PETITION FOR CREATION

OF A

COMMUNITY IMPROVEMENT DISTRICT

UNDER MISSOURI REVISED STATUTES 67.1401 TO 67.1571 AS AMENDED

PETITION SUBMITTED TO: City of Joplin, Missouri

DATE OF PETITION: July 1, 2015

NAME OF THE PROPOSED DISTRICT: South Main Street Community Improvement District

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Comes now the recorded owners of more than 50% of the property owners and 50% of the total assessed value of all real property within the proposed Community Improvement District requesting the establishment of a Community Improvement District as allowed under Missouri Revised Statutes 67.1401 to 67.1571, as amended.

The Petition request that the City Clerk of Joplin, Missouri, review said petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

The Petition request that City Council of Joplin, Missouri hold a public hearing in accordance with Missouri Revised Statute 67.1431 to receive public comments concerning the Petition.

The Petition request that upon the conclusion of the required public hearing that an Ordinance be adopted establishing the South Main Street Community Improvement District as a political subdivision granting it the powers as provided for under Missouri Revised Statutes 67.1401 to 67.1571, as amended and other such powers as stated and requested within the Petition.

REQUIRED COMPONENTS OF THE PETITION:

1. **THE LEGAL DESCRIPTION OF THE PROPOSED DISTRICT:** Attached as ***Exhibit A*** of this Petition. All real property is contiguous as required under RSMo 67.1411. A map of the proposed District boundaries is attached as ***Exhibit B.***

2. **THE NAME OF THE PROPOSED DISTRICT:** South Main Street Community Improvement District.

3. **NOTICE THAT SIGNATURES OF THE SIGNERS MAY NOT WITHDRAW THEIR SIGNATURE LATER THAN SEVEN DAYS AFTER THE PETITION IS FILED WITH THE COUNTY CLERK:** See statement on signature page of Petition.

4. **A FIVE-YEAR PLAN FOR THE DISTRICT:** Attached as ***Exhibit C*** of this Petition.

5. **STATEMENT OF THE TYPE STRUCTURE THE DISTRICT WILL BE FORMED:** The District shall be formed as a political subdivision under RSMo Sections 67.1401 to 67.1571, as amended.

6. **GOVERNING BOARD OF DIRECTORS:** The District shall be governed by a board of directors appointed by the Mayor with the consent of the City Council of Joplin, Missouri as provided under Missouri Revised Statutes 67.1451, as amended. The terms of the members of the District's board of directors shall be as follow:

   a. Of the initial appointed directors named below, one-half shall be appointed to serve for a two-year term, and one-half shall be appointed to serve for the term of four years, and if an odd number of directors are appointed, the last person appointed shall serve for a two-year term; provided that each director shall serve until such director's successor is appointed. Successor directors shall be appointed in the same manner as the initial directors and shall serve for a term of four years.

7. **NUMBER OF DIRECTORS:** The number of directors shall be five, serving four-year staggered terms except as provided below for the initial members of the board of directors. The directors shall be at least eighteen years of age; and either an owner as defined in RSMo 67.1401, of real property or of a business operating within the District or a registered voter residing within the district. In accordance with Section 67.1451 paragraph 2, sub paragraph (3) of the Missouri Revised Statutes; "If there are fewer than five owners of real property located within a district, the board may be composed of up to five legally authorized representatives of any of the owners of real property located within the district."; The initial board of directors, composed of five legal representatives of the petitioners are herein proposed.

DIRECTOR	**TERM**
a. Deanna Caviness	Two-Year Term
b. Sherry Spriggs	Two-Year Term
c. Rodney Spriggs	Four-Year Term
d. Steve Wilcox	Two-Year Term
e. Ken Caviness	Four-Year Term

8. **TOTAL ASSESSED VALUE OF ALL REAL PROPERTY OF THE DISTRICT:** See Exhibit A for legal descriptions. **$384,020.**

9. SEEKING BLIGHTED STATUS: The Petitioners are seeking a blighting status for the district. (**See Blight Study Exhibit D)**

10. **PROPOSED LENGTH OF TIME FOR THE EXISTENCE OF THE DISTRICT;** The Petitioners herein request that the number of years be thirty years from the adoption of the Ordinance approving this Petition as provided in RSMo. 67.1481.

