		3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	45360	
$ 1,400.00	Five 3 bedroom apartments		6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	75600	
$ 1,100.00	Twelve 2 bedroom apartments		11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	142560	
$ 850.00	Twenty-one 1 bedroom apartmets		16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	192780	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										704584					
$ 5,624,643.00	TOTAL CASH RECEIPTS	0	42632	42632	42632	42632	42632	42632	42632	42632	747216	42632	42632	42632	1216167	
Loan	TOTAL CASH AVAILABLE	66000	45492	41349	37206	33064	28921	24778	20636	16493	716935	8208	8912	9616		
$ 4,660,058.50																
Cash Investment	0.204383549															
$ 1,149,584.50	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	56400	62	62	62	62	62	62	62	62	62	62	62	62	744	
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	40662	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		49	49	49	49	49	49	49	49	49	49	49	49	583	
	(F) REPAIRS & MAINTENANCE		82	82	82	82	82	82	82	82	82	82	82	82	984	
	(G) ADVERTISING	6740	326	326	326	326	326	326	326	326	326	326	326	326	10652	
$ 8,110.57	(H) PROPERTY TAXES		676	676	676	676	676	676	676	676	676	676	676	676	8111	
	(I) ACCOUNTING & LEGAL		259	259	259	259	259	259	259	259	259	259	259	259	3111	
	(J) EXTERIOR COMMON AREA MAINTENANCE		294	294	294	294	294	294	294	294	294	294	294	294	3528	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680	
	(M) INSURANCE (PROPERTY)		3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	40583	
	(N) INTEREST		21359	21310	21260	21211	21161	21111	21061	21011	20960	18129	18088	18046	244706	
	(O) SEWAGE		228	228	228	228	228	228	228	228	228	228	228	228	2737	
	(P) WATER		853	853	853	853	853	853	853	853	853	853	853	853	10235	
	(Q) TRASH COLLECTION/SANATATION		551	551	551	551	551	551	551	551	551	551	551	551	6617	
	SUBTOTAL	63140	36077	36028	35979	35929	35880	35830	35780	35729	35679	32848	32806	32764	428069	
	LOAN PRINCIPAL PAYMENT		$ 10,697.35	$ 10,746.38	$ 10,795.63	$ 10,845.11	$ 10,894.82	$ 10,944.75	$ 10,994.92	$ 11,045.31	$ 715,680.43	$ 9,079.95	$ 9,121.56	$ 9,163.37	830010	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	63140	46775	46775	46775	46775	46775	46775	46775	46775	751359	41928	41928	41928	1258079	
	CASH POSITION (END OF MONTH)	2860	-1283	-5425	-9568	-13711	-17853	-21996	-26139	-30282	-34424	-33720	-33016	-32312	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ 704.06**	**$ 704.06**	**$ 704.06**	**$ (35,172.05)**	
$ 85,787.93	ADDITIONAL PROPERTY TAX IF NOT ABATED		7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (6,444.94)**	**$ (6,444.94)**	**$ (6,444.94)**	**$ (120,959.97)**	

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abat

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	ement TOTAL
5.00%	500 Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-32312	-30212	-28113	-26013	-23913	-21813	-19714	-17614	-15514	-13415	-11315	-9215	-7115
$ 5,374.69	Former Christman Event Space	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	58047
$ 1,102.50	Four Commercial Spaces in Christman Annex	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	47628
$ 1,470.00	Five 3 bedroom apartments	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
$ 1,155.00	Twelve 2 bedroom apartments	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	149688
$ 892.50	Twenty-one 1 bedroom apartmets	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	202419
	TOTAL CASH RECEIPTS	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	537162
	TOTAL CASH AVAILABLE	12451	14551	16651	18751	20850	22950	25050	27149	29249	31349	33449	35548	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	65	65	65	65	65	65	65	65	65	65	65	65	781
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	42695
	(E) SUPPLIES (OFFICE AND OPERATING)	51	51	51	51	51	51	51	51	51	51	51	51	613
	(F) REPAIRS & MAINTENANCE	86	86	86	86	86	86	86	86	86	86	86	86	1033
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	710	710	710	710	710	710	710	710	710	710	710	710	8516
	(I) ACCOUNTING & LEGAL	272	272	272	272	272	272	272	272	272	272	272	272	3267
	(J) EXTERIOR COMMON AREA MAINTENANCE	309	309	309	309	309	309	309	309	309	309	309	309	3704
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	(M) INSURANCE	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	42612
	(N) INTEREST	18004	17962	17919	17877	17834	17791	17748	17704	17661	17617	17573	17529	213218
	(O) SEWAGE	239	239	239	239	239	239	239	239	239	239	239	239	2874
	(P) WATER	896	896	896	896	896	896	896	896	896	896	896	896	10747
	(Q) TRASH COLLECTION/SANATATION	579	579	579	579	579	579	579	579	579	579	579	579	6948
	SUBTOTAL	33458	33416	33374	33331	33288	33245	33202	33159	33115	33072	33028	32983	398673
	LOAN PRINCIPAL PAYMENT	9205	9248	9290	9333	9375	9418	9461	9505	9548	9592	9636	9680	113292
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	511965
	CASH POSITION (END OF MONTH)	-30212	-28113	-26013	-23913	-21813	-19714	-17614	-15514	-13415	-11315	-9215	-7115	CASH
	NET GAIN OR LOSS PER MONTH	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**25197**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (60,591.29)**

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abat

ement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	500 Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-7115	-3550	15	3580	7145	10710	14276	17841	21406	24971	28536	32101	35667
$ 5,643.42	Former Christman Event Space	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	60949
$ 1,157.63	Four Commercial Spaces in Christman Annex	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	50009
$ 1,543.50	Five 3 bedroom apartments	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
$ 1,212.75	Twelve 2 bedroom apartments	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	157172
$ 937.13	Twenty-one 1 bedroom apartmets	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	212540
	TOTAL CASH RECEIPTS	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	564020
	TOTAL CASH AVAILABLE	39886	43451	47017	50582	54147	57712	61277	64842	68408	71973	75538	79103	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	68	68	68	68	68	68	68	68	68	68	68	68	820
	(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
	(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	44830
	(E) SUPPLIES (OFFICE AND OPERATING)	54	54	54	54	54	54	54	54	54	54	54	54	643
	(F) REPAIRS & MAINTENANCE	90	90	90	90	90	90	90	90	90	90	90	90	1085
	(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
	(H) PROPERTY TAXES	745	745	745	745	745	745	745	745	745	745	745	745	8942
	(I) ACCOUNTING & LEGAL	286	286	286	286	286	286	286	286	286	286	286	286	3430
	(J) EXTERIOR COMMON AREA MAINTENANCE	324	324	324	324	324	324	324	324	324	324	324	324	3890
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
	(M) INSURANCE	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	44743
	(N) INTEREST	17485	17440	17395	17350	17305	17260	17214	17168	17122	17076	17030	16983	206828
	(O) SEWAGE	251	251	251	251	251	251	251	251	251	251	251	251	3017
	(P) WATER	940	940	940	940	940	940	940	940	940	940	940	940	11284
	(Q) TRASH COLLECTION/SANATATION	608	608	608	608	608	608	608	608	608	608	608	608	7295
	SUBTOTAL	33712	33667	33623	33578	33532	33487	33441	33396	33350	33303	33257	33210	401555
	LOAN PRINCIPAL PAYMENT	9725	9769	9814	9859	9904	9950	9995	10041	10087	10133	10180	10226	119683
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	521238
	CASH POSITION (END OF MONTH)	-3550	15	3580	7145	10710	14276	17841	21406	24971	28536	32101	35667	CASH
	NET GAIN OR LOSS PER MONTH	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**42782**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (43,005.94)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

500 COMMONS
212 S JOPLIN ST STE 3
JOPLIN MO 64801

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-9478-0
PARCEL ID#: 19-2.0-03-040-054-001.000
SEC, TWN, RNG: 3-27-33
DELINQ YEARS: NONE
ACRES: 0.00
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHG-MURPHYS 2ND LOT 197 & N1/2 LOT 198 & W1/2 VAC ALLEY ON E

	Land	Structure	SUBTOTALS
Residential			89,470
Agricultural			0
Commercial			59,780
TOTAL VALUATION			149,250

Tax District	Levy per $100	Total Tax
STAT	0.0300	44.78
COUN	0.0961	143.43
DDRB	0.0845	126.12
MH	0.0845	126.12
R8	3.6600	5,462.55
JORD	0.2235	333.57
CJOP	0.4205	627.60
SRTX	1.0200	609.76

TAX		7,473.93

Date Printed: 09/19/2023 **7,473.93**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/14/2022 AMOUNT PAID: 7,473.93 RECEIPT #: 702003

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

500 COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801-2332

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11700-0
PARCEL ID#: 19-1.0-02-030-037-001.000
SEC, TWN, RNG: 2-27-33
ACRES: 0.30
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
MURPHYSBURG PORTER LOTS 70 & 71 & N 1' LOT 72 & E1/2 VAC ALLE Y ADJ

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			11,330
TOTAL VALUATION			11,330

Tax District	Levy per $100	Total Tax
STAT	0.0300	3.40
COUN	0.0961	10.89
DDRB	0.0845	9.57
MH	0.0845	9.57
R8	3.6600	414.68
JORD	0.2235	25.32
CJOP	0.4205	47.64
SRTX	1.0200	115.57

TAX		636.64

Date Printed: 09/19/2023 **636.64**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/14/2022 AMOUNT PAID: 636.64 RECEIPT #: 702002

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix G

Pearl Brothers Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Pearl Brothers Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 93,410.00	$ 28.02	$ 4,575,000.00	$ 1,464,000.00	$ 439.20	$ 411.18	$ 205.59	$ 7,195.65
County	0.0961	$ 93,410.00	$ 89.77	$ 4,575,000.00	$ 1,464,000.00	$ 1,406.90	$ 1,317.13	$ 658.57	$ 23,049.85
Special Road Dist	0.0845	$ 93,410.00	$ 78.93	$ 4,575,000.00	$ 1,464,000.00	$ 1,237.08	$ 1,158.15	$ 579.08	$ 20,267.63
Mental Health	0.0845	$ 93,410.00	$ 78.93	$ 4,575,000.00	$ 1,464,000.00	$ 1,237.08	$ 1,158.15	$ 579.08	$ 20,267.63
R8 School	3.66	$ 93,410.00	$ 3,418.81	$ 4,575,000.00	$ 1,464,000.00	$ 53,582.40	$ 50,163.59	$ 25,081.80	$ 877,862.83
Joplin Ordinance	0.2235	$ 93,410.00	$ 208.77	$ 4,575,000.00	$ 1,464,000.00	$ 3,272.04	$ 3,063.27	$ 1,531.64	$ 53,607.23
City of Joplin	0.4205	$ 93,410.00	$ 392.79	$ 4,575,000.00	$ 1,464,000.00	$ 6,156.12	$ 5,763.33	$ 2,881.67	$ 100,858.28
Surtax	1.02	$ 93,410.00	$ 952.78	$ 4,575,000.00	$ 1,464,000.00	$ 14,932.80	$ 13,980.02	$ 6,990.01	$ 244,650.35
TOTAL Annual	5.6191		**$ 5,248.80**				$ 77,014.82	$ 31,517.40	$ 1,103,109.07
					Taxes abated over 10 yrs		$ 770,148.24		
					Taxes abated over 2nd 15 yrs			$ 472,761.03	
					Taxes abated over 25 yrs				$ 1,242,909.27

