B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

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PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

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II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

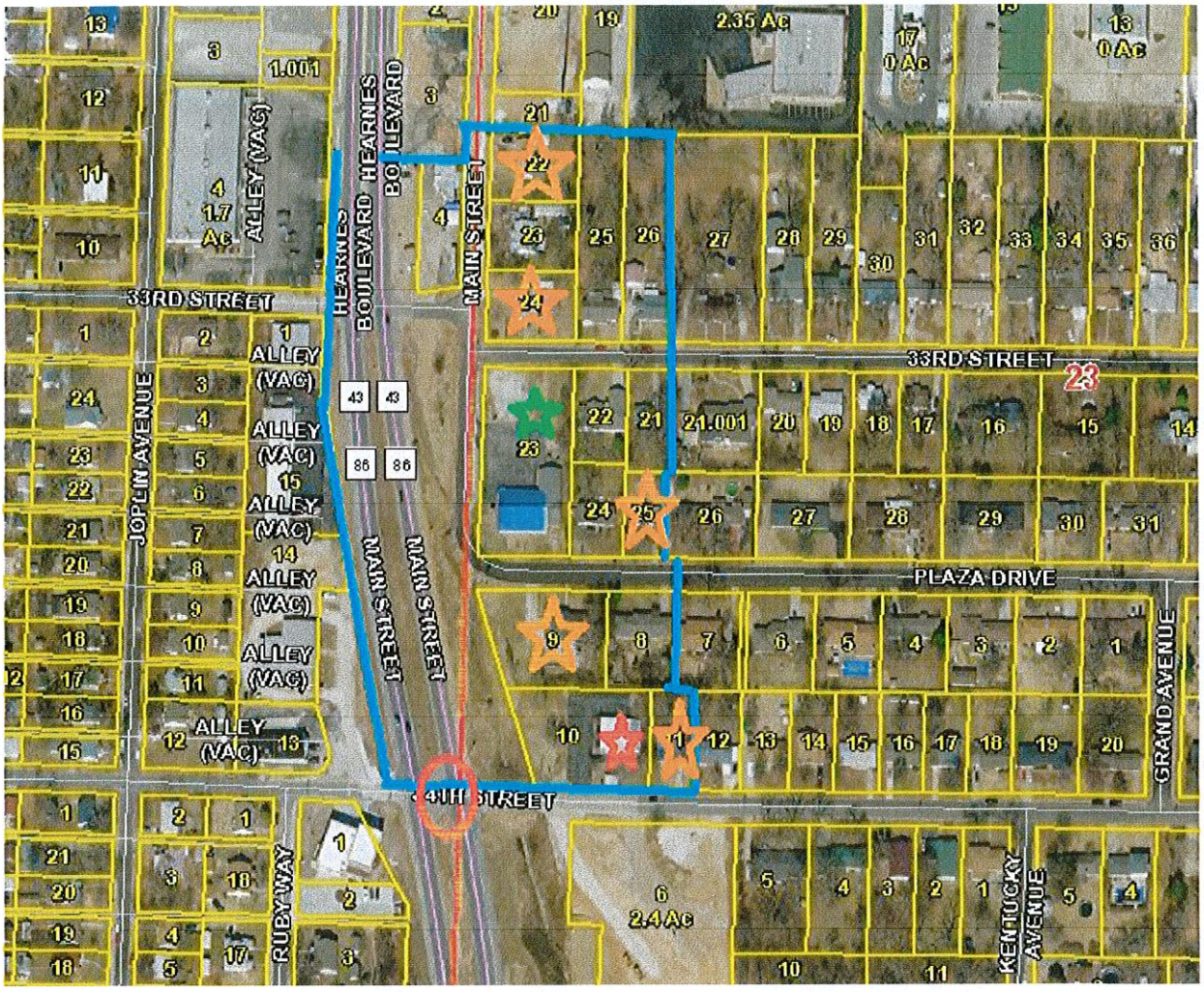
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

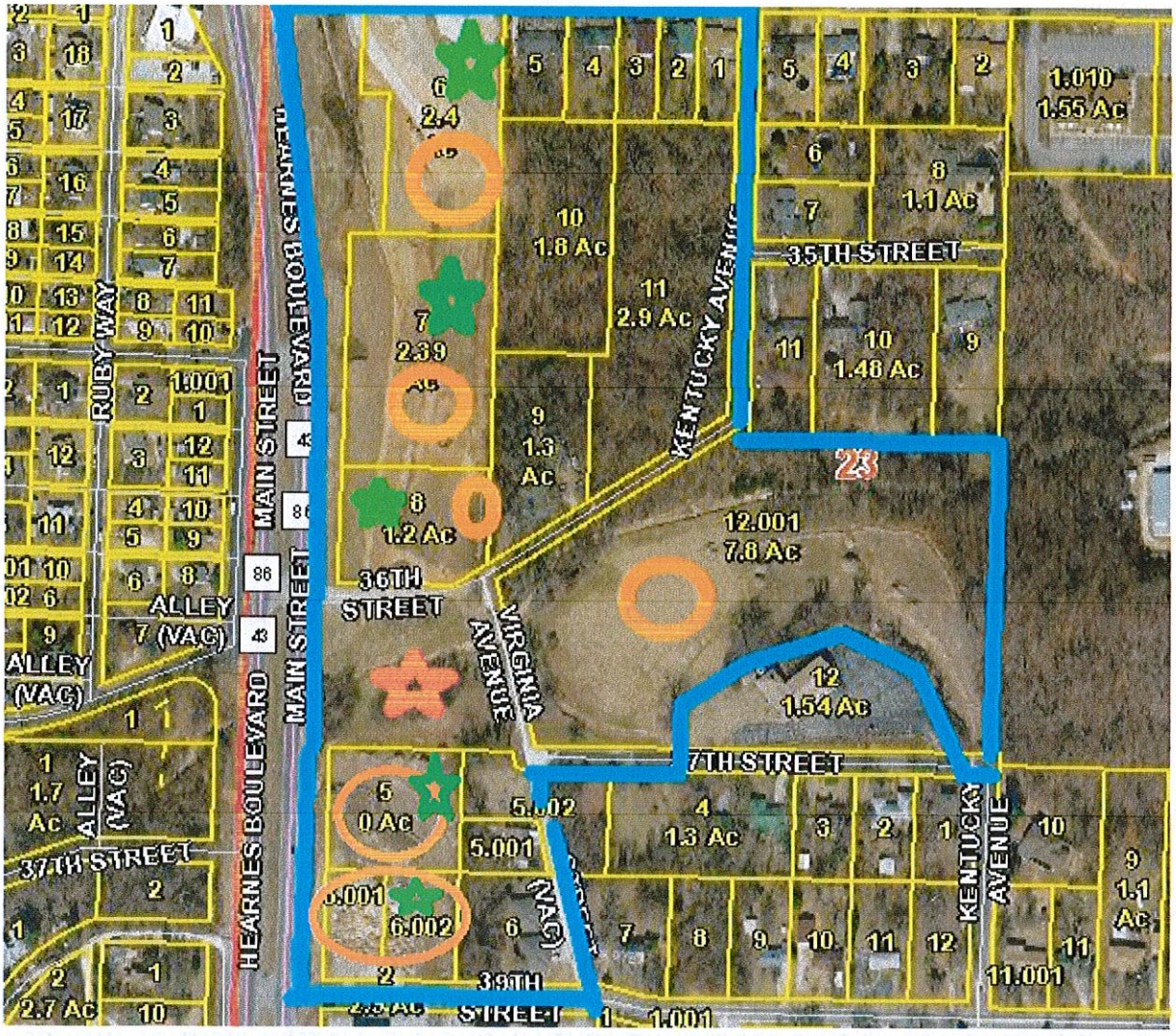
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