11. **MAXIMUM SALES TAX RATE TO BE IMPOSED:** The Petitioners herein request that a maximum one-percent (1%) sales and use tax be imposed on all retail sales made within the District which are subject to taxation pursuant to sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities, subject to approval by the qualified voters of the District.

12. **MAXIMUM RATE OF REAL PROPERTY TAXES:** No property tax is proposed to be imposed by District.

13. **MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHOD OF ASSESSMENTS:** None.

14. **DISTRICT FUND TO BE ESTABLISHED:** The Petitioners will establish funds and accounts with a depository bank or trust company designated to receive any and all revenue and pay all expenses of the District and to disburse them in accordance of the actions and directions of the South Main Street Community Improvement District Board of Directors.

15. **LIMITATIONS ON BORROWING CAPACITY OF DISTRICT:** The District will have no preset borrowing limitations prescribed by this petition.

16. **LIMITATIONS ON REVENUE OF DISTRICT:** The District shall not be limited in the amounts or type of revenue, except as allowed by RSMo 67.1401 to 67.1571 as amended.

17. **OTHER LIMITATIONS**: No other limitations are herein requested by this Petition.

    The Petitioners herein request that the City Council of the City of Joplin, Missouri authorize the creation of the South Main Street Community Improvement District as herein requested and grant it the powers and authority as provided for under Missouri Revised Statutes 67.1401 to 67.1571 as amended and as provided in this Petition.

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PETITION EXECUTED BY ALL PROPERTY OWNERS-SIGNATURES FOLLOWS THIS PAGE

PETITIONERS:

RKS Development, LLC

202 East 32nd Street

Joplin, MO 64804

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Rodney Spriggs, the Managing Member of RKS Development, LLC, the recorded owner of the herein described property within the proposed South Main Street Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____

PARCEL #	ACRES	OWNERSHIP	ASSESSED VALUE	Use-Class
56023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	Vacant-Com
56023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	Vacant-Com
56023002007012000	7.8	RKS DEVELOPMENT, LLC	$9,840	Vacant-Res
56023002006008000	1.2	RKS DEVELOPMENT, LLC	$5,890	Vacant-Com
56023003002005000	1.11	RKS DEVELOPMENT, LLC	$5,850	Vacant-Com
56023003002006000	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-Com
56023003002006000	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-Com
55022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	Vacant-Com
55022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	Vacant-Res
55022004003009000	0.212	RKS DEVELOPMENT, LLC	$1,480	Vacant-Res
55022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	Vacant-Res
55022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	Vacant-Res
55022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	Vacant-Res
55022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	Vacant-Res
55022004001001000	1.7	RKS DEVELOPMENT, LLC	$4,100	Vacant-Res
55022004002002000	0.48	RKS DEVELOPMENT, LLC	$1,960	Vacant-Res
TOTALS	**41.6**		**$286,730**	

STATE OF MISSOURI)
)SS.
COUNTY OF_____)

Before me personally appeared Rodney Spriggs, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.
WITNESS my hand and official seal this _____day of _____, 2015

Notary Public_____ Commission Expires _____

PETITIONERS:

RKS Development III, LLC
202 East 32nd Street
Joplin, MO 64804

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Rodney Spriggs, the Managing Member of RKS Development III, LLC, the recorded owner of the herein described property within the proposed South Main Street Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

PARCEL #	ACRES	OWNERSHIP	ASSESSED VALUE	USE-CLASS
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	Vacant-Res

STATE OF MISSOURI)
)SS.
COUNTY OF_____)

Before me personally appeared Rodney Spriggs, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____day of _____, 2015

Notary Public_____ Commission Expires _____

PETITIONERS:

RKS Development IV, LLC
202 East 32nd Street
Joplin, MO 64804

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Rodney Spriggs, the Managing Member of RKS Development IV, LLC, the recorded owner of the herein described property within the proposed South Main Street Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

PARCEL #	ACRES	OWNERSHIP	ASSESSED VALUE	USE-CLASS
056023003011002000	1.080	RKS DEVELOPMENT IV, LLC	$58,200-C	Vacant/Com

STATE OF MISSOURI)
)SS.
COUNTY OF_____)

Before me personally appeared Rodney Spriggs, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____day of _____, 2015