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs (assessed value remains constant x 25 years.	$ 131,220.00
2. Property tax revenue if abatement approved and redevelopment occurs	$ 472,761.03
Increased Property Tax Revenue Due to Development over 25 years:	**$ 341,541.03**
Yearly Property Taxes after Abatement Ends:	$ 82,263.62
2022 Property Tax:	$ 5,248.80
Annual Property Tax Increase after Abatement:	**$ 77,014.82**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 1				30000 Square feet											
90%	Ivy Lucille, LLC	PRE START-UP	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	50000	3200	-1323	-5846	-10369	-14892	-19415	-23938	-28461	-32984	-37507	-35717	-33927	-32137	
$ 10,000.00	Retail/Commercial Lease Space (firsts & basements)		9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	108000	
$ 1,200.00	Eight 2 bedroom apartments		8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	103680	
$ 1,000.00	Two 1 bedroom apartments		1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										917700					
$ 4,200,000.00	TOTAL CASH RECEIPTS	0	19440	19440	19440	19440	19440	19440	19440	19440	937140	19440	19440	19440	1150980	
Loan	TOTAL CASH AVAILABLE	50000	22640	18117	13594	9071	4548	25	-4498	-9021	904156	-18067	-16277	-14487		
$ 2,604,000.00 Cash Investment																
$ 1,596,000.00	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	42000	70	70	70	70	70	70	70	70	70	70	70	70	840	
	(B) GROSS WAGES (agent & maintenance)		1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	14433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	115	115	115	115	115	115	115	115	115	115	115	115	1382	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		538	538	538	538	538	538	538	538	538	538	538	538	6454	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		18	18	18	18	18	18	18	18	18	18	18	18	216	
	(F) REPAIRS & MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440	
	(G) ADVERTISING	4800	190	190	190	190	190	190	190	190	190	190	190	190	7080	
$ 5,248.80	(H) PROPERTY TAXES		437	437	437	437	437	437	437	437	437	437	437	437	5249	
	(I) ACCOUNTING & LEGAL		123	123	123	123	123	123	123	123	123	123	123	123	1481	
	(J) EXTERIOR COMMON AREA MAINTENANCE		200	200	200	200	200	200	200	200	200	200	200	200	2400	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		900	900	900	900	900	900	900	900	900	900	900	900	10800	
	(M) INSURANCE (PROPERTY)		1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	19325	
	(N) INTEREST		11935	11908	11880	11852	11825	11797	11769	11741	11712	7729	7711	7693	129551	
	(O) SEWAGE		54	54	54	54	54	54	54	54	54	54	54	54	652	
	(P) WATER		245	245	245	245	245	245	245	245	245	245	245	245	2940	
	(Q) TRASH COLLECTION/SANATATION		131	131	131	131	131	131	131	131	131	131	131	131	1575	
	SUBTOTAL	46800	17985	17958	17930	17903	17875	17847	17819	17791	17763	13779	13762	13744	206956	
	LOAN PRINCIPAL PAYMENT		$ 5,977.59	$ 6,004.98	$ 6,032.51	$ 6,060.15	$ 6,087.93	$ 6,115.83	$ 6,143.86	$ 6,172.02	$ 923,900.31	$ 3,870.97	$ 3,888.71	$ 3,906.53	984161	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	46800	23963	23963	23963	23963	23963	23963	23963	23963	941663	17650	17650	17650	1191117	
	CASH POSITION (END OF MONTH)	3200	-1323	-5846	-10369	-14892	-19415	-23938	-28461	-32984	-37507	-35717	-33927	-32137	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ 1,789.77**	**$ 1,789.77**	**$ 1,789.77**	**$ (35,337.43)**	
$ 77,014.82	ADDITIONAL PROPERTY TAX IF NOT ABATED		6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (4,628.13)**	**$ (4,628.13)**	**$ (4,628.13)**	**$ (112,352.25)**	

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Ivy Lucille, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-32137	-29678	-27219	-24760	-22300	-19841	-17382	-14923	-12463	-10004	-7545	-5086	-2626
########	Retail/Commercial Lease Space (firsts & basements)	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	113400
$ 1,260.00	Eight 2 bedroom apartments	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	108864
$ 1,050.00	Two 1 bedroom apartments	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
	TOTAL CASH RECEIPTS	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	244944
	TOTAL CASH AVAILABLE	-11725	-9266	-6807	-4348	-1888	571	3030	5489	7949	10408	12867	15326	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	74	74	74	74	74	74	74	74	74	74	74	74	882
	(B) GROSS WAGES	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	15155
	(C) PAYROLL EXPENSES(TAXES, ETC.)	121	121	121	121	121	121	121	121	121	121	121	121	1451
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	565	565	565	565	565	565	565	565	565	565	565	565	6777
	(E) SUPPLIES (OFFICE AND OPERATING)	19	19	19	19	19	19	19	19	19	19	19	19	227
	(F) REPAIRS & MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(G) ADVERTISING	200	200	200	200	200	200	200	200	200	200	200	200	2394
	(H) PROPERTY TAXES	459	459	459	459	459	459	459	459	459	459	459	459	5511
	(I) ACCOUNTING & LEGAL	130	130	130	130	130	130	130	130	130	130	130	130	1556
	(J) EXTERIOR COMMON AREA MAINTENANCE	210	210	210	210	210	210	210	210	210	210	210	210	2520
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	945	945	945	945	945	945	945	945	945	945	945	945	11340
	(M) INSURANCE	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	20291
	(N) INTEREST	7675	7657	7639	7621	7603	7585	7566	7548	7529	7511	7492	7473	90899
	(O) SEWAGE	57	57	57	57	57	57	57	57	57	57	57	57	684
	(P) WATER	257	257	257	257	257	257	257	257	257	257	257	257	3087
	(Q) TRASH COLLECTION/SANATATION	138	138	138	138	138	138	138	138	138	138	138	138	1654
	SUBTOTAL	14028	14010	13992	13974	13956	13938	13919	13901	13882	13863	13845	13826	167134
	LOAN PRINCIPAL PAYMENT	3924	3942	3960	3979	3997	4015	4034	4052	4071	4089	4108	4127	48299
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	215433
	CASH POSITION (END OF MONTH)	-29678	-27219	-24760	-22300	-19841	-17382	-14923	-12463	-10004	-7545	-5086	-2626	CASH
	NET GAIN OR LOSS PER MONTH	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**29511**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (47,503.81)**

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Ivy Lucille, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-2626	546	3719	6892	10064	13237	16410	19583	22755	25928	29101	32273	35446
$ 11,025.00	Retail/Commercial Lease Space (firsts & basements)	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	119070
$ 1,323.00	Eight 2 bedroom apartments	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	114307
$ 1,102.50	Two 1 bedroom apartments	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	TOTAL CASH RECEIPTS	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	257191
	TOTAL CASH AVAILABLE	18806	21979	25152	28324	31497	34670	37842	41015	44188	47361	50533	53706	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	77	77	77	77	77	77	77	77	77	77	77	77	926
	(B) GROSS WAGES	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	15913
	(C) PAYROLL EXPENSES(TAXES, ETC.)	127	127	127	127	127	127	127	127	127	127	127	127	1523
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	593	593	593	593	593	593	593	593	593	593	593	593	7116
	(E) SUPPLIES (OFFICE AND OPERATING)	20	20	20	20	20	20	20	20	20	20	20	20	238
	(F) REPAIRS & MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(G) ADVERTISING	209	209	209	209	209	209	209	209	209	209	209	209	2514
	(H) PROPERTY TAXES	482	482	482	482	482	482	482	482	482	482	482	482	5787
	(I) ACCOUNTING & LEGAL	136	136	136	136	136	136	136	136	136	136	136	136	1633
	(J) EXTERIOR COMMON AREA MAINTENANCE	210	210	210	210	210	210	210	210	210	210	210	210	2520
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	992	992	992	992	992	992	992	992	992	992	992	992	11907
	(M) INSURANCE	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	21306
	(N) INTEREST	7454	7435	7416	7397	7378	7358	7339	7319	7300	7280	7260	7240	88175
	(O) SEWAGE	60	60	60	60	60	60	60	60	60	60	60	60	718
	(P) WATER	270	270	270	270	270	270	270	270	270	270	270	270	3241
	(Q) TRASH COLLECTION/SANATATION	145	145	145	145	145	145	145	145	145	145	145	145	1737
	SUBTOTAL	14114	14095	14076	14057	14038	14018	13999	13979	13960	13940	13920	13900	168096
	LOAN PRINCIPAL PAYMENT	4146	4165	4184	4203	4222	4242	4261	4281	4300	4320	4340	4360	51023
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	219119
	CASH POSITION (END OF MONTH)	546	3719	6892	10064	13237	16410	19583	22755	25928	29101	32273	35446	CASH
	NET GAIN OR LOSS PER MONTH	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**38072**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (38,942.35)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

J H LAND CORP
617 S MAIN ST
JOPLIN MO 64801-2315

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11645-0
PARCEL ID#: 19-2.0-03-040-055-005.000
SEC, TWN, RNG: 3-27-33
ACRES: 0.00
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
PICHER ADD S1/2 LOT 6 & ALL LOT 7

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			93,410
TOTAL VALUATION			93,410

Tax District	Levy per $100	Total Tax
STAT	0.0300	28.02
COUN	0.0961	89.77
DDRB	0.0845	78.93
MH	0.0845	78.93
R8	3.6600	3,418.81
JORD	0.2235	208.77
CJOP	0.4205	392.79
SRTX	1.0200	952.78

TAX		5,248.80

Date Printed: 09/19/2023 **5,248.80**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/16/2022 AMOUNT PAID: 5,248.80 RECEIPT #: 909095

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

EXHIBIT B

LEGAL DESCRIPTION:

All of Lots Numbered Forty-seven (47) and Forty-eight (48) in Moffet's Subdivision, City of Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