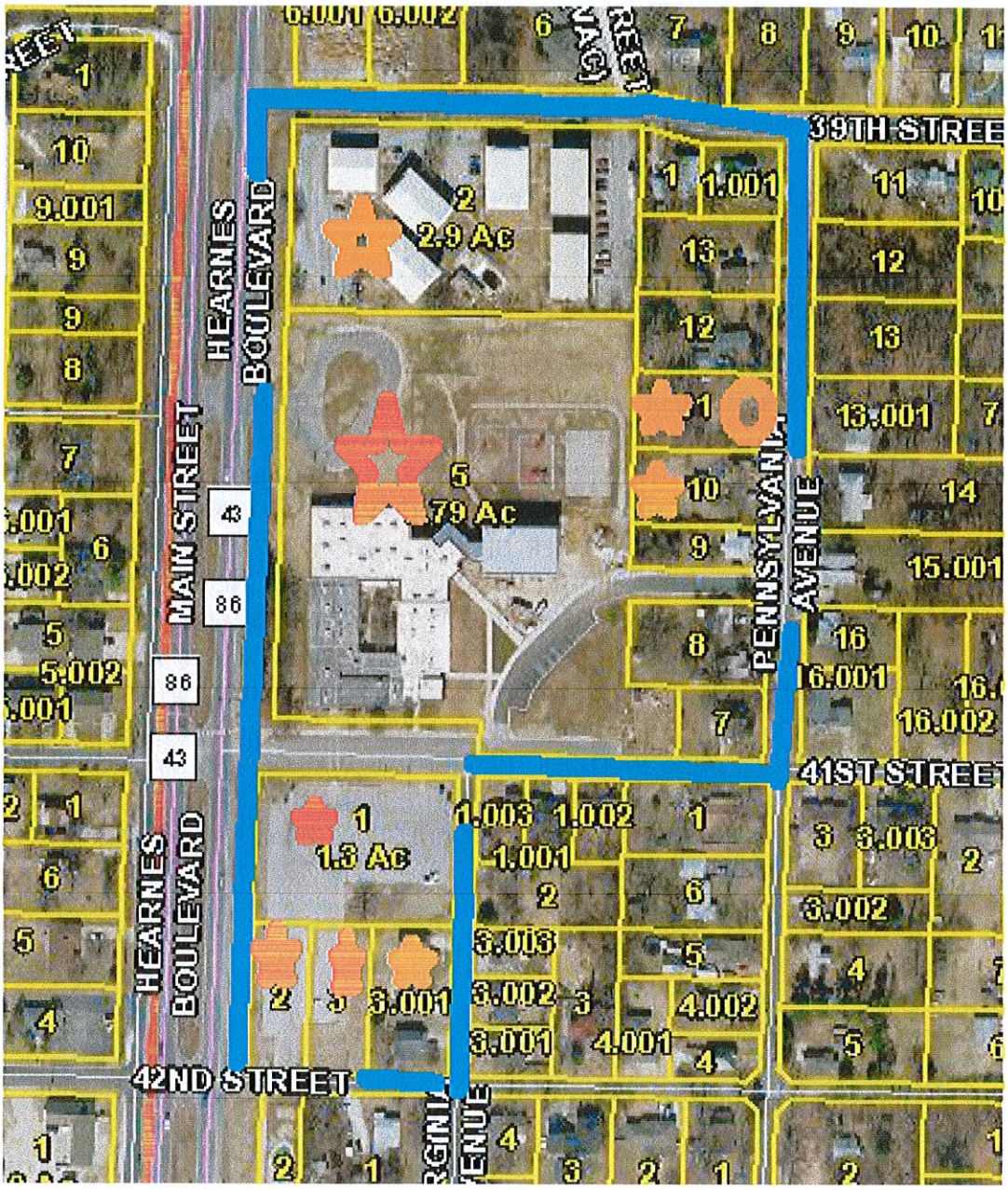
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

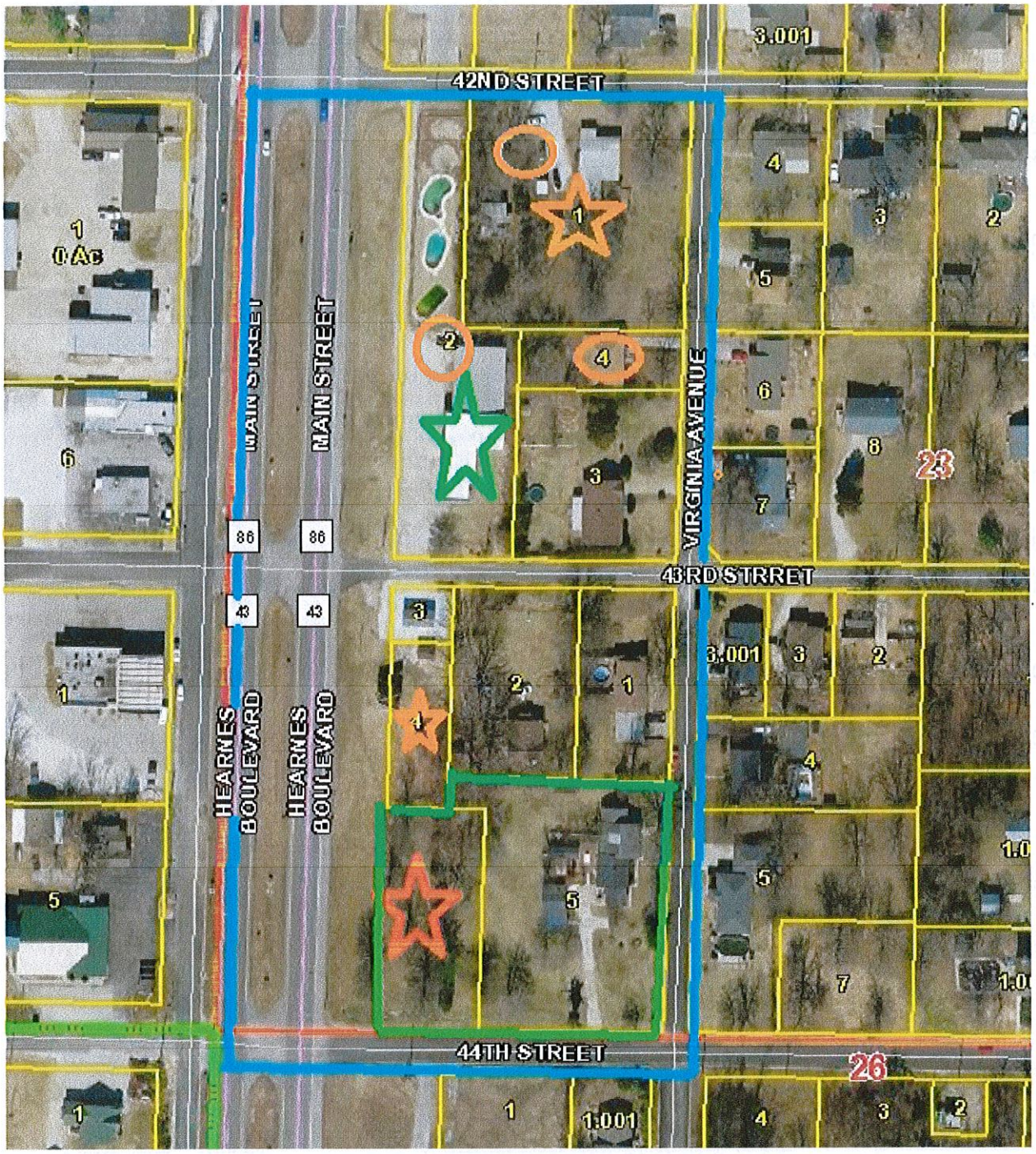
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

