Tax Increment Financing Annual Report
City of Joplin, Missouri

SECTION 1 DESCRIPTION OF THE PLAN AND PROJECT: As of October 31, 2015

1. Name of the City and/or County (entity that approved the TIF Plan or Project): City of Joplin
2. Name of the Plan or Project: Northpark Crossing Tax Increment Financing Plan
3. Report Period: From November 1, 2014 to October 31, 2015
4. Name of the person who prepared this Annual Report:

   Leslie Haase, Finance Director

5. Contact Information

   a) City or County Contact Agency: City of Joplin, Missouri

   b) Person: Leslie Haase, Finance Director

   c) Phone: (417) 624-0820 ext. 251

   d) Fax: (417) 624-4620

   e) E-mail Address: LHaase@joplinmo.org

   f) Private Sector Developer: Jeffrey L. Ungerer

   g) Person: Same

   h) Phone: (785) 272-1398 ext. 285

   i) Fax: (785) 272-1796

   j) E-mail Address: N/A

6. Original Date Plan/Project Approved: June 7, 2004
7. Ordinance Number (*if available*): Ordinance No. 2004-134
8. Most Recent Plan Amendment Date (*if any*) *[99.865.1(9)]*: None
9. Ordinance Number (*if available*): N/A
10. State House District: 128

11. State Senate District: 32

12. School District: Joplin R-VIII School District

13. General Location of Area or Project Area (*if feasible, please attach a copy of Redevelopment Area Boundary Map from Plan*) ***[99.865.1(10)]***:

Approximately 31.08 acres of property in Joplin, Jasper County, Missouri generally bound by 3rd Street to the north, Rolling Acres Addition subdivision to the east, East 7th Street to the south, and Missouri Highway 71 (Range Line Road) to the west.

14. Brief description of Plan/Project ***[99.865.1(10)]***:

The Redevelopment Plan called for the redevelopment of the approximate 31.08 acres into individual redevelopment project areas. Each individual redevelopment project area will be its own project. The redevelopment of this area accomplishes the goals of the City for infill retail development. There are shopping areas to both the north and west providing some retail choices for consumers. Redevelopment of this area has created synergy among all three districts.

15. Plan/Project Status (*Circle or check one which best describes status*):

☐ Starting Up ☐ Seeking Developer ☐ Under Construction

X Fully-Operational ☐ Inactive ☐ District Dissolved

*If clarification is needed:*_____

16. Area Type (*Circle or check all applicable*)

☐ Blight ***X Conservation*** ☐ Economic Development

17. How was the "but-for" determination made? (*Circle or check all applicable*):

☐ Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

X Project required significant public infrastructure investment to remedy existing inadequate conditions.

☐ Project required significant public infrastructure investment to construct adequate capacity to support the project.

☐ Project required parcel assembly and/or relocation costs.

X Other (describe): 16 of the 18 structures within the Redevelopment Area were over 35 years old. Eight of the 13 single family homes were rental units. Parcels H & I were not connected to sewers and Parcels J & K did not have sewers immediately available. Deleterious land use or layout.

18. Major Development Obstacles to be Overcome: There were extraordinary land/site preparation costs associated with this project. 12 single family residential structures were demolished and/or removed. Two commercial buildings were demolished as well as all the building/materials and asphalt paving removed from the area.

19. Briefly Describe the Project's Public Benefit(s) *[99.865.1(10)]*: Numerous streets were improved with curbing, stacking lane and traffic signals. On-site and off-site stormwater improvements have been made in the area, so that stormwater drainage is no longer handled by open ditches but collected by catch basins and transported off-site. The new development was subject to additional building enhancements, increased landscaping, buffering and park and recreational amenities along with enhanced lighting.

20. Briefly Describe Agreements with the Developer *[99.865.1(9)]*: Tax Increment Financing Contract dated June 27, 2004, which limits the TIF Reimbursable Expense to the Developer to $15,649,034.