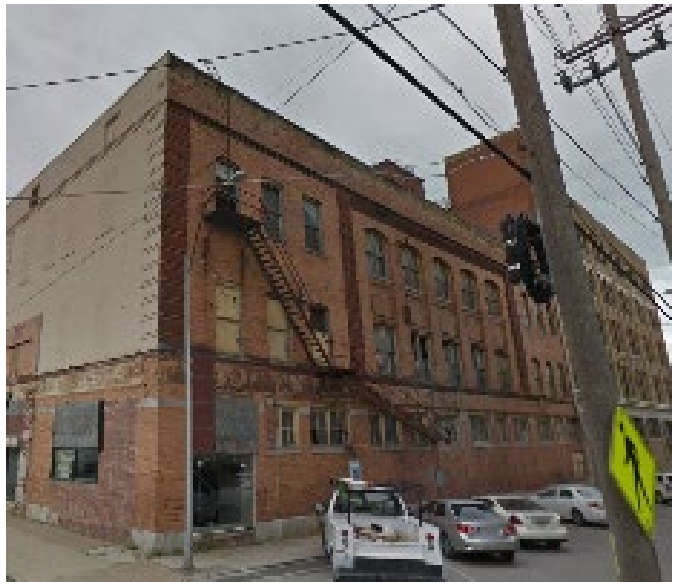
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

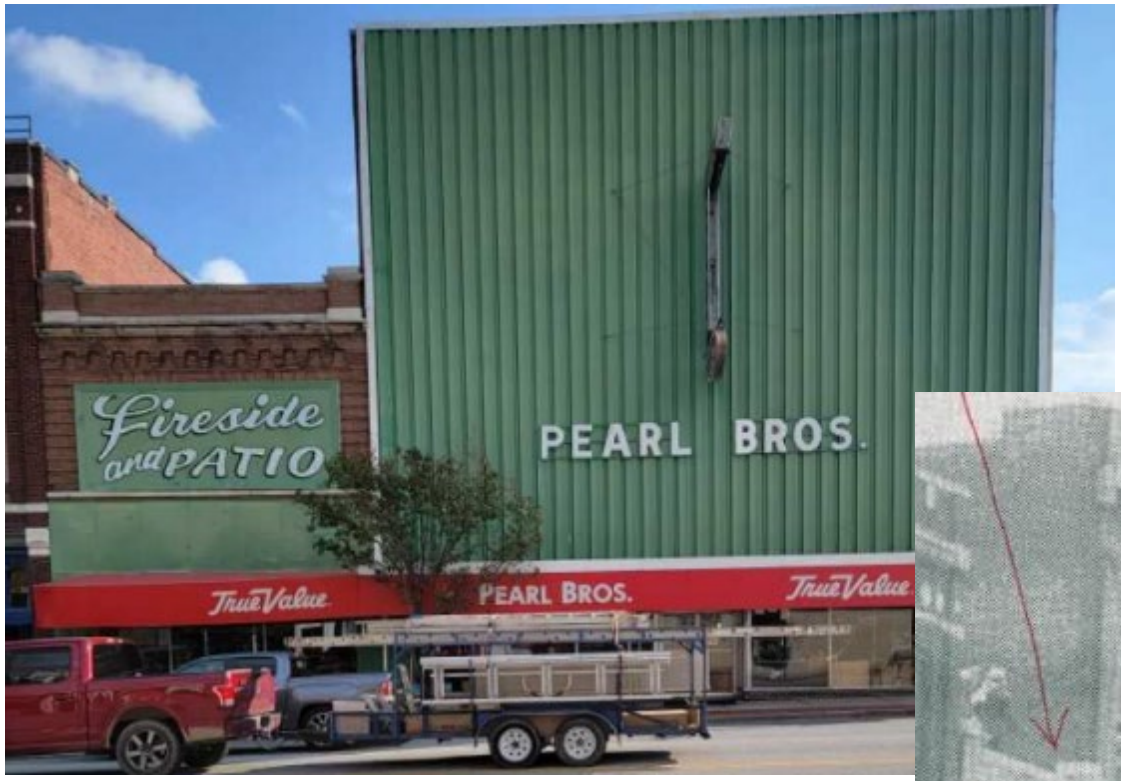
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





COUNCIL BILL NO. 2023-297 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the Olivia Apartment Building located at 320 South Moffet Avenue; by Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 320 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on October 6th, 2008 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Olivia Apartment Building, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the Olivia Apartment Building approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice,

the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the Olivia Apartment Building, located at 320 South Moffet Avenue, a more particular description being attached hereto as Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023, and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ___day of _____, 2023, by a____vote.

ATTEST:

_____
Douglas Lawson, Mayor

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2023-298

MEETING DATE:
December 4, 2023

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 and City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Request for the abatement of ad valorem taxes on improvements made to real property located at 512-518 S. Virginia Ave.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the Pennington Drug Company Building located at 512-518 S. Virginia Ave. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The properties proposed to be redeveloped are part of an area that was declared "blighted" by City Council in 2003. The area was reaffirmed by Council as "blighted" due to an expansion of the blighted area in 2007. Approval of the redevelopment plan will allow the owners to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

200 Block Commons, LLC (Jeff and Carolina Neal) are the property owners. They are rehabilitating the existing building located on the property. The rehabilitated building area encompasses 38,630 sq. ft. 200 Block Commons wants to construct a mixed-use building containing 21 residential units and 2 commercial retail/office units for lease. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction project.

The property owners are investing approximately $3.2 million into the project. The Joplin Redevelopment Corporation is recommending that 100% of the increase in ad valorem taxes to the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property over the life of the 25-year program is estimated at approximately $943,000. The owners currently pay $2,946.64 in ad-valorem taxes per annum on the property. The current ad-valorem taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions. The annual property tax increase after the abatement period is completed is estimated at $58,500.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;

No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE

N.A.

RECOMMENDATION:

Staff recommends approval of Council Bill No. 2023-298

ATTACHMENTS

Council Bill No. 2023-298, Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

EXHIBIT B

LEGAL DESCRIPTION:

All of the South 29 feet of Lot Numbered Seventy-two (72) and all of Lot Numbered Seventy-three (73) and all of the North One-half of Lot Numbered Seventy-four (74) in PORTER'S ADDITION TO MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, together with the East One-half of the vacated alley lying West of the adjoining said lots.

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at S615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

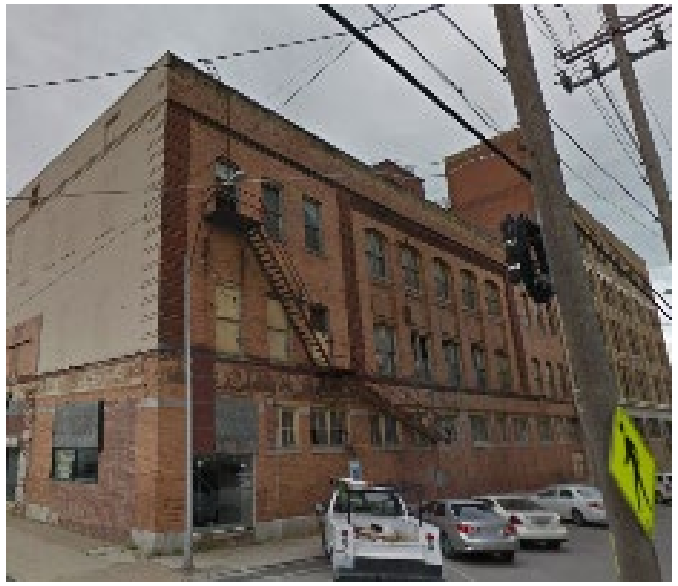
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

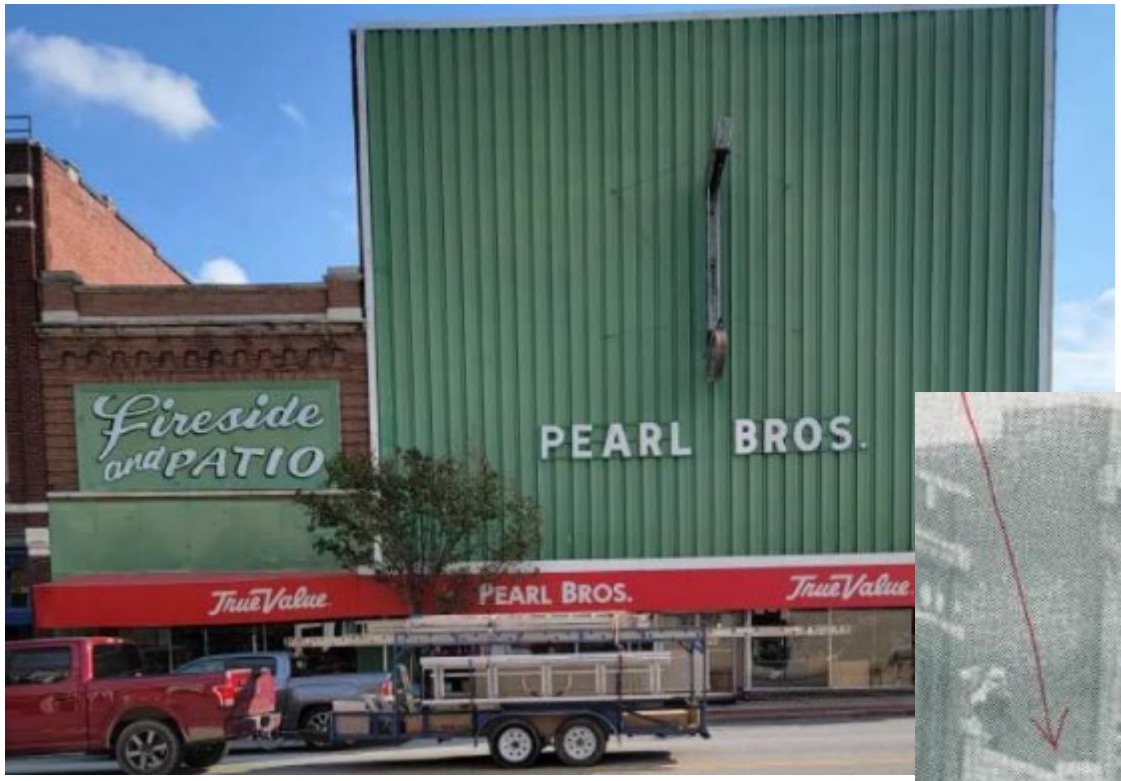
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





COUNCIL BILL NO. 2023-298 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the Pennington Drug Company Building located at 512-518 South Virginia Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 512-518 South Virginia Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on August 6, 2007 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Olivia Apartment Building, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the Pennington Drug Company Building approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice, the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the Pennington Drug Company Building, located at 512-518 South Moffet Avenue, a more particular description being attached hereto as Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023, and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ___day of _____, 2023, by a____vote.

_____

Douglas Lawson, 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. 2023-300

MEETING DATE:
December 4, 2023

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.