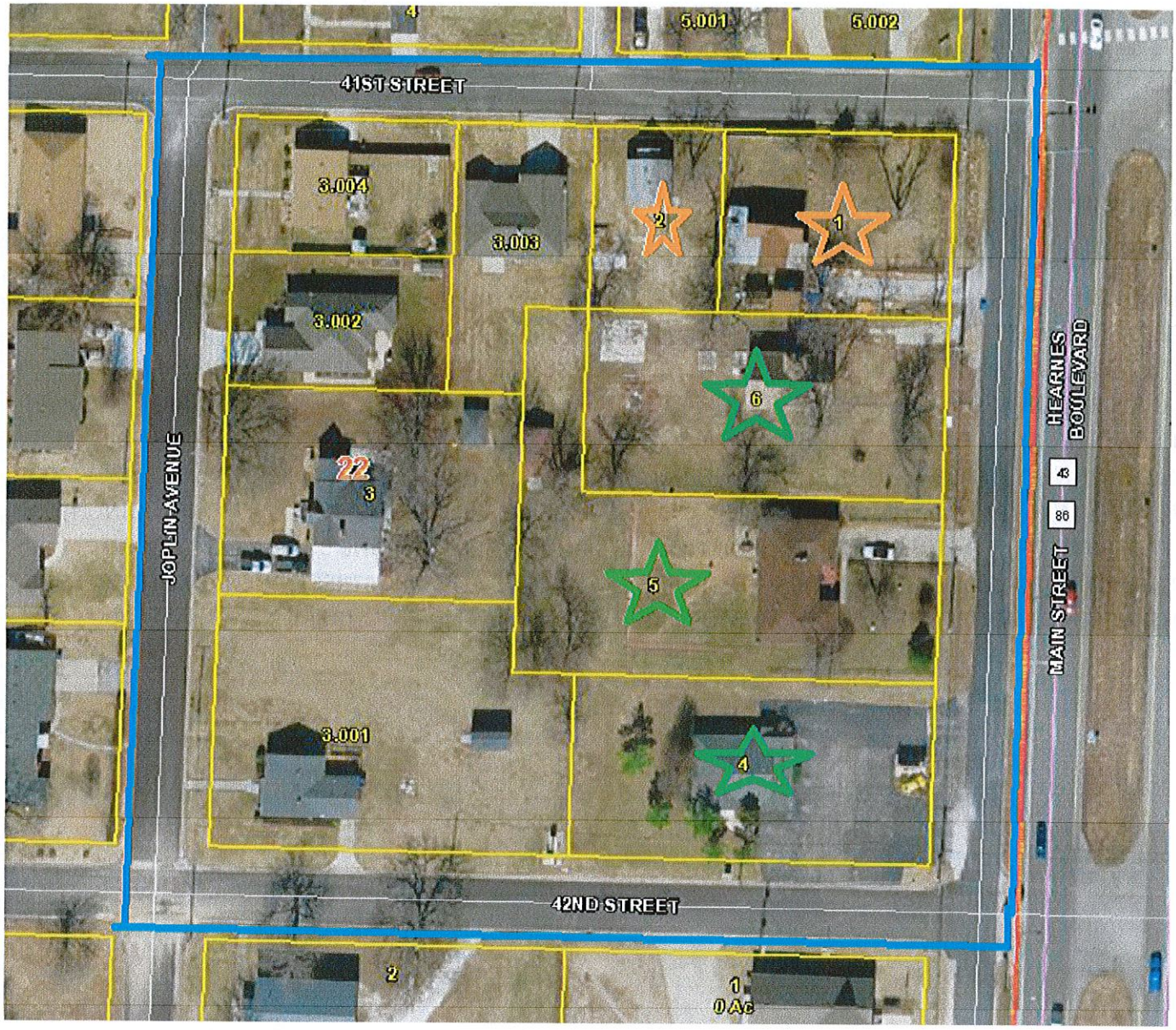
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

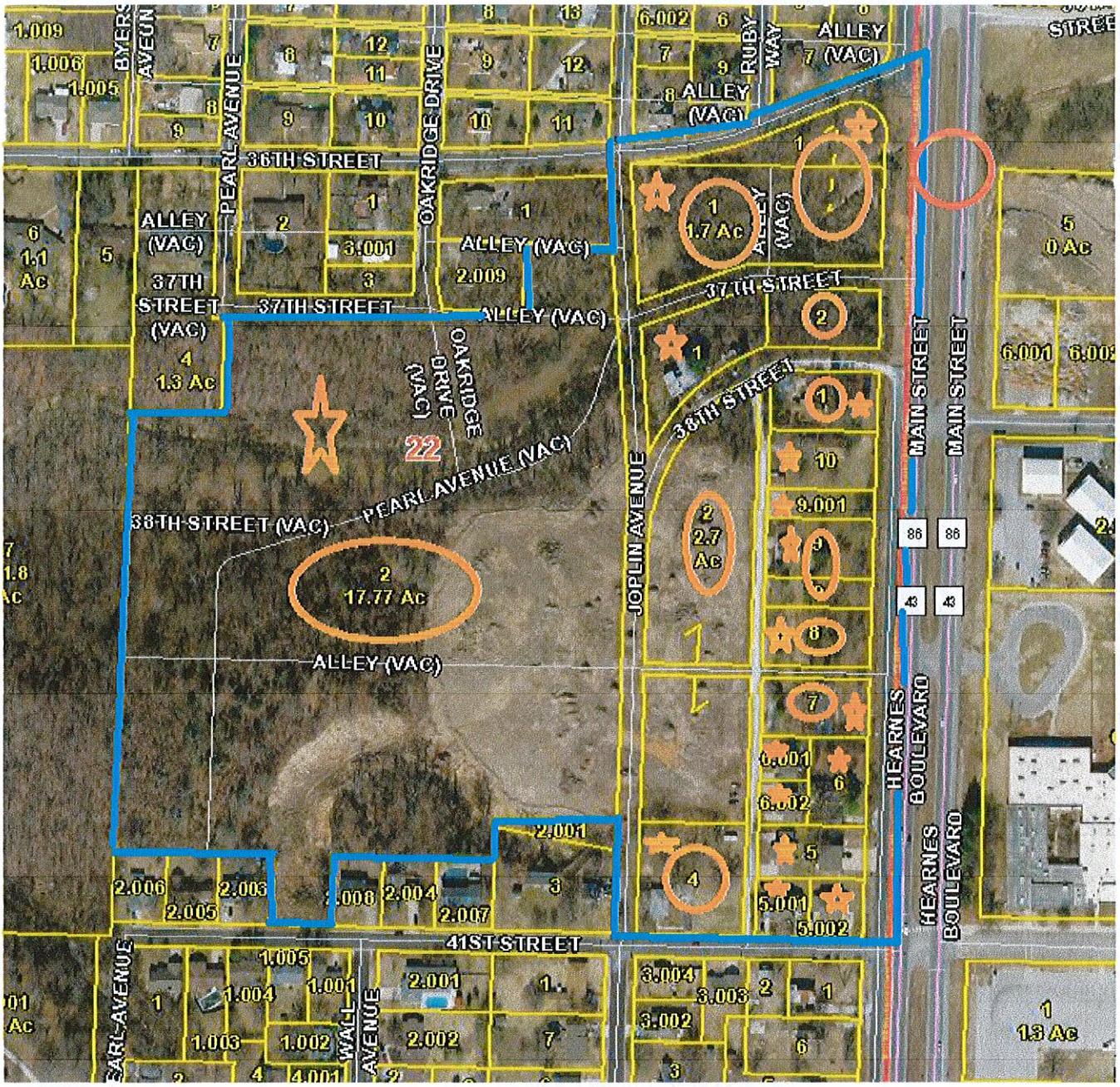
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