21. Brief Description of Any Agreements with the Affected Taxing Districts *[99.865.1(9)]*: None.

22. Number of Relocated Residences During This Report Period: None.

23. Number of Relocated Businesses During This Report Period: None.

24. Number of Parcels Acquired Through Use of Eminent Domain Power In This Report Period *[99.865.1(12)]*: None.

25. Identify any Businesses that have Relocated to the Redevelopment Area During This Report Period: ***(Completion of This Section Satisfies Requirements of 99.810.2 'New Business Report', Otherwise Due by 2/28/2011).***

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
None				

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: ***Projected:*** 500-700 ***Actual to date:*** 500

27. Estimate of Retained Jobs: ***Projected:*** Not in TIF Plan ***Actual to date:*** 97

SECTION 2: TAX INCREMENT FINANCING REVENUES

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:

a. Payment in Lieu of Taxes (PILOTs): *[99.865.1(6)]*

Total received since inception: $1,760,306.28 Amount on hand: $-0-

(As of Report Date)

b. Economic Activity Taxes (EATs): ***[99.865.1(8)]***

Total received since inception: $7,173,736.24 Amount on hand: $-0-
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: ***[99.865.1(1)]*** **$-0-**

29. Expenditures For Total Project Costs Funded by TIF: ***[99.865.1(2)]***

	Total Since Inception	**Report Period Only**
a) Public Infrastructure(streets, utilities, etc.)	$1,834,681	$-0-
b) Site Development(grading, dirt moving, etc)	$3,223,645	$-0-
c) Rehab of Existing Buildings ***[99.865.1(11)]***	$4,343,605	$-0-
d) Acquisition of land or buildings ***[99.865.1(11)]***	$ 540,976	$-0-
e) Other (specify):Professional Fees	$ 152,993	$-0-
f) Other (specify): Financing Costs	$5,853,134	$-0-

Amount Paid on Debt Service: ***[99.865.1(3)]***

g) Payments of Principal and Interest on Outstanding Bonded Debt:
Since Inception: $N/A This Reporting Period: $N/A

h) Reimbursement to Developer for Eligible Costs:
Since Inception: $N/A This Reporting Period: $N/A

i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:
Since Inception: $N/A This Reporting Period:$N/A

30. Anticipated TIF **Reimbursable** Costs *(Only include hard costs; do not include interest or bond issuance costs.)*

a. Public Infrastructure and Site Development Costs (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)	$8,370,900
b. Property Acquisition and Relocation Costs	$1,450,000
c. Project Implementation Costs (including Professional Fees)	$ 275,000
d. Other: Financing Costs	$5,853,134
e. Other (specify):	$-0-

Total Anticipated TIF Reimbursable Project Costs $15,949,034

31. Anticipated **Total Project Costs**: W/Financing Costs $60,605,767
(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs if any revisions occurring since previous filing.)
32. TIF Financing Method (Circle or check all that apply):

X Pay-as-you-go ☐ General Obligation Bonds ☐ TIF Notes ☐ Loan

☐ TIF bond ☐ Industrial Revenue Bond ☐ Other ☐ Other

Maturity of TIF Obligations *(term of the TIF payout)*

33. Original Estimate (# of Years to Retirement) N/A

34. Current Anticipated Estimate (# of Years to Retirement) N/A

35. Original Assessed Value of the Redevelopment Project: ***[99.865.1(4)]*** $1,412,870 (Base Year)

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): ***[99.865.1(5)]*** $4,461,149

37. Anticipated Assessed Value at Time of District Termination: $6-8,000,000 when all phases complete

38. Total Amount of **Base Year** EATs ***[99.865.1(7)]***: $541,481

39. Total Amount of **Base Year** PILOTs: $64,038

40. Total Annual EATs Anticipated at Time of District Termination: $938,817 annually ($18,705,917 cumulative)

41. Total Annual PILOTS Anticipated at Time of District Termination: $229,153 annually ($5,758,718 cumulative)

42. Percentage of EATs Captured *(per TIF Plan, usually up to 50%)*: 50%

43. Total Years Anticipated to Capture EATs *(per TIF Plan, up to 23 years)*: 23 years

44. Percentage of PILOTs Captured *(per TIF Plan, usually up to 100%)*: 100%

45. Total Years Anticipated to Capture PILOTs *(per TIF Plan, up to 23 years)*: 23 years

SECTION 3: CERTIFICATION OF CHIEF EXECUTIVE OFFICER OF MUNICIPALITY OR AGENCY

This section is not a requirement of 99.865.1-8, RSMo, but is required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Economic Development to provide statement of conformance with the TIF Annual Report Statutes.

I, Michael Seibert, Mayor, certify that, to the best of my knowledge and
(Name of Chief Executive Officer of Municipality or Agency)

belief, the statements of fact contained in this report are true and correct.