Notary Public_____ Commission Expires _____

SUMMARY OF PROPERTY OWNERS SIGNING PETITION

PROPERTY OWNER	ACRES	ASSESSED VALUE	SIGNED
RKS DEVELOPMENT, LLC	41.6	$286,730	YES
RKS DEVELOPMENT III, LLC	0.814	$10,680	YES
RKS DEVELOPMENT IV, LLC	1.080	$58,200	YES
JAMES L. POTTER	2.507	$20,550	NO
RAINBOW DEVELOPMENT ONE, LLC	1.00	$7,860	NO
TOTAL	**47.001**	**$384,020**	

Percentage of property owners signing petition: 60%
Percentage of total assessed value of property owners signing petition: 92.6%

EXHIBIT A
LEGAL DESCRIPTIONS AND MAP OF PROPOSED SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

LEGAL DESCRIPTIONS AND OWNERSHIP OF EACH PARCEL WITHIN THE SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

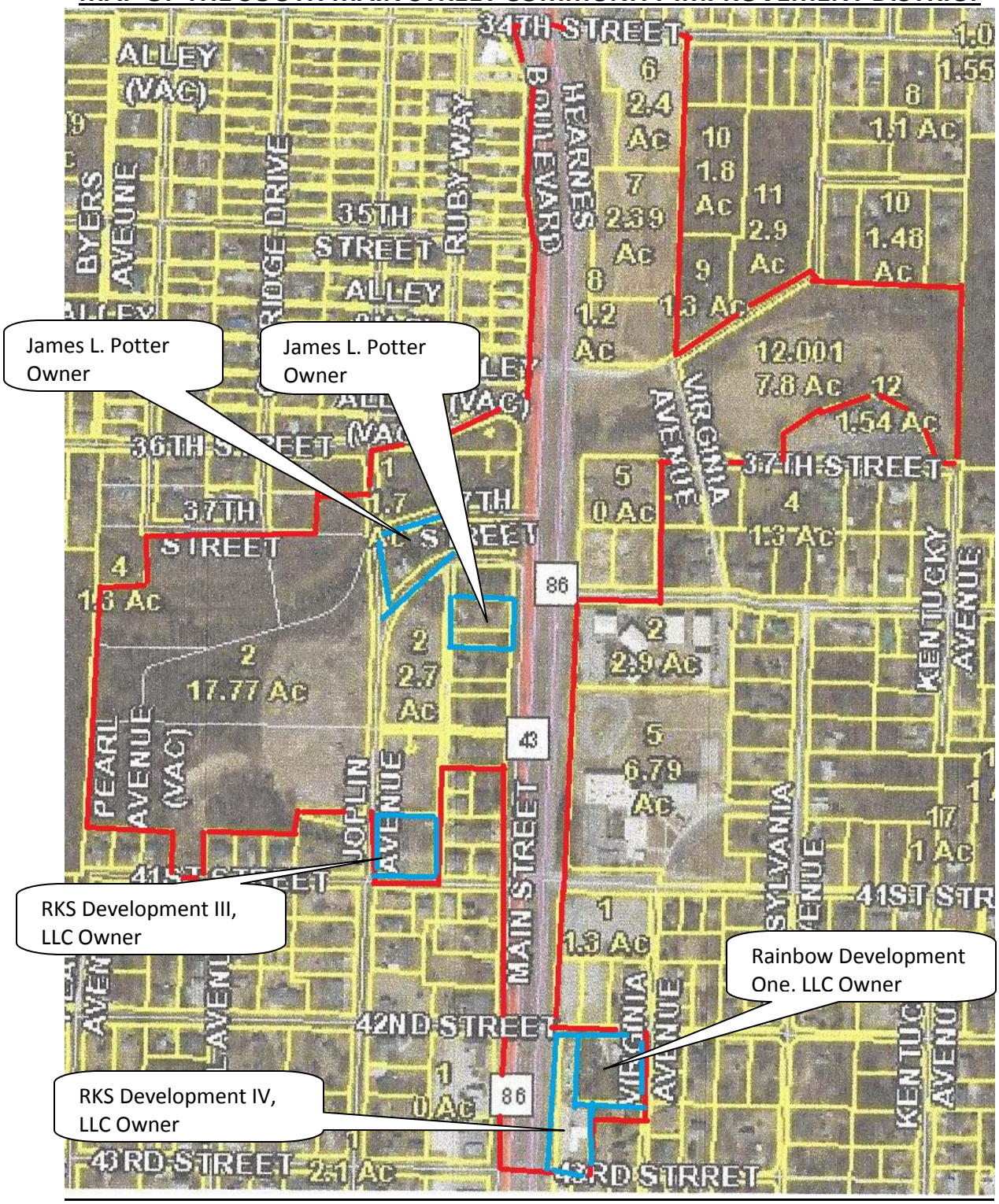
FOLLOWING IS A LISTING OF THE OWNERS, ADDRESSES, NEWTON COUNTY TAX PARCEL NUMBER, CURRENT ASSESSED VALUE, ESTIMATED ACRES OF EACH PARCEL, CLASSIFICATION FOR TAXING PURPOSES, AND THE CURRENT USE AS PER THE NEWTON COUNTY ASSESSOR'S RECORDS. ESTIMATED ACRES MAY NOT MATCH THE ESTIMATED ACRES ASSIGNED TO EACH PARCEL BY THE NEWTON COUNTY ASSESSOR, ESTIMATES WERE MADE FROM CURRENT SURVEYS, NOT OF PUBLIC RECORD.