SUMMARY REQUEST:
Request for the abatement of ad valorem taxes on improvements made to real property located at 202-204 S. Joplin Ave.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The properties proposed to be redeveloped are part of an area that was declared "blighted" by City Council in 2003. The area was reaffirmed by Council as "blighted" due to an expansion of the blighted area in 2007. Approval of the redevelopment plan will allow the owners to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

200 Block Commons, LLC (Jeff and Carolina Neal) are the property owners. They are rehabilitating the existing building located on the property. The rehabilitated building area encompasses 7,000 sq. ft. 200 Block Commons wants to create small mixed-use building containing 1 residential unit and 3 commercial retail/office units for lease. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction project.

The property owners are investing $560,000. The Joplin Redevelopment Corporation is recommending that 100% of the increase in ad valorem taxes to the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property over the life of the 25-year program is estimated at approximately $184,200. The owners currently pay $1,793.61 in ad-valorem taxes per annum on the property. The current ad-valorem taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions.

The annual property tax increase after both the development and abatement period is completed is estimated at $34,085.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
Staff recommends approval of Council Bill No. 2023-300

ATTACHMENTS
Council Bill No. 2023-300, Joplin Redevelopment Corporation Minutes, Abatement Application/Redevelopment Plan (Exhibit A), Legal Description (Exhibit B)

EXHIBIT B

LEGAL DESCRIPTION:

All of Lots Numbered Sixty-nine (69) and Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County. Missouri, according to the recorded Plat thereof EXCEPT that part described as beginning at the Southeast corner of said Lot 70, thence South 89°58’42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29’35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59’43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning. AND All that part of Lot Numbered Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof described as: Beginning at the Southeast corner of said Lot 70, thence South 89°58’42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29’35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59’43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at S615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

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DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

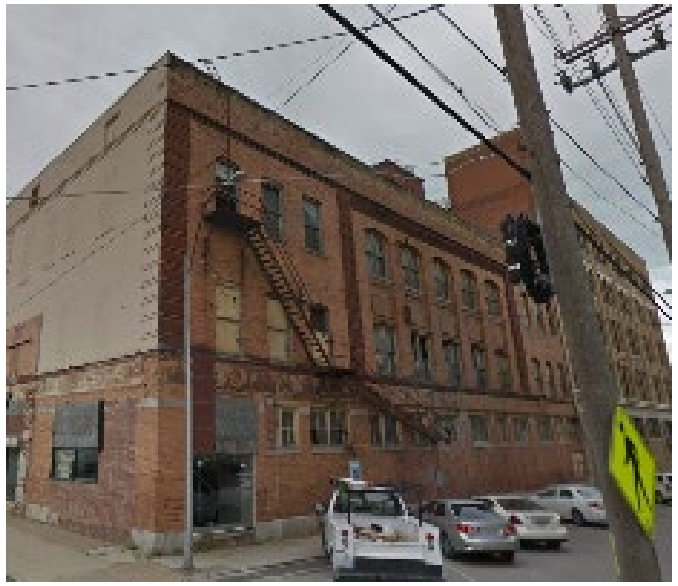
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

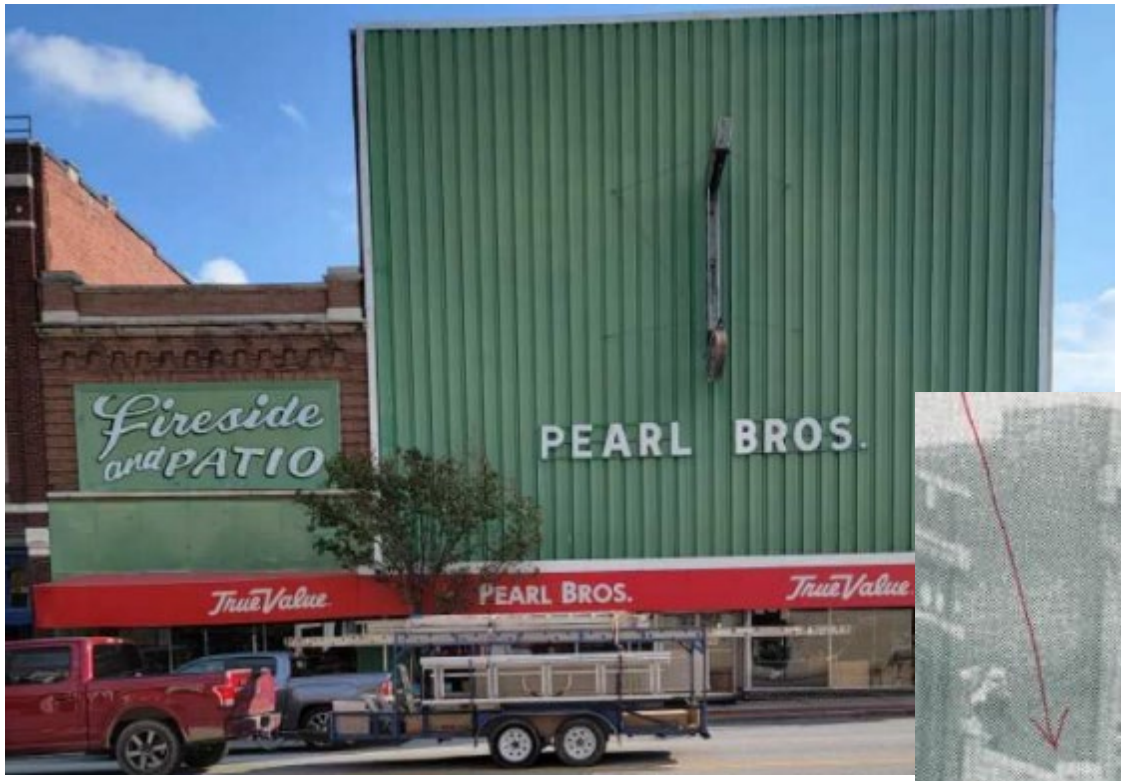
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





COUNCIL BILL NO. 2023-300 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the A.C. Webb Automotive Building located at 202-204 South Joplin Avenue; 200 Block Commons, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 202-204 South Joplin Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on August 6, 2007 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Olivia Apartment Building, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the A. C. Webb Automotive Building approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice, the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the A. C. Webb Automotive Building, located at 202-204 South Joplin Avenue, a more particular description being attached hereto as

Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023 and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 4th day of December 2023, by a vote of

ATTEST:

_____
Douglas Lawson, Mayor

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2023-301

MEETING DATE:
December 4, 2023

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.

SUMMARY REQUEST:
Request for the abatement of ad valorem taxes on improvements made to real property located at 310 S. Moffet Ave.

BACKGROUND:
The attached Council Bill states that the City Council has reviewed the redevelopment plan for the rehabilitation of the Jesse Star House and Carriage House located at 310 S. Moffet Ave. next to the Olivia Apartment Building. The proposed redevelopment project was recommended for approval by the Joplin Redevelopment Corporation (JRC), Inc., at their meeting on November 14, 2023. The JRC is a corporation authorized by Chapter 353 of the Missouri State Statutes which has the authority to abate property (ad valorem) taxes in designated "blighted" areas to encourage redevelopment and reinvestment opportunities. The properties proposed to be redeveloped are part of an area that was declared "blighted" by City Council in 2003. The area was reaffirmed by Council as "blighted" due to an expansion of the blighted area in 2007. Approval of the redevelopment plan will allow the owners to receive a tax abatement on the property conditioned upon their investment and improvements to the property.

Bykota REI, LLC (Chris and Sawyer Smith) are the property owners. They are rehabilitating the existing structure that formerly used as a home. The rehabilitated building area encompasses approximately 5,500 sq. ft.. Bykota REI wants to create 3 residential units and an event venue. Savings accrued from the ad-valorem tax abatement will be reinvested into the construction of the project.

The property owners are investing approximately $463,000. The Joplin Redevelopment Corporation is recommending that 100% of the increase in ad valorem taxes to the real property resulting from the improvements be abated for 10 years and 50% of the increase in ad valorem taxes resulting from the improvements be abated an additional 15 years. The abatement on the real property taxes over the life of the 25-year program is estimated at approximately $124,000. The owners currently pay $1,712.25 in ad-valorem taxes per annum on the property. The current ad-valorem taxes on the properties will continue to be paid by the owners to the county and distributed to the taxing jurisdictions.

The annual property tax increase after both the development and abatement period are completed is estimated at $7,100.

Approval of the Council Bill will allow the property owners to enter into a property exchange agreement with the Joplin Redevelopment Corporation. After the exchange is complete and the Redevelopment Corporation takes title to the property, the property is eligible for tax abatements. The Redevelopment Corporation will immediately transfer the property back to the property owner with the proposed property tax abatement. The redevelopment plan will become part of the title transfer and recorded which will require the property owners and/or their successors to follow the recorded redevelopment plan to continue to be eligible for the property tax abatement.

PUBLIC COMMENT;
No public comments were submitted or made during the public hearing of the Joplin Redevelopment Corporation meeting.

FUNDING SOURCE
N.A.

RECOMMENDATION:
Staff recommends approval of Council Bill No. 2023-301

ATTACHMENTS
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EXHIBIT B

LEGAL DESCRIPTION:

All of the South One-half of Lot Numbered Forty-four (44) and All of Lots Numbered Forty-five (45) and Forty-six (46) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
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JOPLIN CITY HALL
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5TH FLOOR STUDY
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DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

_____ _____

John Hipple, Chairman Vicky Copeland, Recording Secretary

Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

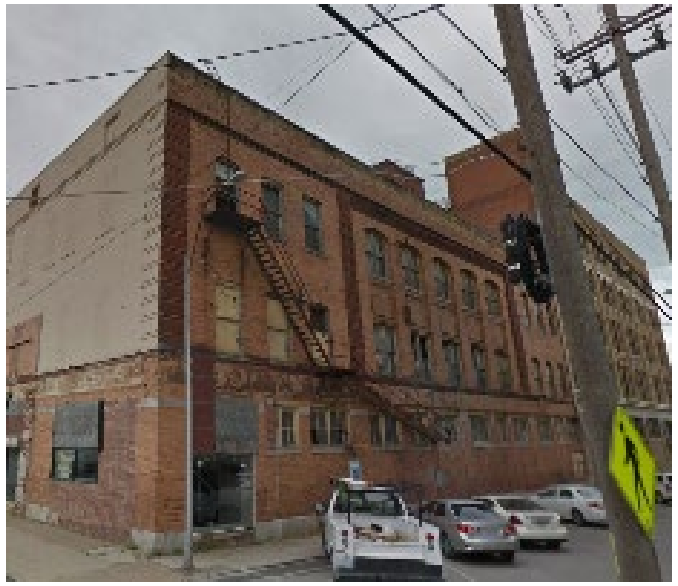
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