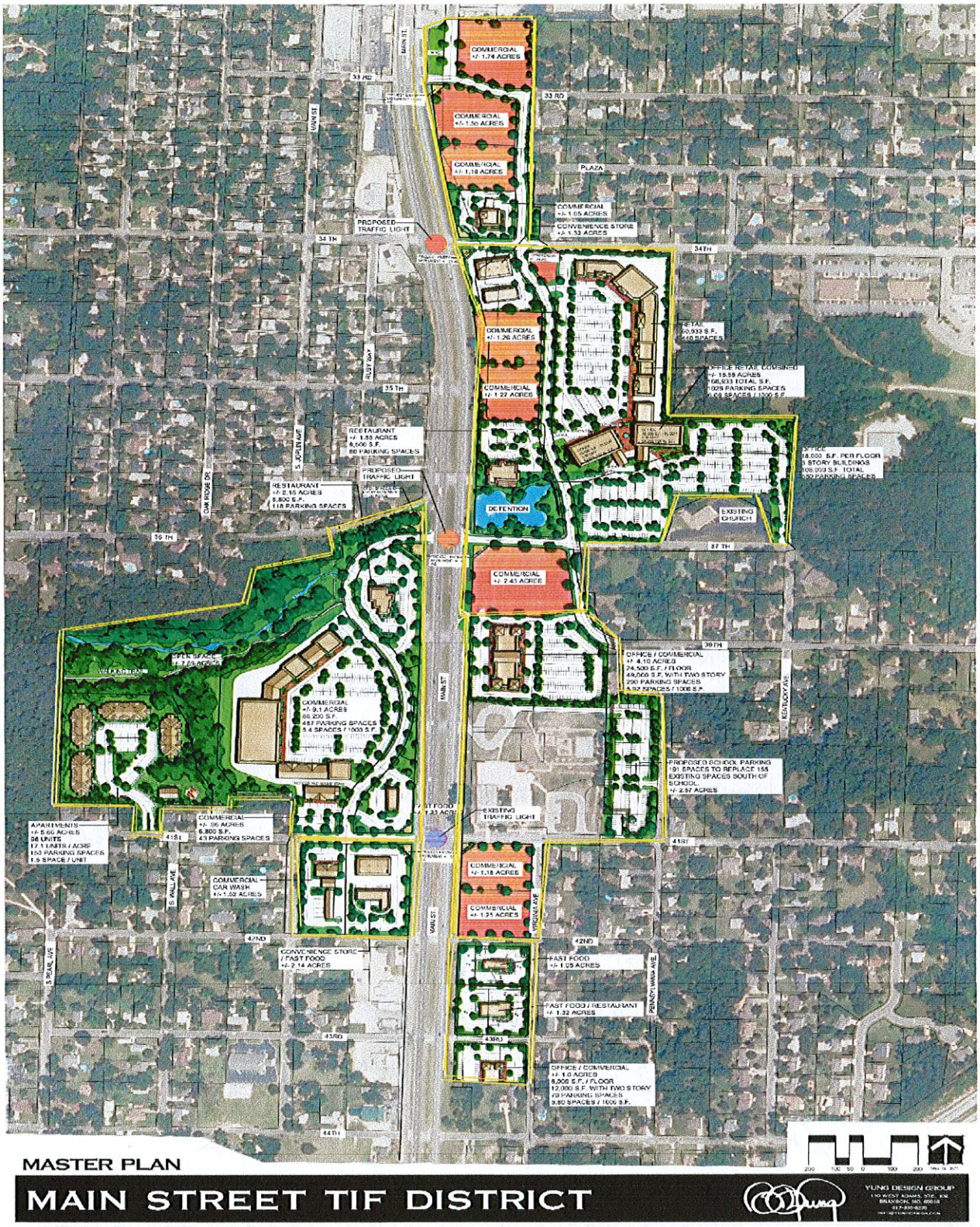
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

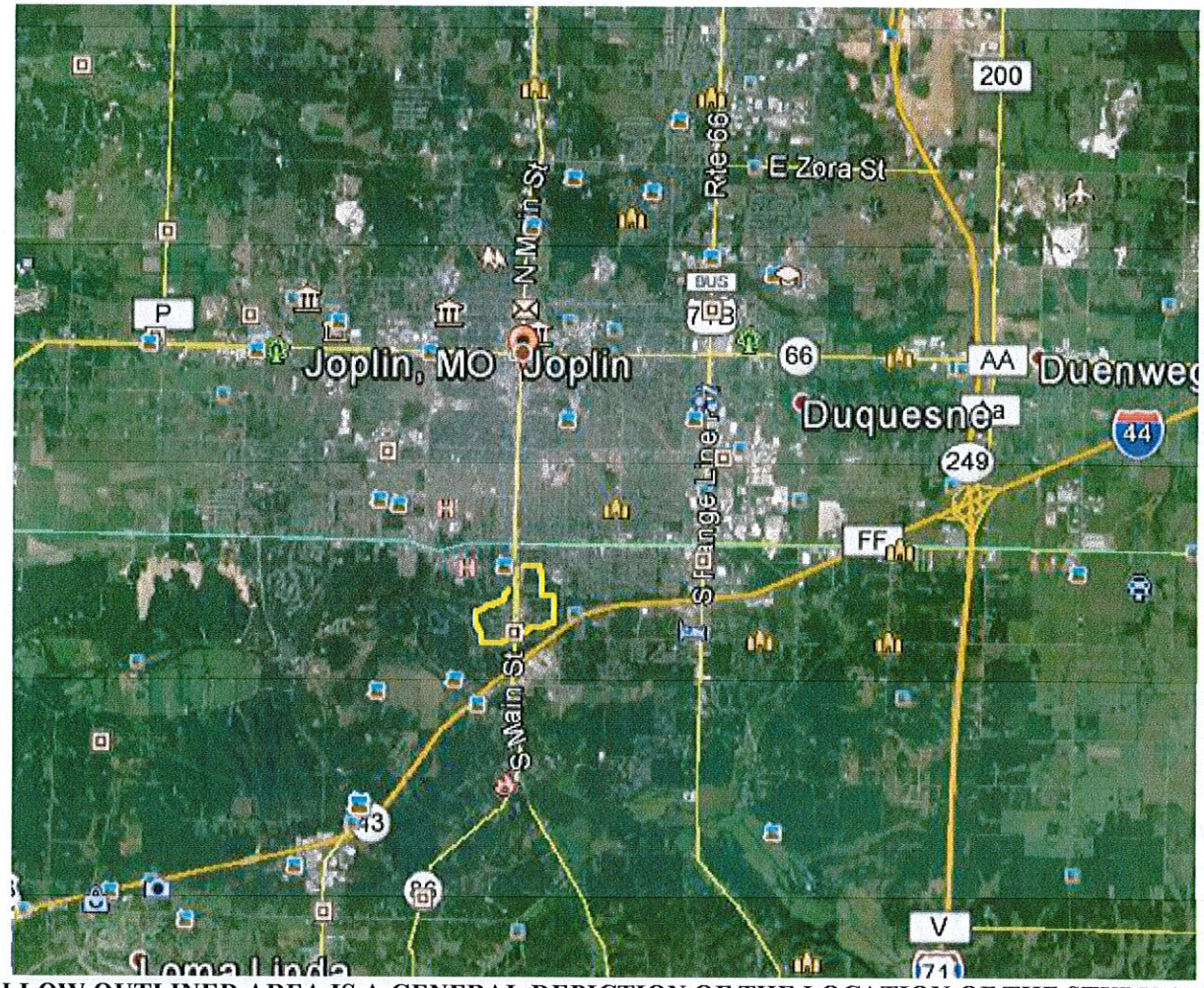
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