056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	$9,840	Vacant-RES
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327

056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582

055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK	0362
			PAGE	04582
Address:		202 E. 32ND JOPLIN, MO 64804		
056023003011002000	1.080	RKS DEVELOPMENT IV, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK	328
			PAGE	02165
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK	285
			PAGE	00399
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK	351
			PAGE	12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK	351
			PAGE	12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
055022004002010000	1.87	POTTER, JAMES L.	$8,740	1932-RES
		PT NE1/4 SE1/4 LOT 421 FREEMAN GROVE 5 UNRECORDED		
Legal Description:				
Address:		127 West 38th Street 3806 S. MAIN JOPLIN, MO 64804		
0560230030110010000	1.000	Rainbow Development One, LLC	$7,860-R	1936-RES
Address:		118 East 42nd Street JOPLIN, MO 64804		
Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK	358
			PAGE	09788

MAP OF THE SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT



DISTRICT IS COMPOSED OF 47 ACRES WITH FIVE PROPERTY OWNERS FOUR OF THE PROPERTY OWNERS ARE IDENTIFIED ABOVE OWNING 5.4 OF THE TOTAL ACRES. ALL OTHER LAND IS OWNED BY RKS DEVELOPMENT, LLC. THE DISTRICT ALSO INCLUDES ALL PUBLIC RIGHT OF WAY ADJOINING THE PROPERTY DESCRIBED

EXHIBIT C
FIVE-YEAR PLAN OF THE SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

OBJECTIVES AND PURPOSE OF DISTRICT:

The District is being formed to assist in providing funds for making various public improvements, mitigation of the blue line stream areas within the District and removal of various blighted conditions within the District, which has hindered, and continues to hinder the growth and development of the District. In conjunction with the creation of the District is the creation of the South Main Street Redevelopment Area, also known as the South Main Street Tax Increment Finance (TIF) District. The City of Joplin has created the TIF District to assist in the funding of redevelopment cost within the District. The CID will contribute 100% of the revenue of the District to fund approved redevelopment cost. No all of the South Main Street TIF is within the proposed South Main Street CID, but it is anticipated that as, and if, the Developer acquires additional property, the CID will be amended to include the additional property and will match the boundaries of the South Main Street TIF District.

PUBLIC IMPROVEMENTS TO BE FUNDED BY DISTRICT:

The District will be responsible for the funding of all public infrastructure cost for the entire development, which will include all utilities installation, streets, sidewalks, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, drainage, water, storm and sewer systems, and other site improvements such as; parking lots, garages, lades, dams and waterways, streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, barriers, telephone and information booths, bus stop and other shelters, rest rooms, kiosks, paintings, murals, display cases, sculptures, fountains, parks, trails, lawns, trees, and any other landscape, pedestrian or shopping malls and plazas, and any other useful, necessary, or desired improvement to the District as allowed by Section 67.1401 to 67.1571 of RSMo, as amended.

ESTIMATED COST OF IMPROVEMENTS: FOLLOWING IS THE BUDGET AS PROPOSED WITHIN THE SOUTH MAIN STREET TIF, WHICH THE CID WILL CONTRIBUTE 100% OF ITS REVENUE TO ASSIST IN FUNDING THE COST. IT IS PROPOSED THAT THE CID WILL ENTER INTO AN AGREEMENT WITH THE CITY AND RECEIVE THE TIF FUNDS AND ENTER INTO SUBSEQUENT AGREEMENTS FOR ALL IMPROVEMENTS WITH THE DEVELOPER,-RKS DEVELOPMENT, LLC

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

The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.
The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

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

REVENUE GENERATION:

SALES TAX: The District has proposed a one-percent (1%) sales tax on all retail sales within the District, subject to voter approval, to be collected to fund, or assist in the funding of the above-proposed public improvements.