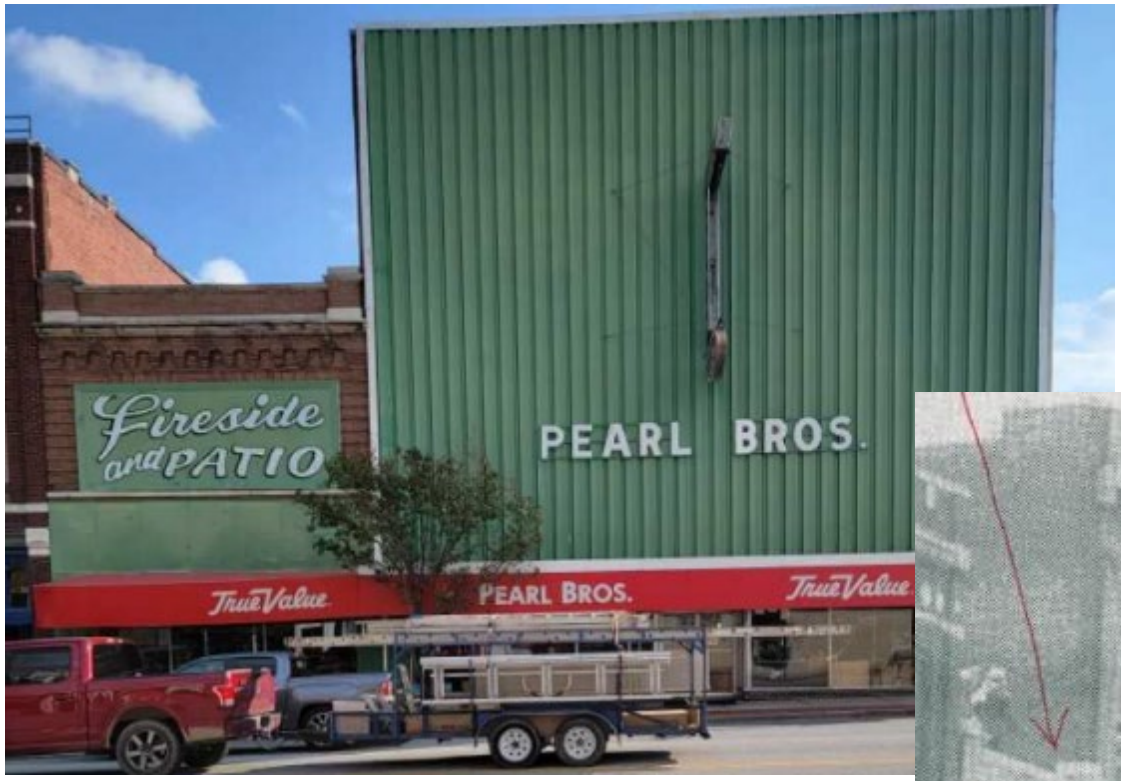
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82





COUNCIL BILL NO. 2023-301 ORDINANCE NO.

AN ORDINANCE approving the Redevelopment Plans for property known as the Jesse Star House located at 310 South Moffet Avenue; Bykota REI, LLC in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to property located at 310 South Moffet Avenue, Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2024 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2034 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause.

WHEREAS, after having a public hearing upon the same on August 6, 2007 the City of Joplin declared certain real estate described therein and described herein as "blighted" within the meaning of the provisions of Chapter 353 of the Revised Statutes of the State of Missouri due to the lack of adequate infrastructure and obsolescence such that the tract described therein and herein has become an economic liability and that such conditions are conducive to the inability of the property to generate reasonable taxes; and,

WHEREAS, pursuant to the provision of Chapter 353 of the Revised Statues of the State of Missouri, the Joplin Redevelopment Corporation, Inc., has approved the Redevelopment Plan for the Jesse Star House, and recommended the granting of the tax abatements as described herein, at its meeting on the 14th day of November 2023 and,

WHEREAS, pursuant to the provisions of Section 353.110, the City of Joplin provided the taxing authorities affected by such redevelopment property, Notice of public hearing to be held before the Council of the City of Joplin concerning the granting of tax abatements for such project; and,

WHEREAS, after having held a public hearing upon this same date as required by Section 353.110.3.2, the Council desires to approve the Redevelopment Plan as described herein, approve the documents necessary to develop the property as described herein, and, approve the tax abatement as described herein.

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

Section 1. That the Jesse Starr House Redevelopment Plan is approved by the Joplin Redevelopment Corporation, Inc., on November 14, 2023; a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is, hereby approved.

Section 2. That having held a Public Hearing upon the same after appropriate Notice, the Council does hereby grant a tax abatement of the ad valorem real property taxes for the improvements upon the property known as the Jesse Starr House, located at 310 South Moffet Avenue, a more particular description being attached hereto as Exhibit B to the redevelopment plan, hereinafter referred to as "the Property", in the amount of one hundred percent (100%) commencing January 1, 2024, and continuing to and ending after December 31, 2033, and in accordance with said Redevelopment Plan, does hereby approve the granting of tax abatement in the amount of fifty percent (50%) of the ad valorem real property taxes on the improvements to "the Property" for fifteen (15) years, commencing January 1, 2034 and ending after December 31, 2048 conditioned upon the compliance with the Redevelopment Plan as approved herein. That this Section 2 shall not be become effective until such time as the Joplin Redevelopment Corporation, Inc., shall become the owner of "the Property".

Section 3. That in the event of the sale or other disposition of any real property by the Joplin Redevelopment Corporation, Inc., its successors or assigns, by reason of the foreclosure of any mortgage or other lien, through insolvency or bankruptcy proceedings, or by order of any court of competent jurisdiction, or by voluntary transfer or conveyance, the partial tax relief provided for in Section 2 in the Ordinance shall inure to the benefit of any purchaser or transferee of such real property or any interest therein, so long as such purchaser or transferee shall continue to use, operate, and maintain such real property in accordance with the provisions of the Redevelopment Plan.

Section 4. That this Ordinance expressly gives the City the right to use eminent domain on this property, if necessary and also requires the developer to complete the property transfer through the Joplin Redevelopment Corporation and back to the owner no later than December 31, 2023, and for the owner to complete the development plan in accordance with the time period set forth in Exhibit A.

Section 5. That the City Manager is hereby authorized to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 6. That this Ordinance, dealing with the ordinance setting any tax rate or assessment, is an emergency within the meaning of Section 2.12(5) of the Home Rule Charter of the City of Joplin, Missouri, and as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _day of _____, 2023, by a____vote.

ATTEST: Douglas Lawson, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2023- 376, Building Regulations

MEETING DATE
December 4, 2023

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 with Freeman's Landworx LLC to remove the structures, and any remaining debris including foundation and footings located at 1105 S Indiana Ave.

BACKGROUND
The above listed address was "tagged" as a dangerous building on August 2, 2023. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On November 3, 2023, an advertisement for bids was published in the Joplin Globe with bids being received on November 17, 2023, for the removal of structures and any reaming debris including footings and foundations. At that time bids were received as follows.

B&D Yardbuilders	$7,800.00
Big Johns	$5,450.00
Freeman Landworx	$4,560.00

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 2022-23 budget of the Revolving Fund.

RECOMMENDATION
City Staff recommends that the demolition removal contract be awarded to Freeman's Landworx LLC. for $4,560.00 and 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.

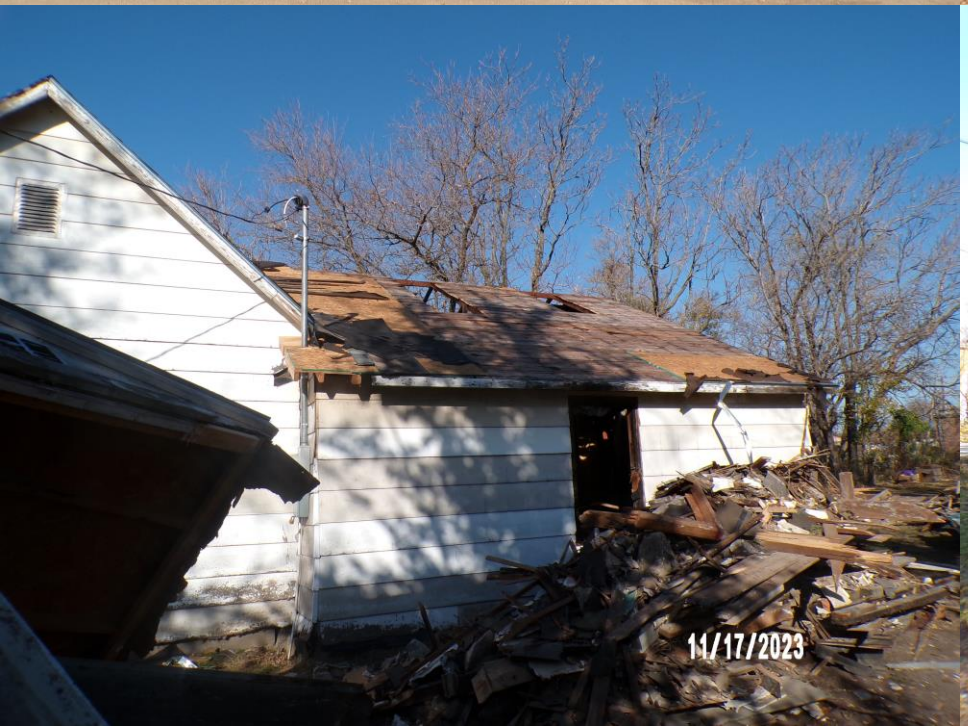
ATTACHMENTS
Council Bill No. 2023- 376, Photograph of Property, Bid Tabulation

CLOSING DATE:	17-Nov-23	DEPT:	Planning & Community Development
STARTING TIME	10:00 AM		
CLOSING TIME:	10:20 AM	BID OPENED BY:	Jeff Hadley/Jo Anne Mergenthaler
Demolition of All Structures		LOCATION:	1105 S Indiana Ave

COMPANY	BIDS
B & D Yardbuilders	$7,800.00
Big John's Heavy Equipment	$5,450.00
Freeman's Landworx, LLC	$4,560.00
Nelson's Enterprises	NO BID
USA Demolition	NO BID


COUNCIL BILL 2023-376
1105 S INDIANA
11/17/2023




11/17/2023


11/17/2023

COUNCIL BILL NO. 2023-376 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Freeman's Landworx LLC. for the demolition of the structure(s) and clearing of a lot located at 1105 S Indiana Ave. in the City of Joplin, Missouri, for Four Thousand Five Hundred Sixty dollars ($4,560.00); 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 Freeman's Landworx LLC.in the amount of Four Thousand Five Hundred Sixty dollars ($4,560.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 1105 S Indiana Ave.