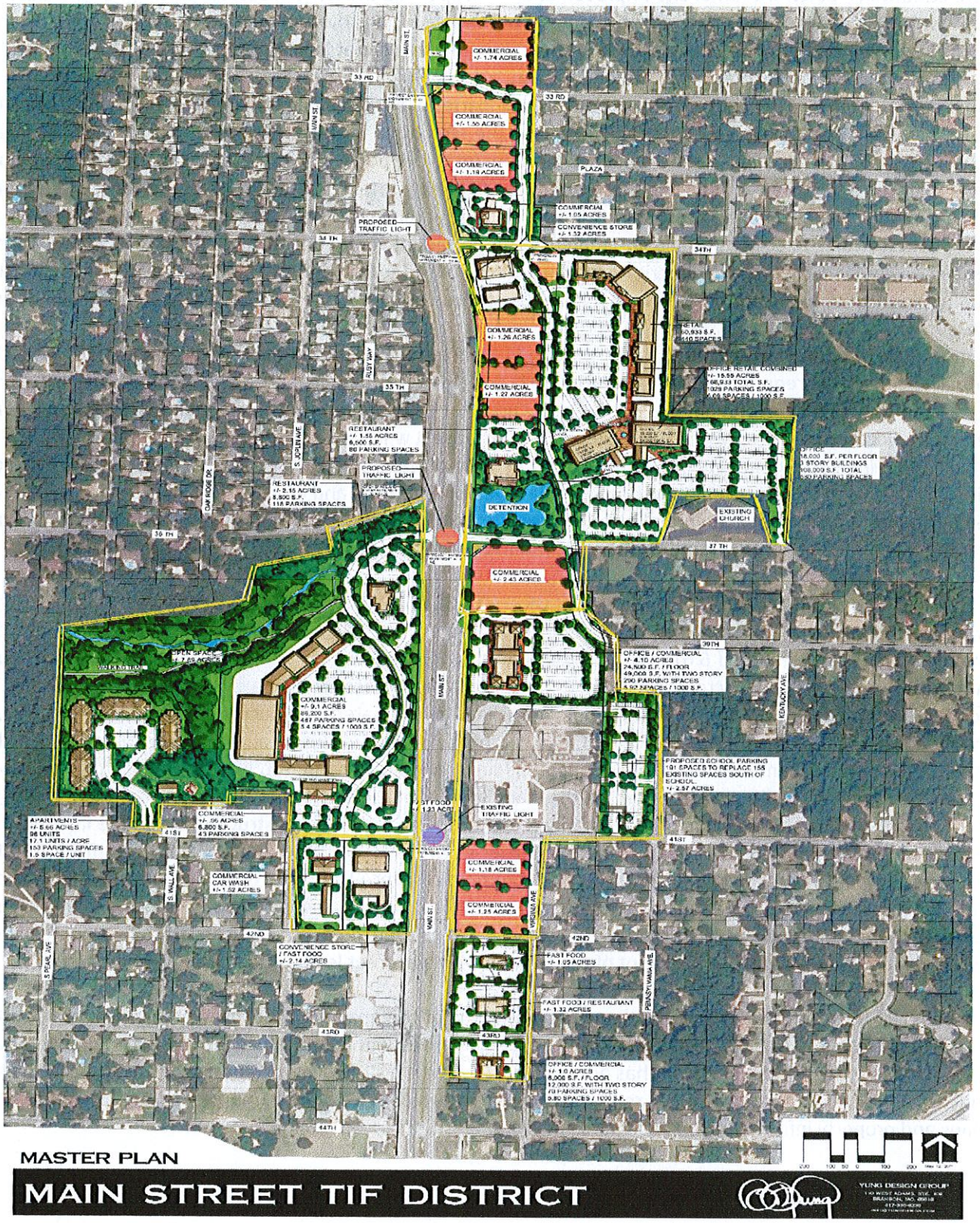
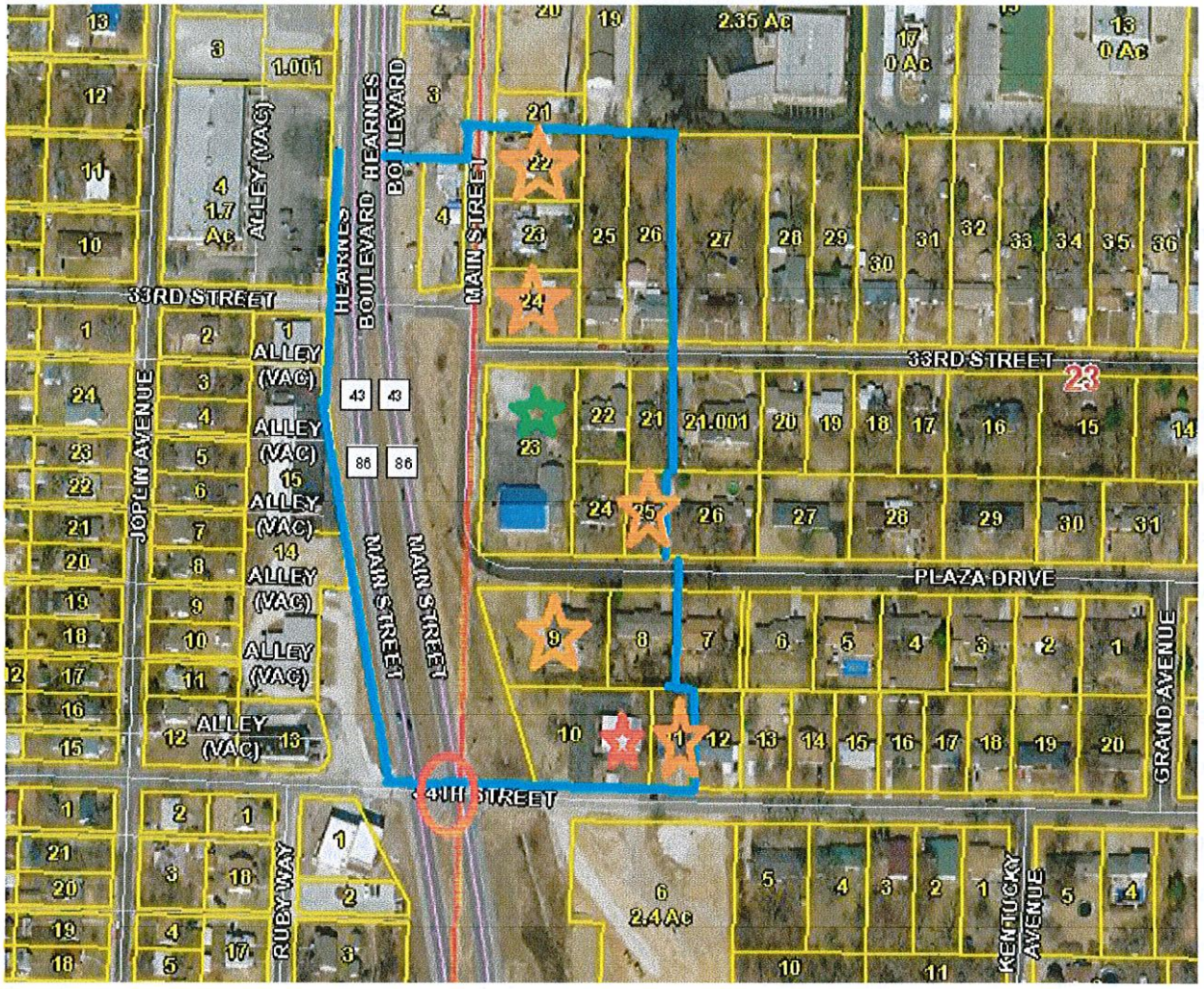


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

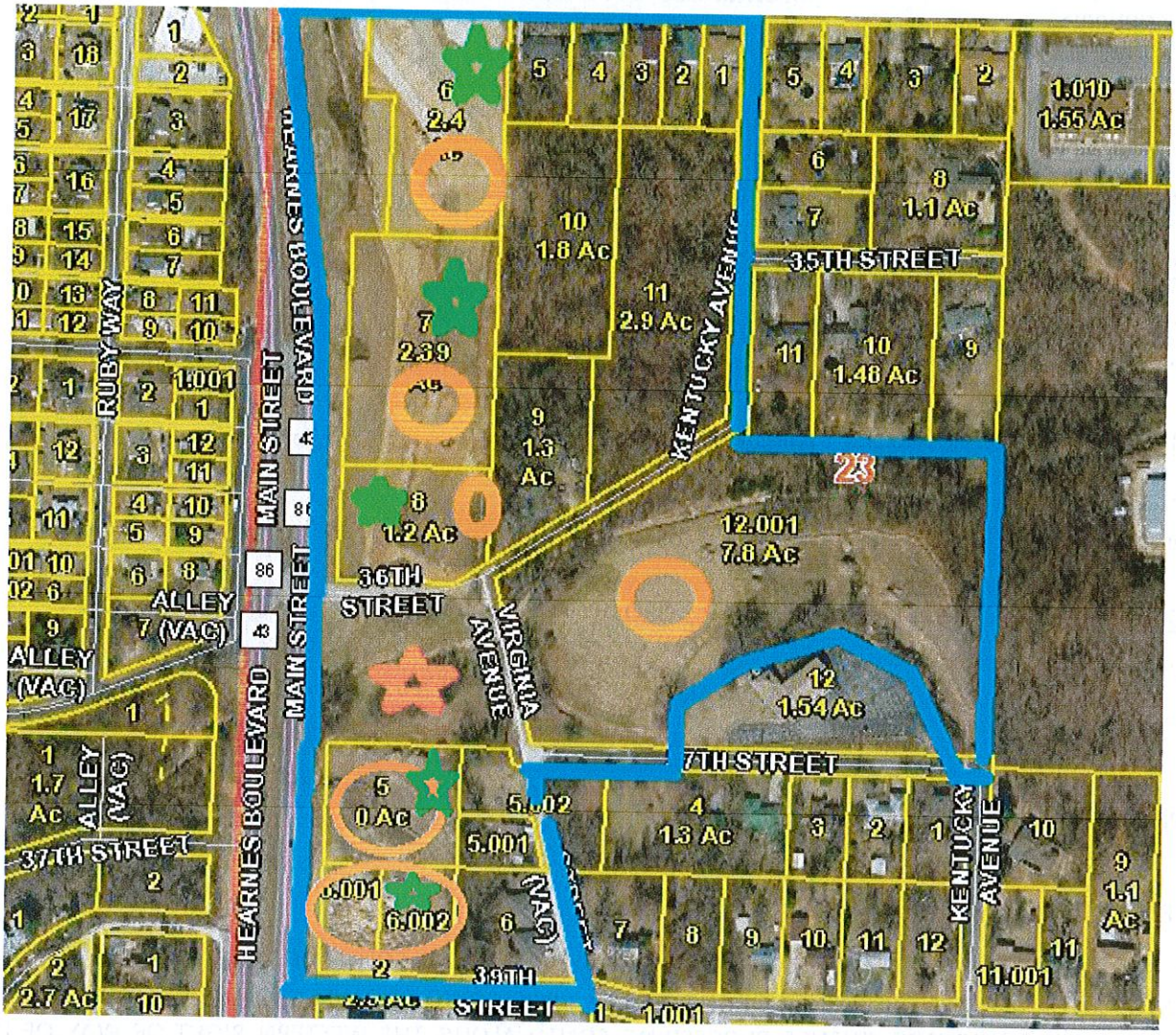
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