TIF REVENUE: It is proposed that the District will enter into a Development Agreement with the City of Joplin, as provided under Section 67.1491.4 of the CID Act, which states "The municipality, any land clearance for redevelopment authority, port authority, tax increment financing commission, industrial development authority or planned industrial expansion authority of the municipality may, pursuant to a cooperative agreement with a district, issue obligations and loan the proceeds of such obligations to the district for the purpose of carrying out the powers, duties or purposes of the district. ". I this case the project will be a "pay as you go" agreement, thus no loan proceeds would be advanced, just an agreement to pay the TIF Revenue proceeds, as collected, to the CID and the CID will agree to carryout making the improvements, thorough a Development Agreement with the Developer, RKS Development, LLC.

FINANCING PLAN:

It is anticipated that revenues will not be sufficient upon creation of the District to fund all of the proposed improvements. It is proposed that the CID will enter into a Development Agreement with the Company selected by the TIF to fund to make the initial public improvements and enter into a financing/development agreement with the District to reimburse the owners as funds are available with interest or to be repaid from bond or loan proceeds which the District may issue or borrow.

OPERATIONS OF DISTRICT:

The District Board of Directors shall approve and oversee the public improvements and the provision of services within the District in accordance with Sections 67.1401 to 67.1571 of the RSMo., as amended. All funds generated by the District through the collection of sales tax, real estate tax, special assessments or any other revenue which the District may earn shall be used to fund authorized improvements and fund the operation cost of the District. The Board of Directors shall meet no less than quarterly in any year and shall maintain minutes of all meetings and shall post such meetings in accordance with the Missouri Sunshine Law and any other applicable sections of the Missouri Revised Statutes as required for a political subdivision. The Board of Directors shall comply with all reporting provisions of Section 67.1471 RSMo., as amended and submit an annual report to the City of Joplin and the Missouri Department of Economic Development within one hundred-twenty days (120) of the end of the fiscal year. The fiscal year of the District will be the same as the City of Joplin. The District will also file all annual reports with the State Auditor and will conduct an annual audit of operations.

REMOVAL FROM AND ADDITION OF REAL PROPERTY TO DISTRICT:

The District will be entitled to remove property and add property to the District as provided for in Section 67.1441 of the RSMo., as amended. No property can be added to the District under state law unless the property owner voluntarily petitions the District and the County to add their property to the District.

TERMINATION OF THE DISTRICT:

The District has been established with a term of thirty years. Such term was selected in order to provide adequate time to generate sufficient revenue to fund the cost of the public improvements. Extension of the