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 1105 S Indiana Ave.

ALL OF LOT NUMBERED ONE HUNDRED FORTY-FIVE (145) AND THE SOUTH 13 FEET OF LOT NUMBERED ONE HUNDRED FORTY-SIX (146) IN CAMPBELL'S 8TH ADDITION TO THE CITY OF JOPLIN JASPER COUNTY, MISSOURI

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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-529 – Approving an agreement with Missouri American Water to terminate water service for unpaid sewer bills.

MEETING DATE
December 4, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-529 Ordinance; Exhibit "A" Termination of Water Service Agreement

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves an agreement with Missouri American Water to terminate water service for unpaid sewer bills.

BACKGROUND
Due to a change in Missouri American Water Company's billing system, the City was required to resume the billing services for sewer and trash services in December of 2012. The City is obligated to collect delinquent sewer bills. State Statute authorizes private water companies to terminate water service upon notification by the City of unpaid sewer bills. In October of 2012, the City entered into an agreement with Missouri American Water to terminate water service for unpaid sewer bills. The water company assesses a fee for this service, which is passed on to the customer by the City prior to restoration of water service. The current fee is $28.50 per termination and restoration attempt.

The water company has not increased this fee since 2012, when the City resumed the billing function. The City was notified on October 12th of an increase in this fee and the need for a new agreement prior to January 15, 2024. The notification indicates the current fees are being subsidized by the water company and as a publicly regulated utility, Missouri American must be mindful of the ratepayers' monies.

As such, this agreement allows the Water Company to terminate water service if sewer bills are unpaid or in arrears for at least 30 days. The City must also properly notify the customer of the delinquent amount and the intent to terminate water service. This agreement establishes the fee to the City for the Water Company to shut-off water service at $94.00 per termination and restoration attempt.

FUNDING SOURCE
This does not apply to this item.

RECOMMENDATION

Staff recommends approval of this council bill on an emergency basis to continue the service with the water company.

COUNCIL BILL NO. 2023-529 ORDINANCE NO.

AN ORDINANCE approving an Agreement by and between the City of Joplin and Missouri-American Water Company to terminate water service and discontinue the supply of water from its system to any premises which sewer bills are unpaid; authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin; and containing an emergency clause.

WHEREAS, the City of Joplin is engaged in supplying sewer service to the citizens and residents of the City and the adjacent area; and,

WHEREAS, the City of Joplin charges a fee for such sewer services and bills such fees on a periodic basis to its citizens and residents so served; and,

WHEREAS, the City of Joplin is obligated to collect delinquent sewer bills from its citizens and residents so served; and,

WHEREAS, Missouri-American Water Company is the owner and operator of a water distribution system serving customers in Joplin and Duquesne, Missouri, subject to the laws of the State of Missouri and the Jurisdiction, Rules and Regulations of the Missouri Public Service Commission; and,

WHEREAS, the Water Company is authorized, at the request and direction of the City of Joplin pursuant to the provision of Section 393.015 of the Revised Statutes of the State of Missouri, to terminate water service and discontinue the supply of water from its system to any premises, at which the sewer bills for sewer services supplied by the City are unpaid.

NOW, THEREFORE, 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 and Missouri-American Water Company to terminate water service and discontinue the supply water from its system to any premises which sewer bills are unpaid, a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", 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, Missouri.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12, subparagraph (1), of the Home Rule Charter of the City of Joplin, Missouri, and as such shall become effective immediately upon its passage.

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

of _____, 2023, by a _____vote.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

EXHIBIT "A"

TERMINATION OF WATER SERVICE AGREEMENT

Made as of the _____ day of _____, 20___ between the CITY OF JOPLIN, MISSOURI, ("City"), and MISSOURI-AMERICAN WATER COMPANY, a Missouri corporation, ("MAWC").

WHEREAS, the City is engaged in supplying sewer service to the citizens and residents of the City and the adjacent area; and

WHEREAS, the City charges a fee for such sewer services and bills such fee on a periodic basis to its citizens and residents so served; and

WHEREAS, the City is obligated to collect delinquent sewer bills from its citizens and residents so served; and

WHEREAS, MAWC is the owner and operator of a water distribution system serving customers of the City, subject to the laws of the State of Missouri and the Jurisdiction, Rules and Regulations of the Missouri Public Service Commission ("Commission"); and

WHEREAS, MAWC is authorized, at the request and direction of the City pursuant to the provision of Section 393.015 of the Revised Statutes of the State of Missouri, to terminate water service and discontinue the supply of water from its system to any premises, at which the sewer bills for sewer service supplied by the City are unpaid;

NOW THEREFORE, in consideration of the covenants hereinafter expressed, the parties hereto do mutually agree as follows:

1. When in the course of its business, the City determines, pursuant to state statute, that City sewer charges remain unpaid and are in arrears for more than thirty (30) days after rendition of a written notice of such charges to its sewer customer, the City shall submit a request, in a format specified by MAWC, to MAWC to terminate water service to the City's sewer customer until such time as the sewer charges and all related costs are paid, and with such request, the City shall provide customer-identifying information as specified by MAWC. With such request, the City certifies:

   (A) that said sewer customer's sewer charges are in arrears for more than thirty (30) days after the City sends written notice;

   (B) that said sewer customer has been afforded written notice of: (1) the arrearage amount and, (2) the City's intent to terminate sewer services by means of a request to MAWC to discontinue said City sewer customer's water service;

   (C) that the City's sewer customer has been afforded a right to be heard on the correctness of the City's record of arrearage;

D) that all Federal and State Constitutional as well as all Federal and State statutory pre-requisites applicable to the collection of debt have been properly satisfied by the City;

(E) that the City has complied with its own ordinances and procedures.

2. Upon receipt of the termination request as set out in Paragraph 1, the City and MAWC will arrive at a mutually agreeable date where an employee of MAWC, along with an authorized representative of the City, shall go to the premises identified by the City. After the representative of the City advises any responding person present at such premises that water service will be terminated at the request of the City due to non-payment of sewer bills, the employee of MAWC shall terminate the water service to such premises. Provided, however, MAWC shall not be required to terminate such water service in the event its customer at the premises as identified by the City is as a person or entity other than the City's sewer customer.

3. At the requested direction of the City, MAWC shall restore water service to the premises of the City's sewer customers whose water service has been terminated as herein provided. However, notwithstanding anything to the contrary herein stated or implied, MAWC may restore water service to any premises where the water service has been terminated as herein provided upon the bonafide application for water service by any person or entity other than the City's sewer customer whose water service was terminated at such premises.

Water restoration shall be attempted but not guaranteed during normal working hours on Monday through Friday (hereinafter "Standard Restoration"). Unless otherwise specified by the City, restoration will be attempted but not guaranteed on the same day for instructions received from the City prior to 3:00 p.m. Monday through Friday, and on the next day for instructions received after 3:00 p.m. Requests for restoration outside of normal working hours (or after 3:00 p.m. on Friday) may be accepted at the discretion of MAWC. If MAWC agrees to restore service outside of normal working hours, an extra charge shall apply (hereinafter "After Hours Restoration").

4. If new City sewer customers which are also MAWC customers do not pay the City a required sewer service deposit within 60 days of receiving sewer service, MAWC shall terminate water service to that premise following the same required notifications as that for non-payment of sewer service.

5. Inapplicable PSC Notice Requirements. All notice and complaint procedures specified in 4 CSR 240, and Chapter's 386 and 393 R.S.Mo., which apply to customer rights to utility service from a regulated utility, SHALL NOT APPLY to termination instructions issued by the City pursuant to this Agreement. All notice, complaint procedures and administrative consumer remedies, to the extent that they may exist or be alleged to exist, shall be the responsibility of the City.

6. The City and MAWC shall establish a mutually beneficial schedule and procedure pertaining to the filing and processing of the City's requests for termination of water service as herein provided so as to not unduly restrict, interfere with or impede MAWC from performing its duties and responsibilities in providing water service to its customers. Notwithstanding anything to the contrary herein stated, MAWC reserves the exclusive right at its sole discretion to process the City's requests for termination of water service on such schedules and at such times as are convenient to MAWC consistent with MAWC's normal business practice and procedure.

7. The City shall pay MAWC to cover MAWC's cost of terminating or restoring the water supply for each premises identified by the City and each visit to such premises. The termination fees, Standard Restoration fees and After Hours Restoration fees are set forth in the fee schedule, attached as Exhibit A. MAWC will bill the City periodically for these fees, and the City shall pay each such bill within thirty (30) days after the date of the bill. Such amount shall not be subject to refund for any reason. In the event that more than one hour is required for either the termination or restoration of water service to any such premises, the City shall pay the actual cost thereof to MAWC based on time, material, transportation and other fixed charges. Bills for actual costs are payable within thirty (30) days after the date of the bill. Costs for terminating or restoring the water supply for premises identified by the City shall be adjusted annually beginning January 1, 2025, by a percentage amount equal to the change in the **Consumer Price Index for All Urban Customers (CPI-U) U.S. City average,** for "Water and sewer and trash collection services", as reported by the U.S. Bureau of Labor Statistics for the previous 12-month period.

If MAWC makes a reasonable attempt to terminate or restore water service and is unsuccessful because of address inadequacies, inoperable or damaged facilities, danger to any employee or any other reason beyond MAWC's reasonable control, the fees identified in Exhibit A will be charged for the attempt. Thereafter, the parties will attempt to determine an alternative course of action acceptable to both parties, which shall be reduced to a written instruction from the City to MAWC and, until that time, MAWC shall be absolved from its time requirements for action.

8. In addition to the fees set out in Paragraph 7, at the option of MAWC, MAWC can require the City to pay for the estimated loss of water revenues resulting from each such termination made hereunder. Such estimated loss of water revenues shall be based upon the actual period of time during which the supply of water is discontinued in each instance and the average water revenue received by MAWC for a like period of time during the year prior to such termination from the class of customer involved in each instance, as determined from the books and records of MAWC. The estimated loss of revenue shall be billed by MAWC to the City periodically at the same times as MAWC would have billed the customer if the water service had not been terminated, and the City shall pay each such bill within thirty (30) days of receipt thereof. Notwithstanding anything to the contrary herein stated, the City's obligation to pay to MAWC the estimated loss of water revenues resulting from each termination made hereunder, shall not exceed the average water revenue received by MAWC during one billing period for each such termination.