_____
(Signature of affiant)

_____*Mayor*_____
(Title of affiant)

****Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.**

Send Report to:
Missouri Department of Economic Development
Attn: TIF Annual Report
P.O. Box 118, 301 West High Street
Jefferson City, Missouri 65102
Fax: (573) 522-9462

Further Information:
Hal Van Slyck, (573) 526-0748
Ann Perry, (573) 522-8004

CITY OF JOPLIN
TIF BALANCE DUE LISTING
NORTHPARK CROSSING
AS OF OCTOBER 31, 2015

DESCRIPTION	PRINCIPAL	INTEREST	ANNUAL GRAND TOTAL DUE	LIFE-TO-DATE PRINCIPAL BALANCE DUE	LIFE-TO-DATE INTEREST BALANCE DUE	LIFE-TO-DATE GRAND TOTAL DUE
FY 2005 REIMBURSABLE COSTS	6,300,317	441,022				
FY 2005 PAYMENTS	-	-				
FY 2005 BALANCE	6,300,317	441,022	6,741,339			
FY 2006 REIMBURSABLE COSTS	3,060,594	655,264				
FY 2006 PAYMENTS		(352,412)				
FY 2006 BALANCE	3,060,594	302,852	3,363,446	9,360,911	743,874	10,104,785
FY 2007 REIMBURSABLE COSTS	387,380	682,380				
FY 2007 PAYMENTS		(740,030)				
FY 2007 BALANCE	387,380	(57,650)	329,730	9,748,291	686,224	10,434,515
FY 2008 REIMBURSABLE COSTS	347,609	706,713				
FY 2008 PAYMENTS		(901,915)				
FY 2008 BALANCE	347,609	(195,202)	152,407	10,095,900	491,022	10,586,922
FY 2009 REIMBURSABLE COSTS	-	706,713				
FY 2009 PAYMENTS		(889,248)				
FY 2009 BALANCE	-	(182,535)	(182,535)	10,095,900	308,487	10,404,387
FY 2010 REIMBURSABLE COSTS	-	706,713				
FY 2010 PAYMENTS		(933,492)				
FY 2010 BALANCE	-	(226,779)	(226,779)	10,095,900	81,708	10,177,608
FY 2011 REIMBURSABLE COSTS	-	706,713				
FY 2011 PAYMENTS		(976,550)				
FY 2011 BALANCE	-	(269,837)	(269,837)	9,907,771	-	9,907,771
FY 2012 REIMBURSABLE COSTS	-	706,713				
FY 2012 PAYMENTS		(1,067,782)				
FY 2012 BALANCE	-	(361,069)	(361,069)	9,546,702	-	9,546,702
FY 2013 REIMBURSABLE COSTS	-	540,903				
FY 2013 PAYMENTS		(1,056,402)				

FY 2013 BALANCE	-	(515,499)	(515,499)	9,031,203	-	9,031,203
FY 2014 REIMBURSABLE COSTS	-	-				
FY 2014 PAYMENTS		(998,331)				
FY 2014 BALANCE	-	(998,331)	(998,331)	8,032,872	-	8,032,872
FY 2015 REIMBURSABLE COSTS	-	-				
FY 2015 PAYMENTS		(1,017,880)				
FY 2015 BALANCE	-	(1,017,880)	(1,017,880)	7,014,992	-	7,014,992

	Principal	**Interest**	**Payments**
FY 2015 Grand Total Balance	10,095,900	5,853,134	(8,934,043)

CITY OF JOPLIN
TIF INTEREST CALCULATION
NORTHPARK CROSSING
AS OF OCTOBER 31, 2015

DESCRIPTION	PRINCIPAL BALANCE	INTEREST AMOUNT	TOTAL LIABILITY	PAYMENTS	YTD ENDING LIABILITY
Fiscal Year 2005	6,300,317	441,022	6,741,339	-	-
Fiscal Year 2006	3,060,594	655,264	3,715,858	(352,412)	-
Fiscal Year 2007	387,380	682,380	1,069,760	(740,030)	-
Fiscal Year 2008	347,609	706,713	1,054,322	(901,915)	-
Fiscal Year 2009	-	706,713	706,713	(889,248)	
Fiscal Year 2010	-	706,713	706,713	(933,492)	
Fiscal Year 2011	-	706,713	706,713	(976,550)	
Fiscal Year 2012	-	706,713	706,713	(1,067,782)	
Fiscal Year 2013	-	540,903	540,903	(1,056,402)	
Fiscal Year 2014	-	-	-	(998,331)	
Fiscal Year 2015				(1,017,880)	
GRAND TOTAL	**10,095,900**	**5,853,134**	**15,949,034**	**(8,934,043)**	**7,014,992**

CITY OF JOPLIN
TIF COST CERTIFICATION LISTING-NORTHPARK CROSSING
AS OF OCTOBER 31, 2015

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	ACTUAL DEVELOPER COSTS	COST CERTIFICATION
PROPERTY ACQUISITION				
PRIMARY SITE COST	4,500,000	200,000	211,313	211,313
MCCLANAHAN/UMB BANK	1,000,000	550,000	115,763	115,763
GRAND FORTUNA/STATE RIGHT OF WAY	800,000	400,000	-	-
KOKO HOTEL	900,000	200,000	213,900	213,900
SWABS	250,000	100,000	-	-
SUB-TOTAL	7,450,000	1,450,000	540,976	540,976
LAND PREPARATION				
DEMOLITION & UTILITY REMOVAL	350,000	350,000	199,078	199,078
PLATTING & ZONING	61,550	-		
ORDINARY SITE COSTS	930,000	-		
PARKING LOT DEVELOP/LAND/LIGHTING	1,270,800	-		
EXTRAORDINARY SITE COSTS	1,150,000	1,150,000	2,045,455	2,045,455
REMOVAL OF BILLBOARD SIGN	400,000	400,000	238,290	238,290
ENGINEERING/SITE ANALYSIS/GEOTECH	575,000	282,500	227,485	227,485
STORMWATER IMPROVEMENTS	930,000	330,000	63,337	63,337
PARKWAYS/OPEN AREAS	-	-	-	
ENHANCED PARKING LOT LIGHT/LAND	250,000	250,000	150,000	150,000
CONTINGENCY-SITE	479,088	-	300,000	300,000
Bury Electrical Lines	437,820	300,000		
SUB-TOTAL	6,834,258	3,062,500	3,223,645	3,223,645
CONSTRUCTION COSTS				
ANCHOR TENANT BUILDING A	3,973,545		-	
JUNIOR ANCHOR FABRIC A	1,312,500		-	
JUNIOR ANCHOR RETAIL B	1,134,000		-	
JUNIOR ANCHOR RETAIL C	850,500		-	
SMALL RETAIL	742,500		-	
OUTLET A	1,250,000		-	
OUTLET B	1,250,000		-	
OUTLET C	1,250,000		-	
OUTLET D	1,375,000		-	
SHOPS A	500,000		-	
SHOPS B	568,750		-	
TARGET	1,500,000		-	
TENANT IMPROVEMENTS	934,000		-	
BUILDING ENHANCEMENTS	3,200,000	3,200,000	3,310,202	3,310,202
TARGET & ADJOINING SITE UPGRADES	495,000	495,000	1,033,403	1,033,403
LEASING COMMISSIONS	480,000		-	
DEVELOPMENT FEE & OHD	300,000		-	
REIMBURSABLES	34,000	17,000	-	
MARKETING/GRAND OPENING	30,000		-	
APPRAISAL	65,000		-	
CONTINGENCY	431,536		-	-
SUB-TOTAL	21,676,331	3,712,000	4,343,605	4,343,605
PROFESSIONAL FEES				
ARCHITECTURAL & ENGINEERING	-	-	-	

LEGAL & PROFESSIONAL	653,000	200,000	115,493	115,493
TIF ADMINISTRATION	150,000	75,000	37,500	37,500
SUB-TOTAL	803,000	275,000	152,993	152,993
TOTAL COSTS	**36,763,589**	**8,499,500**	**8,261,219**	**8,261,219**
FINANCING COSTS	22,245,778	4,105,395	-	3,190,293
PUBLIC IMPROVEMENTS				
PEDESTRIAN CIRCULATION AMENITIES	-	-	-	
OFF SITE TRAFFIC IMPROVEMENTS	400,000	400,000	1,002,453	1,002,453
STREET IMPROVEMENTS/APPROACHES/CURB	245,000	245,000	70,000	70,000
OFF SITE STORMWATER IMPROVEMENTS	951,400	951,400	762,228	762,228
SUB-TOTAL	**1,596,400**	**1,596,400**	**1,834,681**	**1,834,681**
FINANCING COSTS ON PUBLIC IMPROVEMENTS	-	1,747,739	-	708,512
TOTAL COSTS W/O FINANCING	**38,359,989**	**10,095,900**	**10,095,900**	**10,095,900**
TOTAL FINANCING COSTS	22,245,778	5,853,134	-	5,853,134
GRAND TOTAL	60,605,767	15,949,034	10,095,900	15,949,034