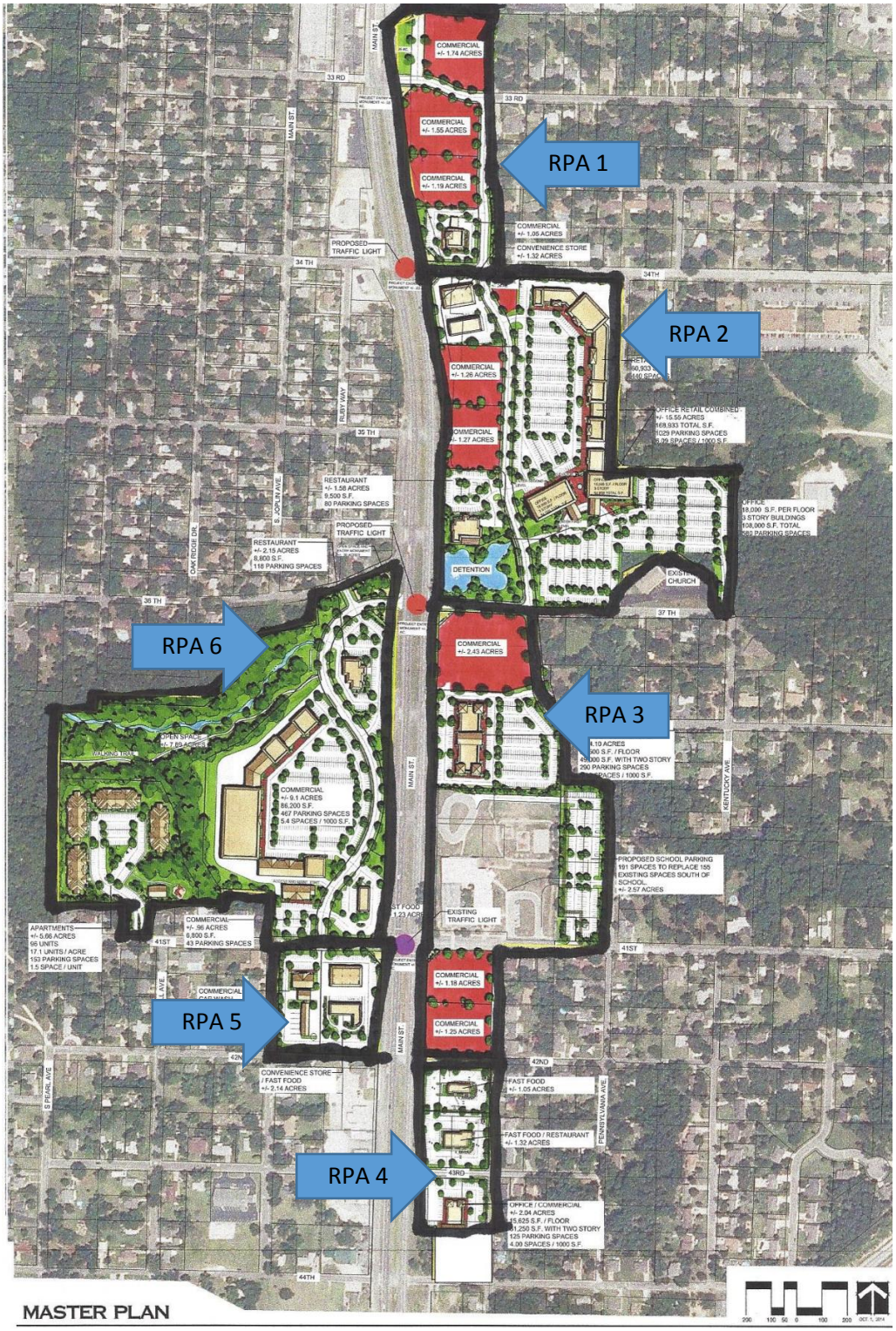
District beyond the thirty-year period may be done by vote of the qualified voters of the District in accordance with Sections 677.1401 to 67.1571 RSMo., as amended. The District will terminate prior to the designated term if all debts and obligations of the District have been paid and the objective of the District has been accomplished in accordance with Section 67.1481 of RSMo., as amended.

REVENUE PROJECTIONS

The District projects revenue and expenses for the first five years of operation based on existing businesses within the District, consisting of a truck stop, café, liquor store and motel.

FIVE YEAR PROFORMA:	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
CID SALES TAX	0	$5,000	$369,984	$531,060	$647,490
TIF REVENUE	$188	$3,085	$1,634,680	$2,207,505	$2,815,740
TOTAL PROJECTED REVENUE	**0**	**$8,085**	**$2,004,664**	**$2,738,565**	**$3,463,230**
PROJECTED OPERATING EXPENSES:					
ADMINISTRATION	$1,500	$1,500	$3,500	$4,500	$5,000
TIF PAYMENTS	0	$2,500	$184,992	$265,530	$323,745
AUDIT -LEGAL	$1,500	$1,500	$3,500	$4,500	$5,000
TOTAL OPERATING EXPENSES	**$3,000**	**$5,500**	**$191,992**	**$274,530**	**$333,745**
NET AVAILABLE FOR CAPITAL IMPROVEMENTS REIMBURSEMENTS	**($2,812)**	**$2,585**	**$1,812,672**	**$2,464,035**	**$3,129,485**

SITE DEVELOPMENT PLAN FOR DISTRICT



DEVELOPMENT OF THE SOUTH MAIN STREET TIF IS DIVIDED INTO SIX RPA'S OR PHASES. CURRENTLY THE SOUTH MAIN STREET CID IS CONSIST OF ONLY PARTS OR RPA 2, 4, AND 6. THE SITE PLAN ABOVE SHOWS ALL SIX RPA'S OF THE SOUTH MAIN STREET TIF