9. MAWC shall not be liable for any loss, damage or other claim asserted by the City's sewer customers, the owner and/or tenant of the premises, the water customer, the City or any other person, corporation, or entity based upon or arising from the termination of water service at the request of the City. Moreover, the City will be responsible for any damages to MAWC's property arising from the parties' actions fulfilling their obligations under this Agreement. To the extent permitted by law, the City agrees to indemnify, defend and hold MAWC harmless from and against any and all claims, complaints or causes of action arising out of actions taken by MAWC, other than those resulting from MAWC's negligence, pursuant to any of the City's "Instruction to Terminate Service." Because MAWC is providing a service to the City at cost and has no incentive whatsoever to take the risk of claims, complaints or causes of action arising out of actions taken pursuant to this Agreement, if the City at any time asserts that it is not permitted by law to indemnify MAWC under the provisions of this Paragraph, or is limited in the extent of its indemnification, or for any other reasons takes the position that MAWC must defend itself or be responsible for some or all costs arising from such claims, all MAWC obligations under this Agreement shall terminate as of that date.

10. The City shall handle all customer communications regarding service terminations implemented pursuant to this Agreement, including any face-to-face communications at the premises at the time MAWC is terminating or restoring water service. Communications from customers to MAWC shall be referred to and directed to the City.

11. MAWC's actions required under this Agreement shall be excused if due to matters beyond its control, including but not limited to: employee work stoppages, strikes, inclement weather, emergencies, or where MAWC's utilization of work force or resources are required elsewhere. Termination will not be completed if a local board of health, municipality, fire district, court of competent jurisdiction or other governmental entity having jurisdiction issues an instruction to MAWC so stating. At such time, MAWC will relay such conflicting instructions to the City, and MAWC will not knowingly take further actions toward termination until City notifies MAWC in writing that it has resolved the conflicting instructions. Thereafter, the City shall indemnify, defend and hold MAWC harmless, to the extent permitted by law, for actions taken by MAWC based on the City's notification.

In no event shall MAWC be required to disconnect a fire line service without authorization from the governmental City responsible for fire protection to the affected property, even in cases of combined fire and domestic service lines.

12. To the extent that this Agreement becomes the subject of any regulatory proceeding before the Commission and the Commission produces a determination that alters the terms or fees set forth in this Agreement, either party may terminate the Agreement with notice to the other party, or the parties may agree to amend the Agreement consistent with any Commission directive or order.

13. This agreement shall be for a term of one (1) year commencing January 1, 2024, until December 31, 2024. Thereafter, it will continue from year to year unless terminated by either of the parties giving thirty (30) days written notice to the other party at its principal place of business.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

THIS SPACE LEFT INTENTIONALLY BLANK

CITY OF JOPLIN, MISSOURI

By: _____

Title: _____

Printed Name: _____

ATTEST:

_____

MISSOURI -AMERICAN WATER COMPANY

By: _____
Jeff Kaiser - Vice President of Operations

ATTEST:

_____

EXHIBIT A

FEE SCHEDULE*

Standard Termination or Restoration per metered connection, including unsuccessful attempts for the period **March 1, 2024 through December 31, 2024**. Beginning January 1, 2025 the cost shall be adjusted annually by a percentage amount equal to the change in the **Consumer Price Index for All Urban Customers (CPI-U) U.S. City average**, for "Water and sewer and trash collection services", as reported by the U.S. Bureau of Labor Statistics for the previous 12-month period.	$94.00
After Hours Restoration per metered connection, including unsuccessful attempts	$188.00

*Any terminations or restorations requiring more than one hour for the services will be billed actual costs per the Agreement.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-541 – Approving a budget amendment for FY 2024

MEETING DATE
December 4, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-541 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 2023-2024 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.

Here is an explanation for the items in Schedule A:

- Amending various departments for vehicle replacement purchases.
- Amending the Information Technology department for required software for zip code sorting to allow for bulk mail rates.
- Amending the fire department budget for wearing apparel.
- Amending the ARPA budget for the state fire grant.

Most of the above items were budgeted in previous years, but a purchase order was unable to be completed prior to the fiscal year end. The purpose of the budget amendment is to recognize changes that have occurred since the annual budget was adopted. This budget amendment increases expenditures by $261,778.00.

FUNDING SOURCE
This item is not applicable for budget amendments.

RECOMMENDATION
Staff recommends approval of this council bill on an emergency basis.

COUNCIL BILL NO. 2023-541 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-158 on October 16, 2023, to adjust appropriations and containing an emergency clause.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2023-158 on October 16, 2023, which estimated revenues and appropriated funds for the fiscal year 2023-2024; 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 2023-2024 budgeted appropriations as adopted by Ordinance 2023-158 be amended by increasing appropriations by the total amount of Two Hundred Sixty-One Thousand Seven Hundred Seventy-Eight Dollars and No Cents ($261,778.00) 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. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (4), 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 _____, 2023, by a _____vote.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

SCHEDULE A

CITY OF JOPLIN
BUDGET AMENDMENT
2023-2024 ADOPTED BUDGET
4-Dec-23

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
001	General Fund					
				$		
	Building Regulations	001-1506-570-8210	Motor Vehicles			30,864
	Building Reg-Prop Action	001-1522-570-8210	Motor Vehicles			73,864
	Information Technology	001-2501-500-2110	Computer Software			19,358
	Fire Operations	001-6002-510-2010	Wearing Apparel			14,000
	Total General Fund			$	-	138,086
101	Public Safety Sales Tax Fund					
				$	-	-
	Fire Public Safety Sales Tax	101-6075-510-2010	Wearing Apparel			2,000
	Total Public Safety Sales Tax Fund			$	-	2,000
115	Parks Fund					
				$	-	-
	Parks Athletic Complex	115-6516-560-8210	Motor Vehicles			37,000
	Total Parks Fund			$	-	37,000
175	ARPA Fund					
				$	-	-
	ARPA	175-8680-500-8230	Emergency Operating Equipment			39,692
	Total ARPA Fund			$	-	39,692
405	Airport Fund					
	Airport	405-5004-520-8210	Motor Vehicles	$		45,000
	Total Airport Fund			$	-	45,000
	Grand Total			$	-	261,778

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-534 – Approving certain fee changes in the parks department

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-534 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Parks Director: Paul Bloomberg; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the parks department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to parks department fees.

The proposed changes are as follows:

- Change the lot space fee from $650.00 to $700.00
- Change the grave opening/close fee from $650.00 to $700.00
- Change the grave opening/close fee for infants from $200.00 to $225.00
- Change the grave marker fee from $.50/square inch to $.55/square inch
- Change the cremains fee from $250.00 to $300.00
- Change the cremains fee with set-up from $300.00 to $350.00
- Change the columbarium-single niche fee from $900.00 to $1,000.00
- Change the columbarium-companion niche fee from $1,300.00 to $1,400.00

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 general fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-534 ORDINANCE NO.

AN ORDINANCE repealing Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires 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 Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, be repealed and a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"Sec. 34-2. Prices of lots and grave rights; charge for setting stones.

(A) Charge for lots, grave rights, and setting stones:

(1) Lot space…….$700.00
(2) Grave opening/close…….$700.00
(3) Grave opening/close-Infants……..$225.00
(4) Grave marker (*cost per square inch)……..*$0.55
(5) Cremains …….$300.00
(6) Cremains including set up…….$350.00
(7) Columbarium-Single niche, includes opening/closing and some engraving…..$1,000.00
(8) Columbarium-Companion niche, includes opening/closing and some engraving……$1,400.00

(B) An additional charge of $150.00 for grave opening shall be made for any openings when the procession enters the ceremony later than 4:00 p.m. on Monday through Friday and on Saturday before noon. On Saturday after 12:00 noon, the charge shall be the base of $500.00 plus the hourly rate of $150.00 for each additional hour.

(C) City council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge."

Section 2. That this ordinance shall become effective on January 1, 2024.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-536 – Approving certain fee changes in the parks department

MEETING DATE
November 20, 2023

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2023-536 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Parks Director: Paul Bloomberg; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the parks department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 20, 2023. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to parks department fees.

The proposed changes are as follows:

- Change the Green Fee 9 holes, weekday from $9.00 to $11.00
- Change the Green Fee 9 holes, weekend from $10.00 to $12.00
- Change the Green Fee 18 holes, weekday from $18.00 to $20.00
- Change the Green Fee 18 holes, weekend from $20.00 to $22.00
- Change the Green Fee 9 holes, weekday senior from $6.00 to $8.00
- Change the Green Fee 9 holes, weekend senior from $7.00 to $9.00
- Change the Green Fee 18 holes, weekday senior from $12.00 to $14.00
- Change the Green Fee 18 holes, weekend senior from $15.00 to $17.00
- Change the Weekday Twilight fee from $12.00 to $14.00
- Change the Weekend Twilight fee from $14.00 to $16.00
- Remove the Student Green fee w/ Cart
- Change League Play from $10.00 to $15.00
- Change the Golf Cart, 9 holes per person fee from $8.00 to $9.00

- Change the Golf Cart 18 holes per person fee from $14.00 to $16.00
- Change the pull cart fee from $3.00 to $5.00
- Change the Golf adult annual pass fee from $800.00 to $920.00
- Change the Golf adult with cart annual pass fee from $1,450.00 to $1,560.00
- Remove the Golf family pass fee
- Change the Golf family with one unlimited cart fee from $1,800.00 to $2,000.00
- Remove the Golf family with two unlimited cart fee
- Change the Golf senior annual pass fee from $600.00 to $720.00
- Change the Golf senior with cart annual pass fee from $1,175.00 to $1,360.00
- Change the Golf twilight pass fee from $400.00 to $500.00
- Change the Golf twilight pass with cart fee from $800.00 to $1,000.00

- Change the Tennis School Practice Fee from $40.00 to $50.00 per player
- Change the Tennis Activity Fee from $10.00 to $15.00

- Change the Soccer Tournament Fee for College/High School/Youth from $60.00 per match to $80.00 per match
- Change the Soccer Tournament Fee for Adults from $80.00 per match to $100.00 per match
- Change the Soccer Activity Fee from $10.00 to $15.00
- Change the Football Activity Fee from $10.00 to $15.00

- Change the Baseball Game for College from $225.00 per game to $300.00 per game
- Change the Baseball Game for High School from $150.00 per game to $200.00 per game
- Change the Baseball Practice for College from $50.00 per practice to $75.00 per practice
- Change the Baseball Practice for High School from $30.00 per practice to $50.00 per practice
- Change the Baseball Activity Fee from $10.00 to $15.00
- Change the Softball Game with lights fee from $100.00 per game to $125.00 per game
- Change the Softball Game without lights fee from $75.00 per game to $100.00 per game
- Change the Softball Activity Fee from $10.00 to $15.00

- Change the Season Pool Pass for Family from $170.00 to $200.00
- Change the Season Pool Pass for Adult from $85.00 to $100.00
- Change the Season Pool Pass for Youth from $75.00 to $90.00
- Change the Season Pool Pass for Seniors from $75.00 to $90.00
- Change Schifferdecker Adult Admission from $6.50 to $7.00
- Change Schifferdecker Child Admission from $5.50 to $6.00
- Change Cunningham Adult Admission from $5.50 to $6.00
- Change Cunningham Child Admission from $4.50 to $5.00

- Change the Parks Special Event Permit fee from $150.00 to $200.00 per event

- Change the Dog Park Permit from $10.00 to $15.00 for the first dog

- Change the Dog Park Permit from $5.00 to $10.00 for each additional dog

- Change the Community Center Facility Rental from $25.00 to $50.00 per event
- Change the Shelter Facility Rental from $40.00 to $50.00 per day
- Change the Amphitheater from $150.00 to $200.00 per day

The fee changes will be effective on January 1, 2024.