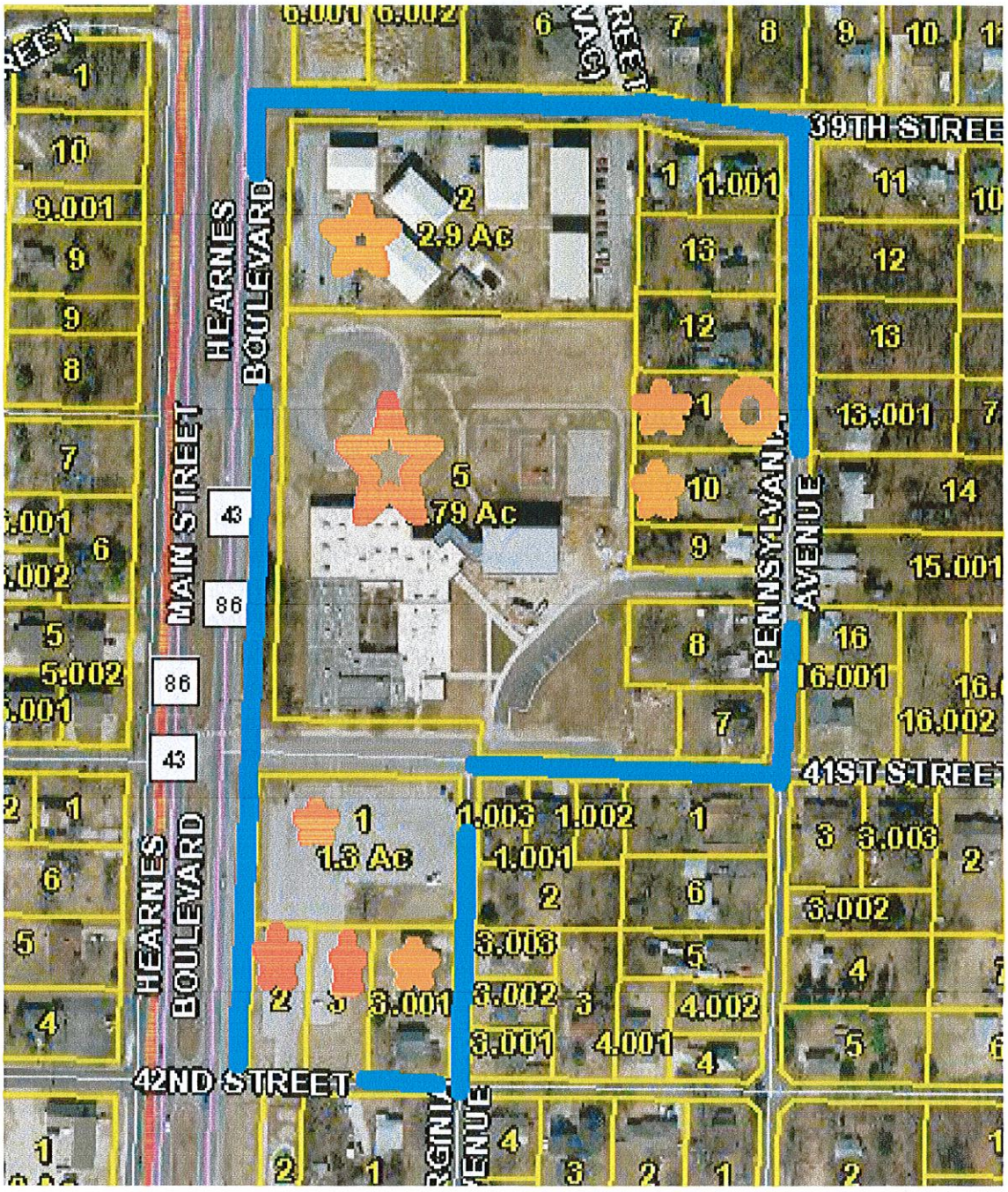
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

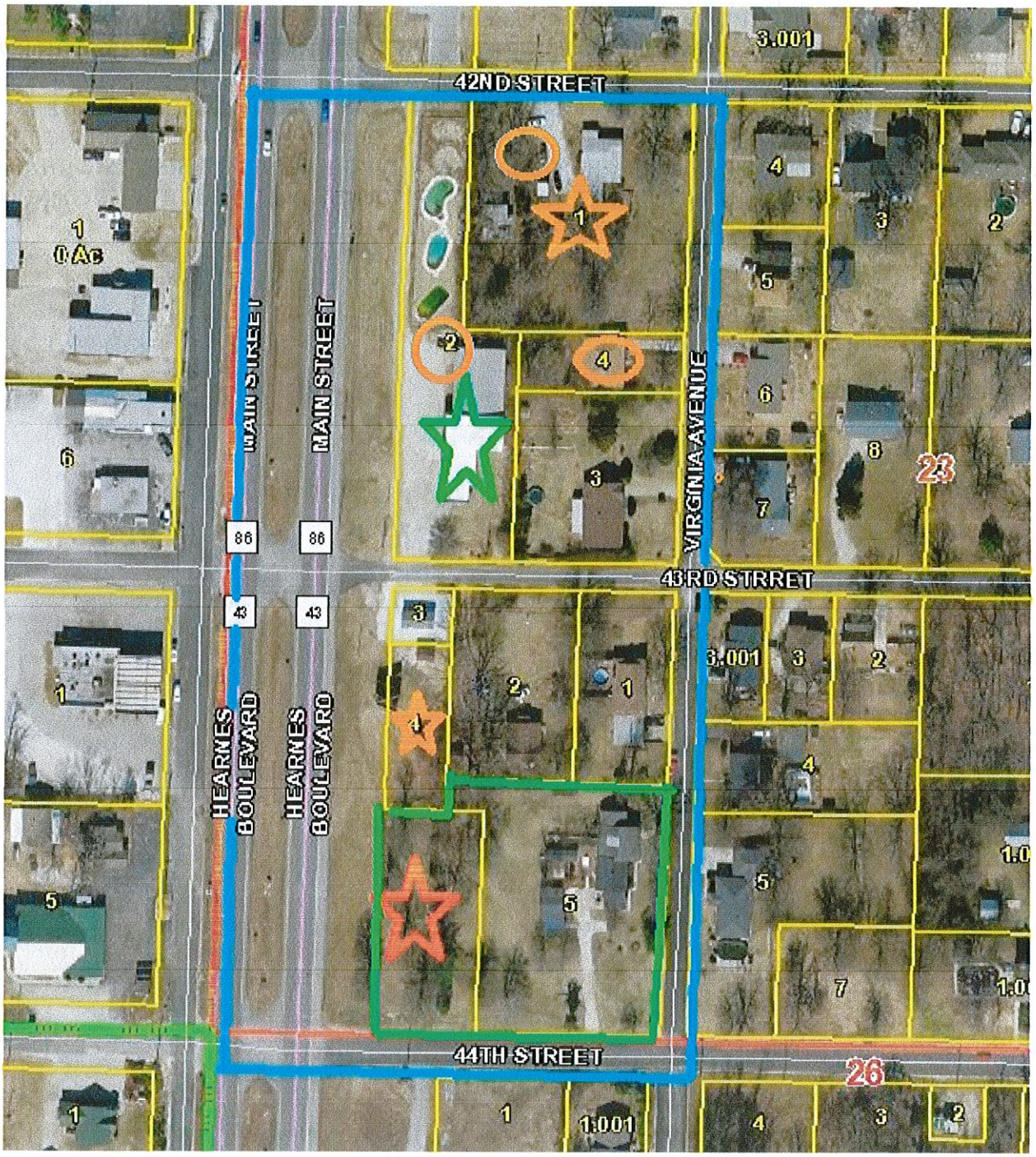
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

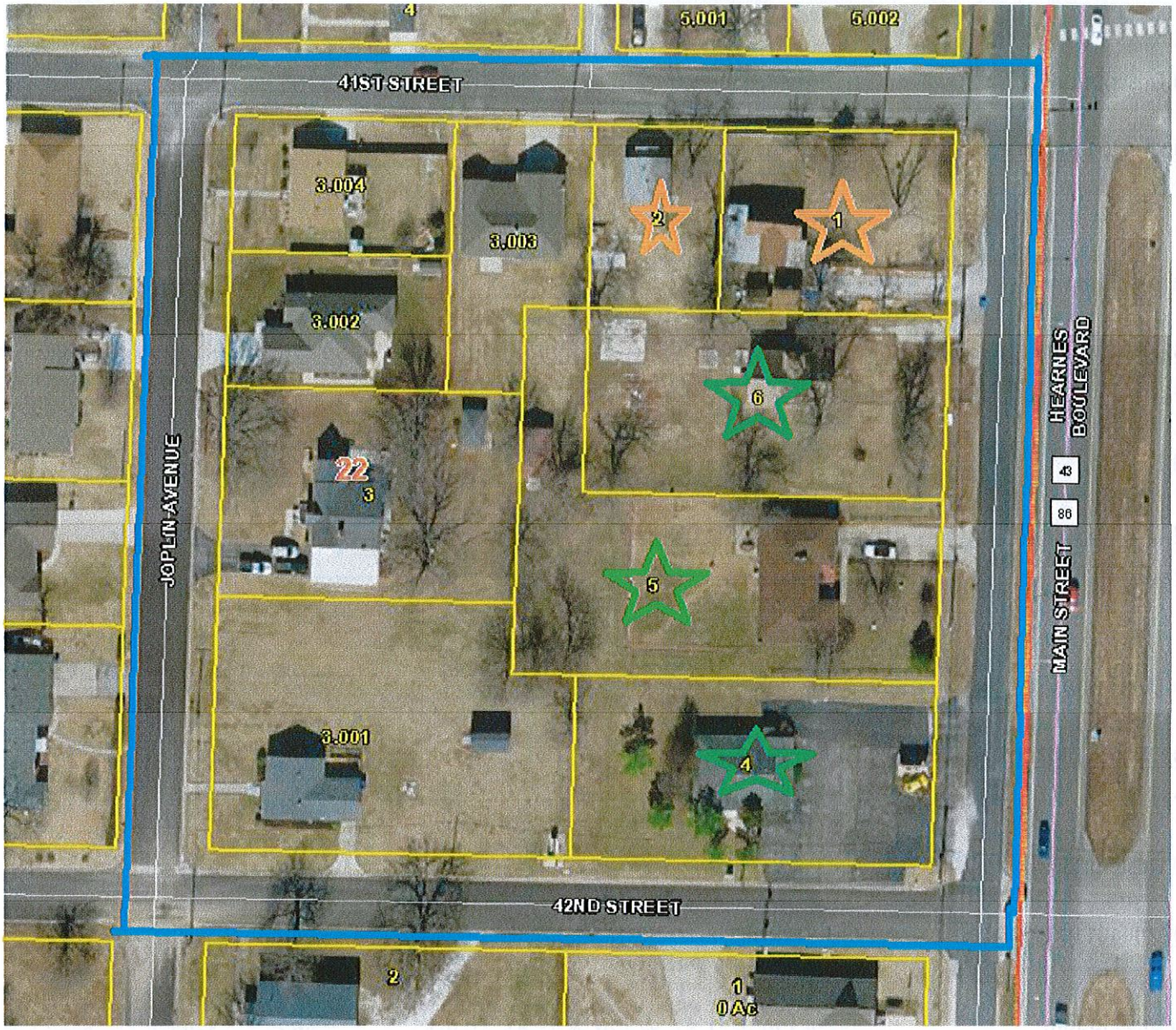
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

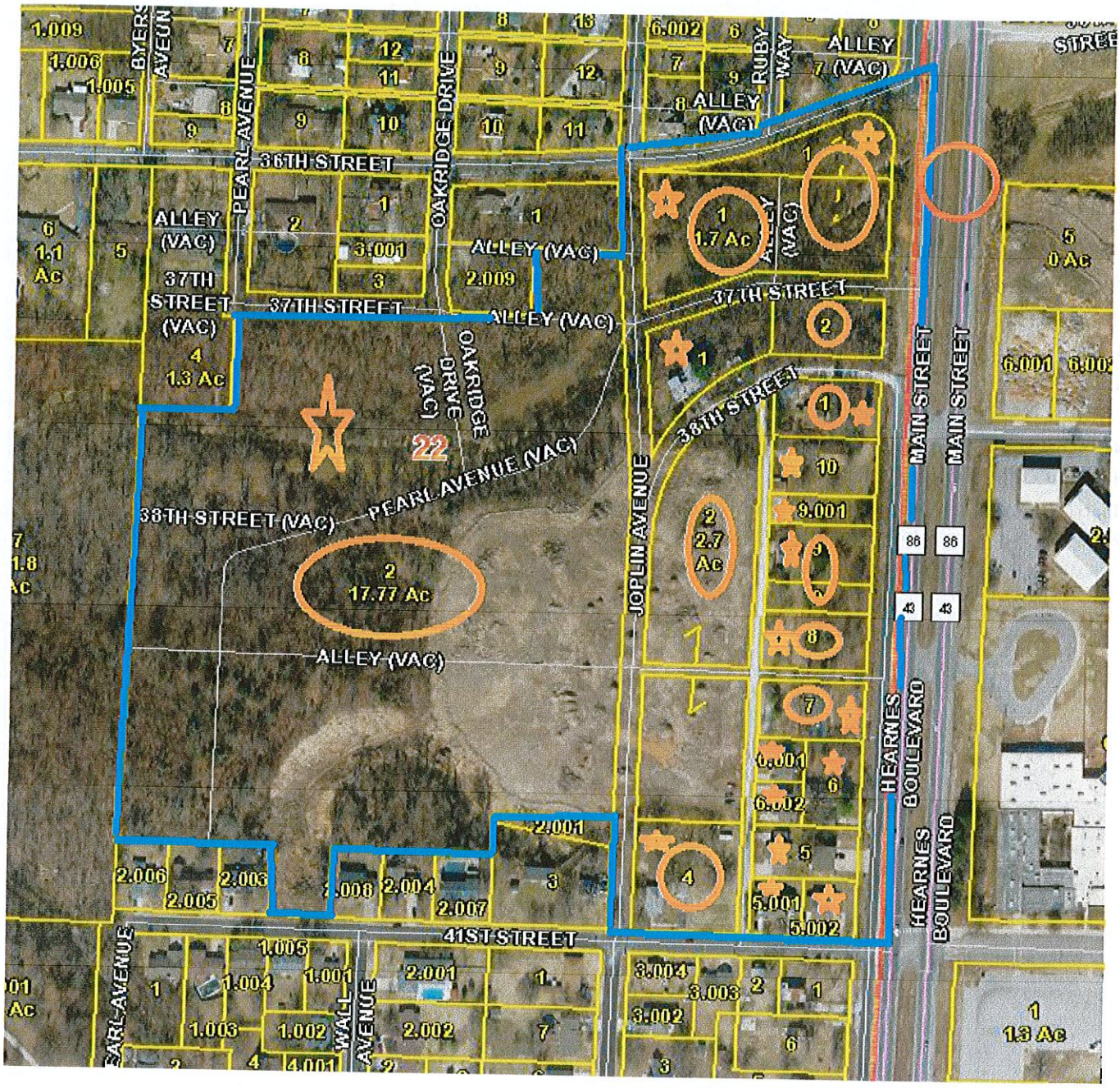
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

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CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

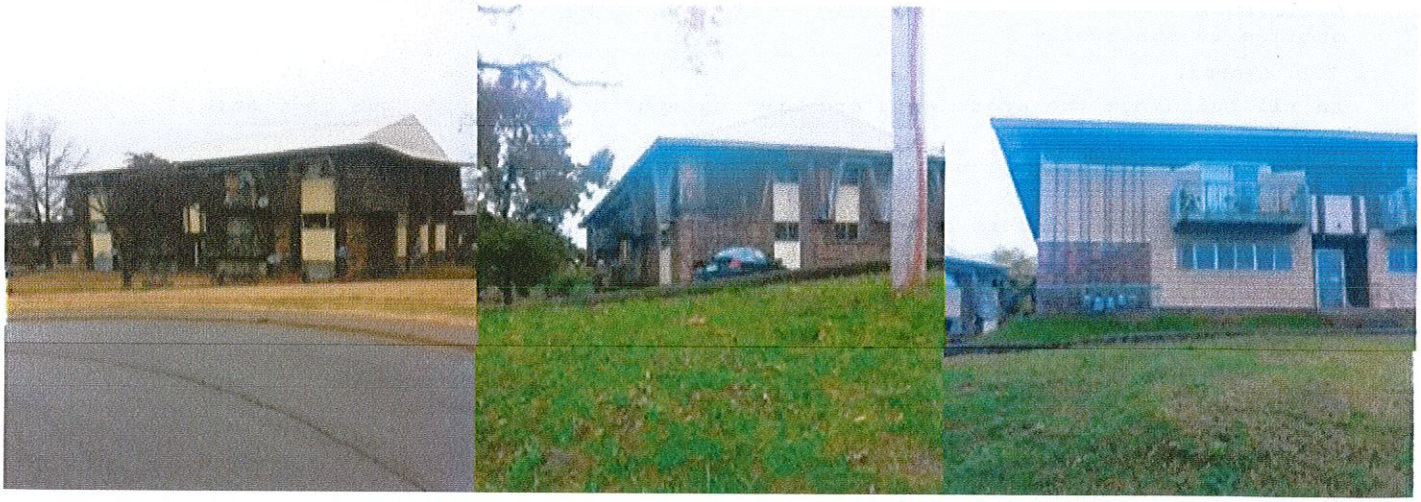
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

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Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

---

[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

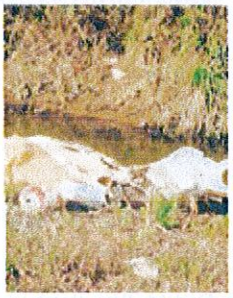
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

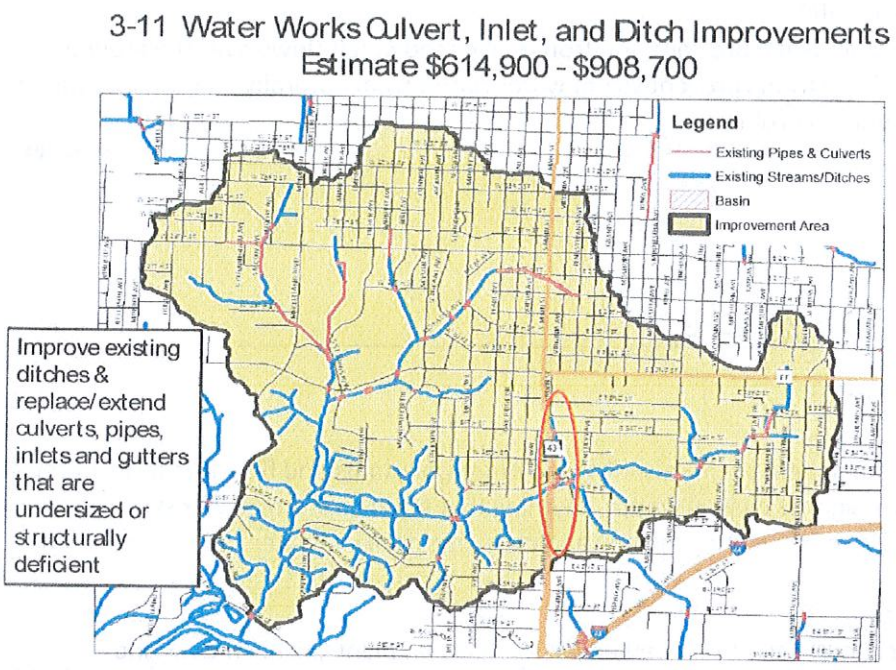
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

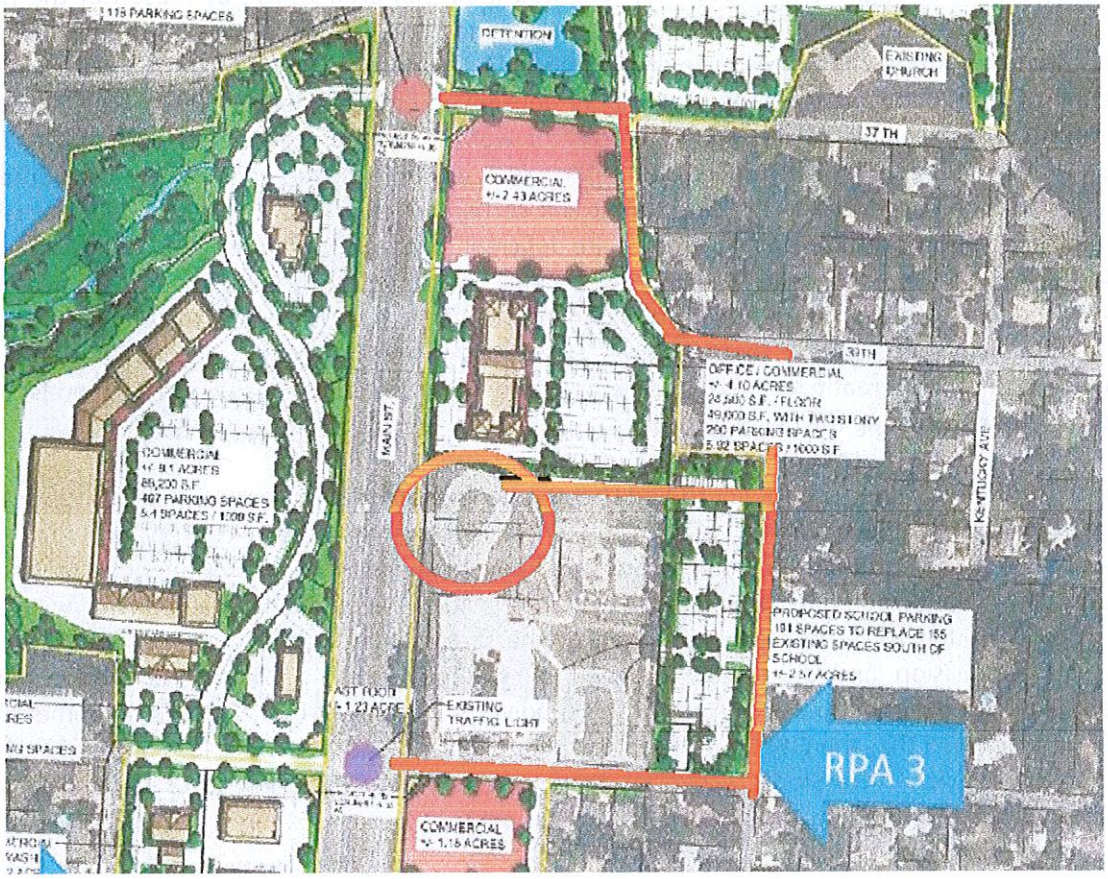


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..