FUNDING SOURCE
This revenue is included in the fiscal year 2024 parks fund budget and golf fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2023-536 ORDINANCE NO.

AN ORDINANCE repealing Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 186-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, and Section 86-152, Admission Fee, of Article V, Swimming Pools, and Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 186-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, and Section 86-152, Admission Fee, of Article V, Swimming Pools, and Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function; and,

WHEREAS, the Council of the City of Joplin desires to make certain fee changes to help recover the cost of services provided by the parks department.

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

Section 1. That Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE I. IN GENERAL

Sec. 86-5. Fees at Schifferdecker Golf Course.

(a) Fees and charges at Schifferdecker Golf Course are as follows:

(1) *Green fees generally.* The green fees shall be $20.00 per player per 18 holes, except on week-ends and holidays, when the green fees shall be $22.00 per player per 18 holes. The green fees shall be $11.00 per player per 9 holes, except on week-ends and holidays, when the green fees shall be $12.00 per player per 9 holes.

(2) *Green fees for senior citizens.* The green fees for senior citizens shall be $14.00 per player per 18 holes, except on week-ends and holidays, when the green fees for senior citizens shall be $17.00 per player per 18 holes. The green fees shall be $8.00 per player per 9 holes, except on week-ends and holidays, when the green fees shall be $9.00 per player per 9 holes.

(3) *Season passes.*

a. The single annual pass fee shall be $920.00 per person per year.

b. Senior citizen single annual pass fee shall be $720.00 per person per year. Senior citizen passes shall be for weekdays only and a week-end fee or holiday fee with an annual pass shall be a green fee of $17.00.

c. A single annual pass with unlimited cart use fee shall be $1,560.00 per person per year.

d. A senior citizen annual pass with unlimited cart use fee shall be $1,360.00 per person per year.

e. A student (also known as “junior” or “youth”) annual pass fee shall be $90.00 per person per year. Student passes shall be for weekdays only and a week-end fee or holiday fee with an annual pass shall be a green fee of $9.00. Qualifications for participation shall be set by the director of the parks and recreation department.

f. A family annual pass with one (1) unlimited cart use fee shall be $2,000.00.

g. A twilight annual pass fee shall be $500.00 per person per year. A twilight annual pass with one (1) unlimited cart use fee shall be $1,000.00.

(4) *Green fees for students.* The green fees for qualified students (also known as “junior” or “youth”) shall be $9.00. Qualifications for participation shall be set by the director of the parks and recreation department.

(5) *Green fees for leagues.* The green fees for league play shall be $15.00. To be eligible for league play, each league team must be sponsored by a company or not-for-profit organization chartered by the state, each league must consist of a minimum of ten players, and each league must provide a roster of all players, which shall be checked each week of play.

(6) *Twilight green fee.* The twilight green fee shall be $14.00 on weekdays and $16.00 on week-ends. The twilight time shall be set by the director of the parks and recreation department.

(7) *Pull cart rental.* The pull cart rental charge shall be $5.00 per day.

(8) *Power cart rental.* The power cart rental charge shall be $16.00 per 18 holes per seat. The power cart rental charge shall be $9.00 per 9 holes per seat.

(10) *Private powered golf carts.* No privately owned powered golf cart will be permitted for use at the Schifferdecker Municipal Golf Course. Except that any physically handicapped person may utilize a powered golf cart that has been modified or constructed so as to be accessible. The term "Physically Handicapped", as employed in this subsection shall include any of the disabilities as described in RSMo., 301.142.1 and 301.071, as may be amended from time to time.

(11) *High School annual fee.* The high school annual fee shall be $500.00 per school. Qualifications for participation shall be set by the director of the parks and recreation department.

(b) The director of parks and recreation may in his discretion temporarily reduce fees in an attempt to equalize the number of played rounds during the course of any given business day. Such “specials” shall be available to all persons seeking to utilize the course during the appropriate day and time.

(c) For purposes of this section "Family" is defined as a maximum of two adults and dependent children residing at one residence. "Dependent" has the same meaning as "dependent" under Federal Income Tax Law. A person shall not be considered a dependent under this section unless the person was claimed as a dependent on their Federal Income Tax Filing for the most recent tax reporting period.

(d) For purposes of this section, "Senior Citizen" shall mean any person permanently and totally disabled from employment at any age, or any person age 60 and above.

(e) For purposes of this section, “Student”, “Junior”, or “Youth” shall mean any person under the age of 18.”

Section 2. That Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE I. IN GENERAL

Sec. 86-6 Fees for parks programs and parks facilities.

(a) In addition to any fees or charges established pursuant to this chapter, the fees and charges for programs and facilities at the City of Joplin Parks and Recreation Facilities are as follows:

(1) *Tennis Programs at the Joplin Athletic Complex.*

a. The tennis tournament fee shall be $50.00 per court per day.
b. The high school age and college age tennis practice fee shall be $50.00 per player.
c. A tennis activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.

(2) *Baseball programs at Joe Becker and the Joplin Athletic Complex.*

a. A college level and similar level baseball game shall be $300.00 per game.
b. A college level and similar level baseball practice shall be $75.00 per practice.
c. A high school age and similar level baseball game shall be $200.00 per game.
d. A high school age and similar level baseball practice shall be $50.00 per game.
e. A baseball activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.
f. In the event a baseball tournament is cancelled within ten (10) days of the tournament date for any reason other than weather-related, field condition or at the request of the city, there shall be a cancellation fee of twenty-five percent (25%) of the tournament fee.

(3) *Soccer programs at the Joplin Athletic Complex and Dover Hill.*

a. A high school, college, youth level soccer tournament shall be $80.00 per match.
b. An adult soccer tournament shall be $100.00 per match.
c. A soccer activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.

(4) *Softball programs.*

a. A softball game with lights shall be $125.00 per game.
b. A softball game without lights shall be $100.00 per game.
c. A softball activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.
d. Additional fees.
    i. Additional bags of field drying agent are available at market cost (first four bags per field are provided).

(5) *Football programs.*

a. A football activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.

(5) *Shelter facilities.*

a. The shelter facility rental fee shall be $50.00 per day.

(6) *Parks Special Event Permit.*

a. A special event permit fee of $200.00 for the usage of any city park shall be assessed per event.

(7) *Community Center Facility Rental.*

a. The community center facility rental fee shall be $50.00 per event.

(b) Fee review process. City Council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fee charges.

(c) For purposes of this section "family" is defined as a maximum of two adults and dependent children residing at one residence. "Dependent" has the same meaning as "dependent" under Federal Income Tax Law. A person shall not be considered a dependent under this section unless the person was claimed as a dependent on their Federal Income Tax Filing for the most recent tax reporting period.

(d) For purposes of this section, "senior citizen" shall mean any person permanently and totally disabled from employment at any age, or any person age 60 and above."

Section 3. That Section 86-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-123, Fee Schedule, of Article IV, Memorial Hall/Amphitheater, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE IV. MEMORIAL HALL/AMPHITHEATER

Sec. 86-123 Admission Fee.

(a) The fees and charges for the use of the Memorial Hall and the Memorial Hall parking lot shall be as follows:

(1) Main auditorium:

a. Amount per day: $1,000.00.

b. Additional charge for staffing merchandise and novelty stands: 25 percent of the gross sales after taxes with $100.00 minimum.

(2) Parking lot:

a. Amount per day: $1,000.00.

(b) Any party leasing Memorial Hall for three or more consecutive days shall be allowed one day to move in and one move-out day at no charge.

(c) Reserved.

(d) The cancellation of an event less than 30 days prior to the event shall result in forfeiture of all fees.

(e) The fees and charges for the use of the amphitheater shall be as follows:

(1) $200.00 per event.

(2) If an event is a ticketed event at the amphitheater, the fees as set out in 86-123 (a)(1) shall apply.

(3) If additional items are requested by the organizer of an event at the amphitheater such as, but not limited to, fencing, security, extra tables/chairs, the actual cost of such items will be charged as an additional charge to Section 86-123 (e)(1).
(4) If additional electricity is required, as determined by the director of parks and recreation, the actual cost of such items will be charged as an additional charge to Section 86-123 (e)(1).

Section 4. That Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE V. SWIMMING POOLS

Sec. 86-152 Admission Fee.

(a) The pool admission fee for Schifferdecker Family Aquatic Center shall be $7.00 for adults over 15 years of age, and $6.00 for children 15 years of age and under, except that children age two and under, shall be admitted without charge.

(b) The admission fee for Cunningham Family Aquatic Center shall be $6.00 for adults over 15 years of age and $5.00 for children 15 years of age and under, except that children age two and under, shall be admitted without charge.

(c) The supervisor, with the approval of the parks and recreation board, shall have authority to set certain times when there shall be no admission fee for swimming in the municipal pools, and the park supervisor shall have the authority to place certain restrictions on free admission.

(d) Season passes for all municipal swimming pools.

(1) A family (three or more) season pass shall be $200.00 per family per year.

(2) An adult individual, aged 18 years and older, season pass shall be $100.00 per person per year.

(3) A youth individual, aged 17 years and under, season pass shall be $90.00 per person per year.

(4) A senior citizen season pass shall be $90.00 per person per year.

(e) For purposes of this section “family” is defined as a maximum of two adults and dependent children residing at one residence. “Dependent” has the same meaning as “dependent” under federal income tax law. A person shall not be considered a

dependent under this section unless the person was claimed as a dependent on their federal income tax filing for the most recent tax reporting period.

(f) For purposes of this section, “senior citizen” shall mean any person permanently and totally disabled from employment at any age, or any person age 60 and above.

(g) The director of parks and recreation is hereby authorized to establish a program granting a reduced rate, up to 50 percent for pool memberships based upon family income.”

Section 5. That Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-251, Fees, of Article VII, Dog Parks, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

Sec. 86-251. - Fees.

No owner as defined herein below shall allow such owner's dog to enter any "off-leash park area" without having first registered such dog with the department of parks and recreation. The fee for such registration shall be $15.00 per year for the first dog and $10.00 per year, per dog for each dog after the first. Such fee will include a dog park tag for the dog collar and a dog park pass that will allow access to the park.

Section 6. That this ordinance shall become effective on January 1, 2024.

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

of _____, 2023.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney