EXHIBIT A

901 – 907 MAIN STREET

JOPLIN, MO

APPLICATION

Jeremy and Lori Haun
420 S Byers, Joplin Missouri 64801
417-529-3888
lorihaun@gmail.com

Dear Joplin City Staff, JRC, and Council Members:

Please find our enclosed application for property tax abatement through the Chapter 353 program.

Our proposed project is 901 S Main through 907 S Main. This consists of two buildings, the Muir Building, and the Willard Hotel.

The Muir Block, 901 S Main, built in 1891, is one of the oldest in downtown. Built for Ralph Muir who was a local ice dealer and in 1873 was the first depositor in the Bank of Joplin. For decades a boot and shoe store was on the first floor, including Baum's Boots (later Baum's Shoe Store), operated by Ben Baum whose store was located here from 1936 until 1990.

The Willard Hotel at 903-907 S Main, was built in 1901. Early occupants of the first-story commercial spaces include the Joplin Sanitary and Plumbing Supply Company in 1909, and in the 1920s by the barber shop of J. Edwin Hopwood and Virgil Todd, along with the second-hand store operated by Max Henderson. The hotel, located on the second story, was eventually operated by Kate Farsythe, who ran it into the 1950s.

Historic properties appeal again to young and old alike in telling the story of Joplin. Our prospective tenants will be professionals and students who want to live in the heart of the city. With shopping, dining, and entertainment all within walking distance, and the convenience of no lawn and property maintenance, more and more people of all ages are looking downtown for their next residence.

A steady influx of new downtown residents can provide significant and lasting benefits for a city's business center. Having residents in the business district eases rush-hour traffic jams by eliminating commutes or enabling reverse commutes. It creates a demand for a 24-hour city, with restaurants and stores open after 5 p.m., contributing to an active nightlife. Downtown residents demand better services and a diverse mix of retail, which benefit everyone who works, lives, and visits downtown.

With this project, we anticipate bringing an additional 30 jobs downtown and 20 residents. In addition to the obvious commerce, sales tax revenue, etc that will benefit Joplin, each of these spaces will be paying utilities and contributing to downtown as a destination and improving the entire character of downtown. After renovation, there will be 7 storefronts between the two properties, five facing Main Street and two on Ninth Street. The upper floors will be redesigned into 13 one-bedroom apartments. The buildings will retain their historic character including original trim, tin ceilings, and wood floors.

We already have one property in this historic district (824 Main) that after a renovation completed in 2014, now houses two retail storefronts and four apartments. This previous renovation added 10 jobs and 7 residents to downtown. It's time to continue the rehabilitation of this district, and these two buildings are in dire need of help.

In order to execute this plan, we are taking advantage of federal and state historic tax credits. The cash flow
for a project of this size and with buildings in this condition is very tight. Since this area of Main Street is still
considered a blighted area, we will not be able to charge premium rents initially. The property tax abatement under chapter 353 is a central element in making the venture work. This reduction in expenses will put our project within the bank's parameters. Please see attached letter from Peoples Bank of Seneca.

We are requesting 10 years at 100% of improvements abated via Chapter 353 and another 15 at 50%.

We appreciate your consideration and with your help, we hope to be able to continue to invest in Joplin's downtown revitalization. Thank you for your time.

Sincerely,

Jeremy and Lori Haun

Jeremy and Lori Haun
420 S Byers, Joplin, Missouri 64801
417-529-3888
lorihaun@gmail.com

Project Overview
Muir Building, 901 S Main
Willard Apartments, 905 S Main

Project Mission Statement: Rehabilitate two neglected historic buildings in Joplin's Historic Downtown to be contributing components to a healthy downtown and a healthy Joplin.

Both buildings are are part of the Main and Eighth Streets Historic Districts on the National Historic Registry. The two buildings incorporate approximately 19,000 sf. After renovation, there will be 7 storefronts between the two properties, five facing Main Street and two on Ninth Street. The upper floors will be redesigned into 13 one-bedroom apartments. The buildings will retain their historic character including original trim, tin ceilings, and wood floors. The high ceilings, brick walls, and staircases all hearken back to a time when our city was young.

These two properties are currently vacant and indeed, are among the most endangered in the downtown core. If these two properties were to be lost, it would be likely that the Eighth and Main historic district would be removed from the national register since two other buildings in the district have already succumbed to neglect. If that were to happen, it would leave an irreplaceable hole in the downtown fabric and there would be no link between the more northern downtown area and the historic area surrounding the Gryphon building. In addition, by making these two properties viable again, we make the entire area more viable for those other buildings in need of repair and keep them eligible for incentives offered by listing on the National Historic Registry.

Expected Customer Base: With both the new medical school in Joplin as well as the proposed MSSU downtown campus, there will be more demand than ever for downtown living. As it is, all available downtown apartments are nearly always full and Joplin has well below ideal percentage of downtown residents.

Property Legal Description: All of lots numbered Seventeen (17) and Eighteen (18) in BYERS AND MURPHY'S ADDITION TO MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri according to the recorded plat thereof.

Project Description: See page 1. The projected timeline is August 2018 construction start date and the opening of the apartments/retail space by December 2019 .

Photographs: See page 4.

Property Ownership: Jeremy and Lori Haun.

Residential Scope of the Project and Eventual Tenants: 13- one bedroom apartments for upper-middle class professionals/students.

No relocation of commercial or industrial facilities will occur.

Project Cost Outline: See page 5.

Proposed Tenants of the project: Variety of retail and business establishments, including art gallery, restaurant, boutiques, and apartment tenants.

Job Generation: In addition to the jobs created during construction, after completion we anticipate that the 7 storefronts will employ at least 30 people.

Renovation Plans: See pages 6-8.

Current Property Taxes: 2017 taxes paid $818

Reassessment Document to Support Value After Assessment: Rough projected taxes on property value of total cost of purchase and construction costs =$1,500,000

$480,000 assessed value; $22,856 estimated future annual property tax

MUIR/WILLARD BUILDING PROJECT COSTS

Neal Group Construction	$1,300,799
Apartment Fixtures	$45,000
Contingency	$100,000
Building Purchase (November 2016)	$50,000
Total	$1,495,799

All costs associated with the retail businesses are the responsibility of the individual owners of those businesses.

PHOTOGRAPHS

EXISTING CONDITION




S MAIN ST


903

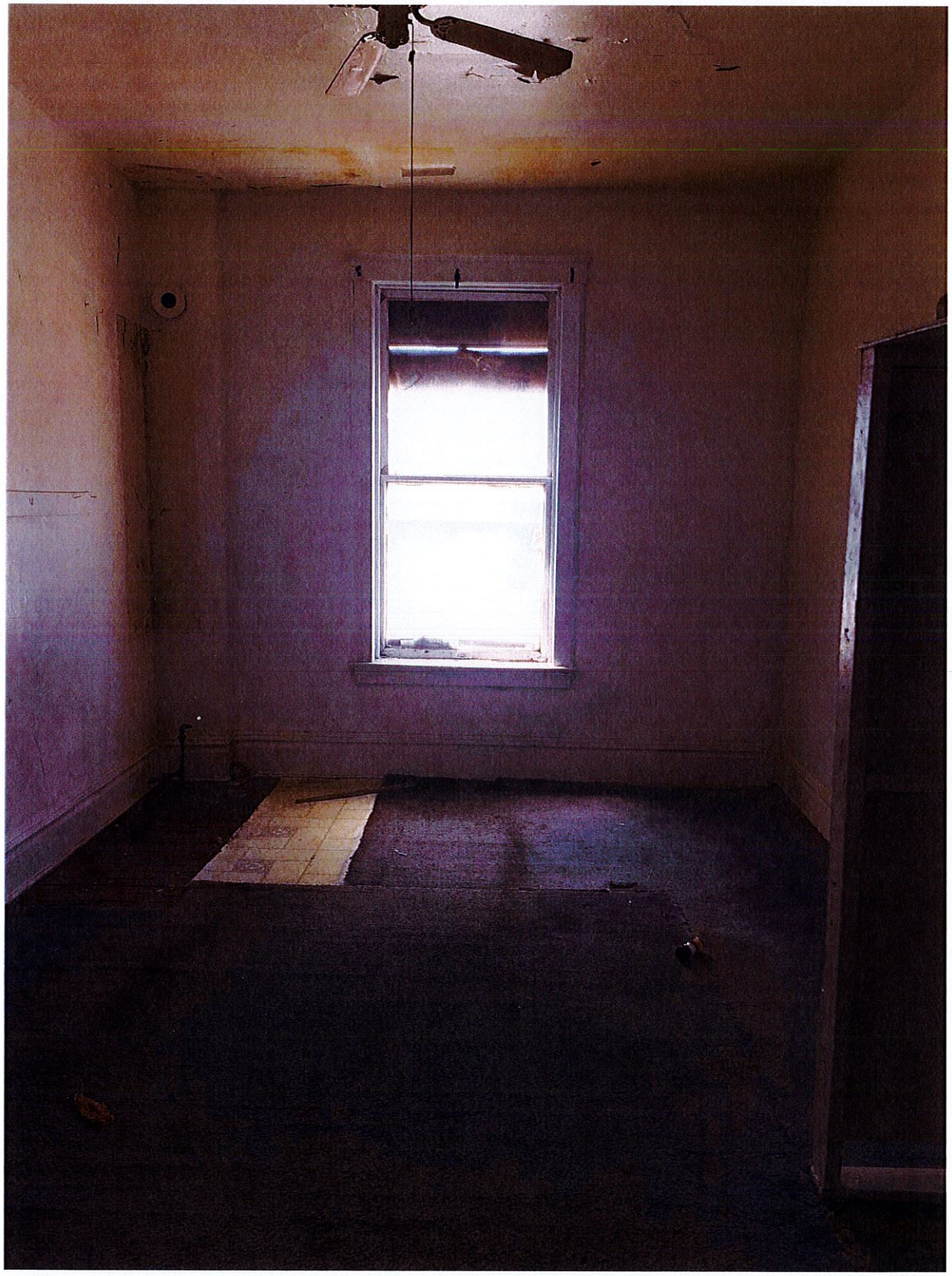

S MAIN ST
DISCOUNT
FURNITURE
901
901 1/2
NO TRESPASSING


907



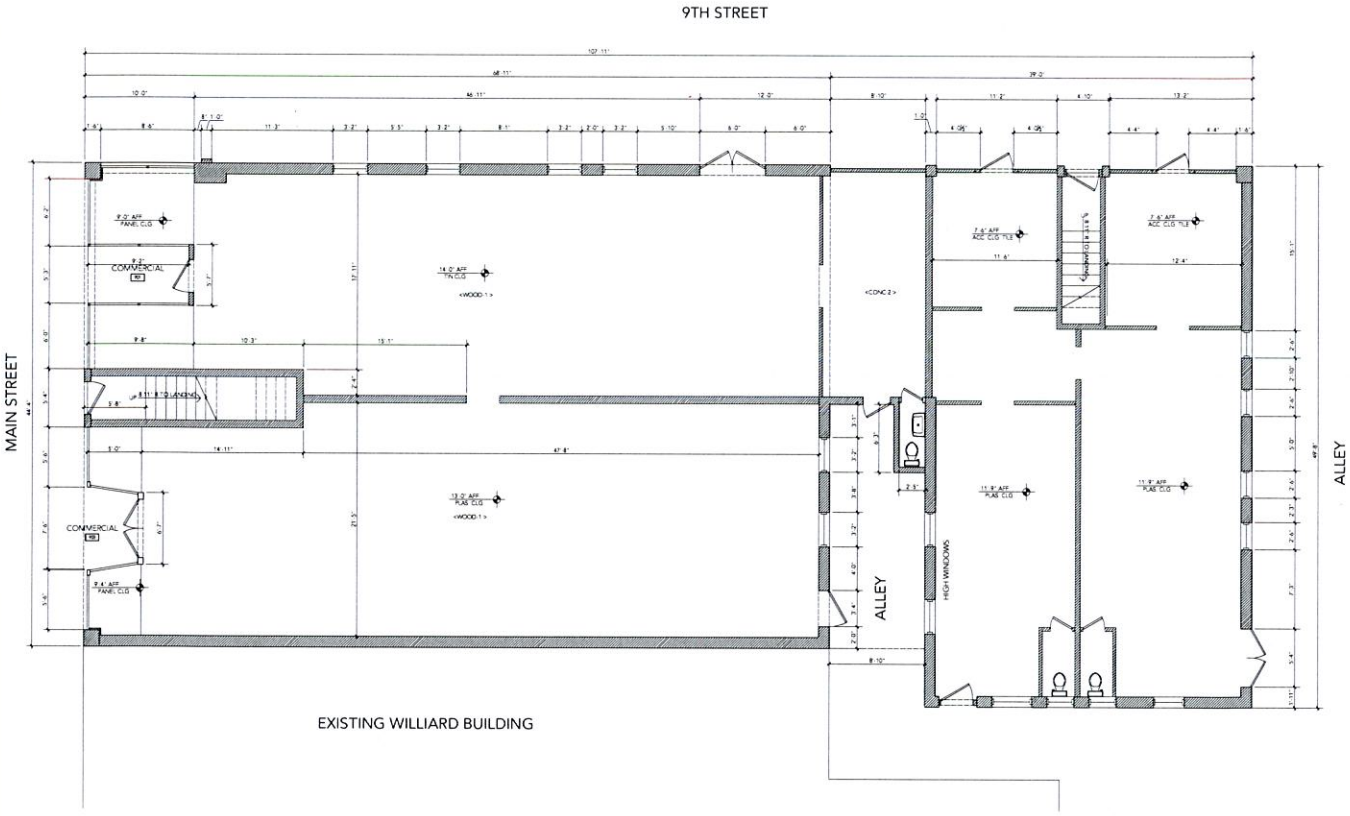








MUIR SET



1 MUIR EXISTING FLOOR PLAN
FIRST FLOOR
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
[redacted]

MUIR BUILDING
BUILDING REMODEL
[redacted] MAIN STREET JOPLIN, MO

PROJECT
17.001

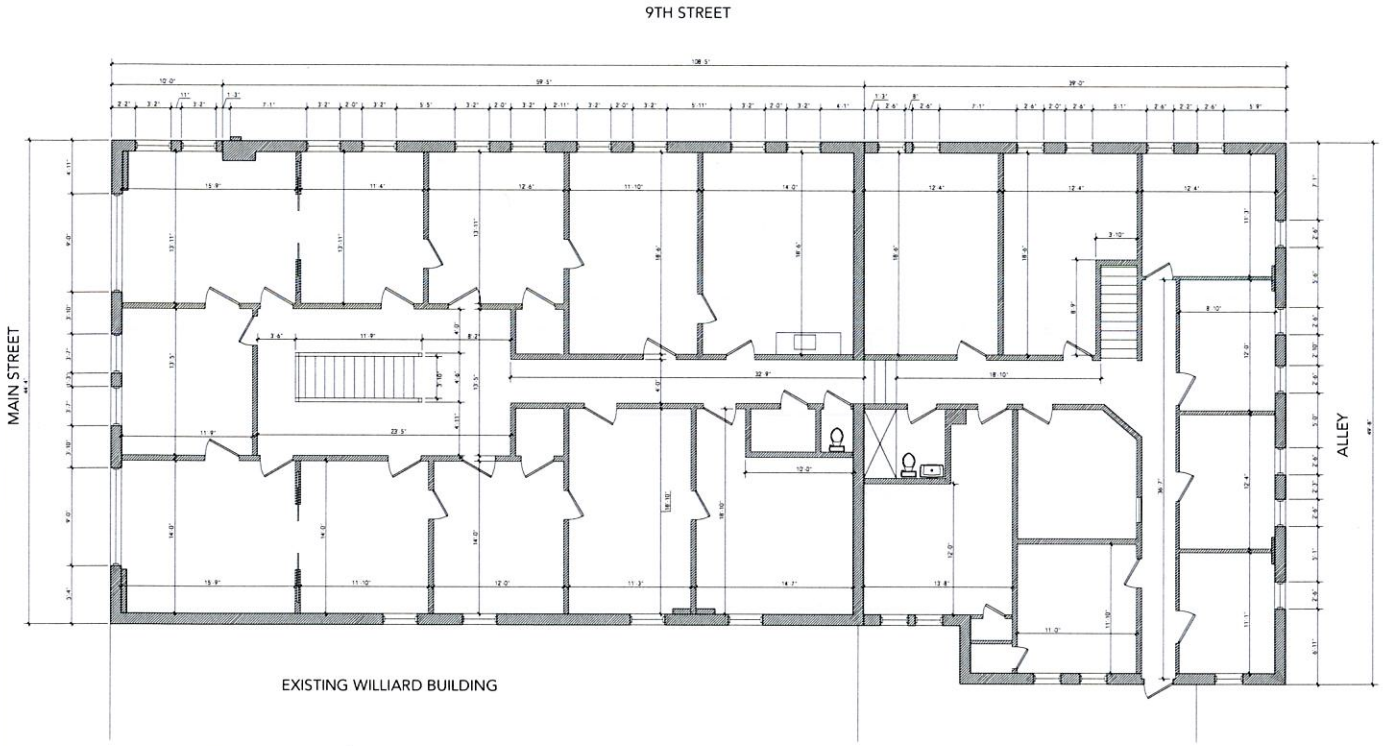
EXISTING
FLOOR PLAN

NO.	REVISIONS	DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A1



1 MUIR EXISTING FLOOR PLAN
SECOND FLOOR
SCALE: 1/4" = 1'- 0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGDESIGN@GMAIL.COM

MUIR BUILDING
BUILDING REMODEL
901 MAIN STREET JOPLIN, MO

PROJECT
17.001

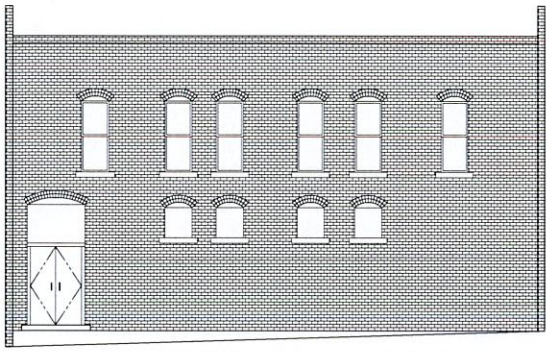
EXISTING 2ND FLOOR PLAN

REVISIONS

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A2



3 REAR ALLEY ELEVATION
SCALE: 1/4" = 1'- 0"



2 MAIN STREET ELEVATION
SCALE: 1/4" = 1'- 0"



1 9TH STREET ELEVATION
SCALE: 1/4" = 1'- 0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
341-480-0377
2900 NW TEMPLE PARK DR, BEND OREGON 97703

MUIR BUILDING
BUILDING REMODEL
901 MAIN STREET JOPLIN, MO

PROJECT
17.001

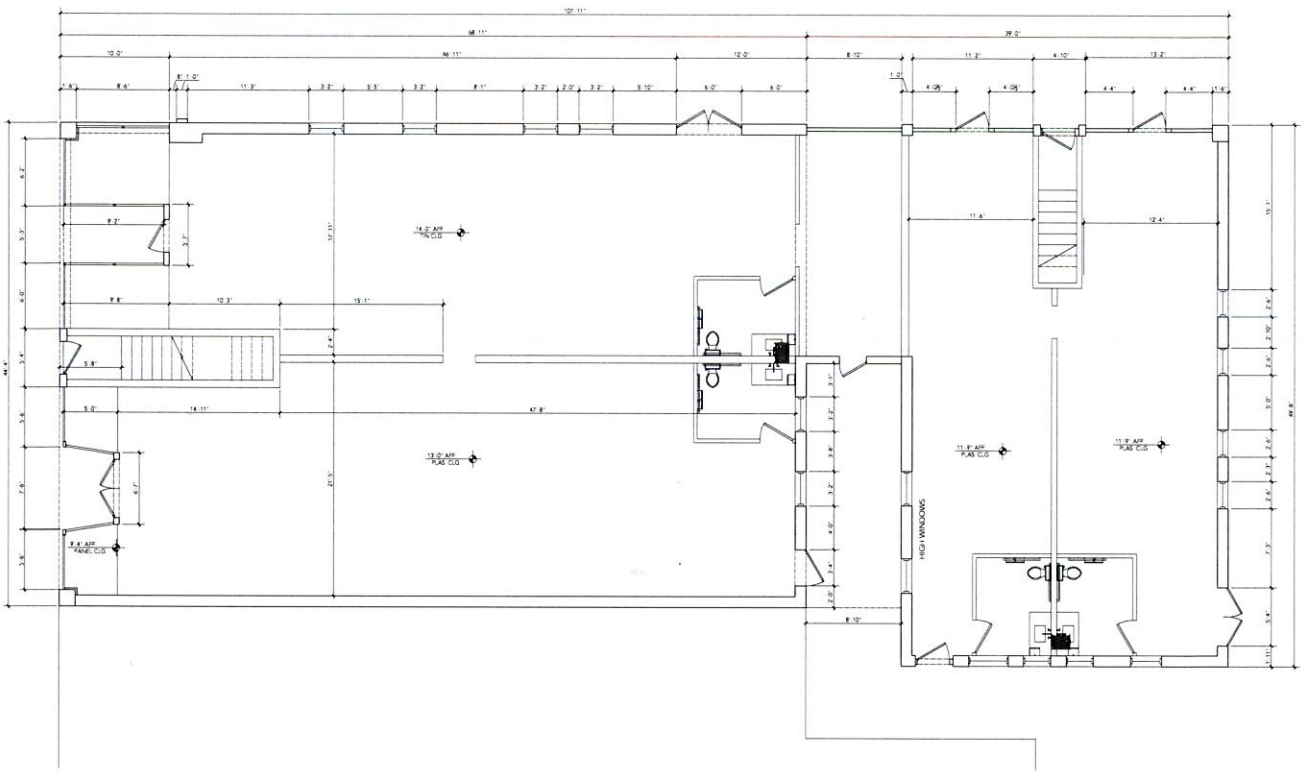
EXISTING ELEVATIONS

REVISIONS

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A3



1 MUIR FLOOR PLAN
FIRST FLOOR
SCALE: 1/4" = 1'- 0"

VV DESIGN

VAN VALKENBURG DESIGN

MUIR BUILDING
BUILDING REMODEL
901 MAIN STREET JOPLIN, MO

PROJECT
17.001

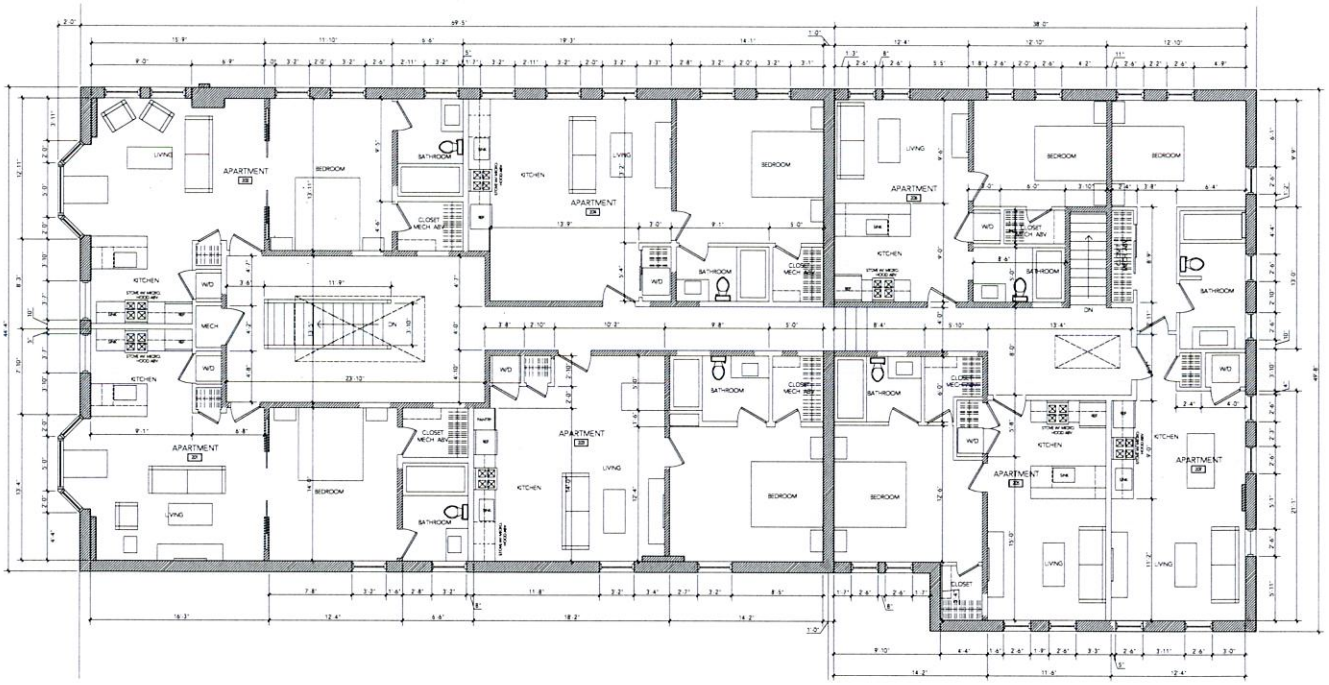
NEW FLOOR PLAN

REVISIONS

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A4



1 MUIR FLOOR PLAN
SECOND FLOOR
SCALE: 1/4" = 1'- 0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGDESIGN@GMAIL.COM

MUIR BUILDING
BUILDING REMODEL
901 MAIN STREET, JOPLIN, MO

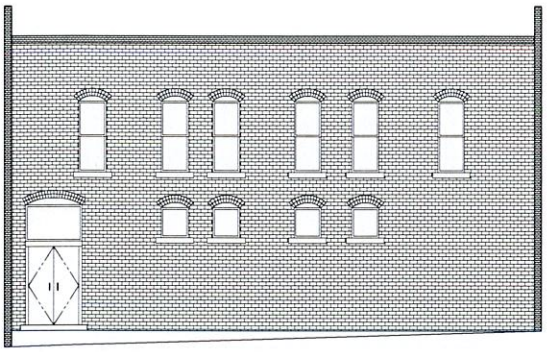
PROJECT
17.001

NEW SECOND FLOOR PLAN

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A5



3 REAR ALLEY ELEVATION
SCALE: 1/4" = 1'-0"



2 MAIN STREET ELEVATION
SCALE: 1/4" = 1'-0"



1 9TH STREET ELEVATION
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
341-480-8577
2900 N. LEMHI PASS DR. BOISE OREGON 97203

MUIR BUILDING
BUILDING REMODEL
901 MAIN STREET JOPLIN, MO

PROJECT
17.001

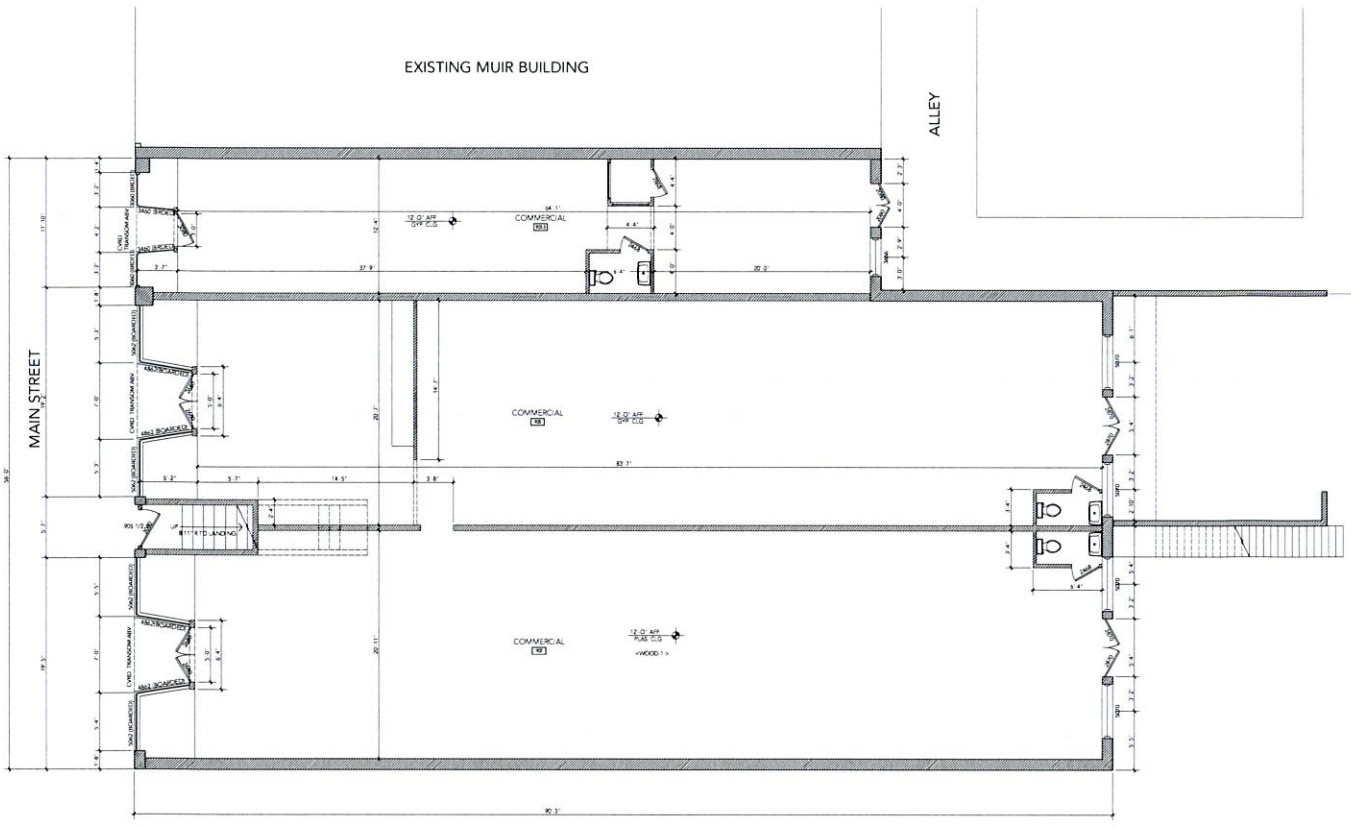
NEW ELEVATIONS

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A6

WILLIARD SET



1 EXISTING FLOOR PLAN
WILLIARD FIRST FLOOR
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
[illegible]

WILLIARD BUILDING
BUILDING REMODEL
903 MAIN STREET JOPLIN, MO

PROJECT
17.001

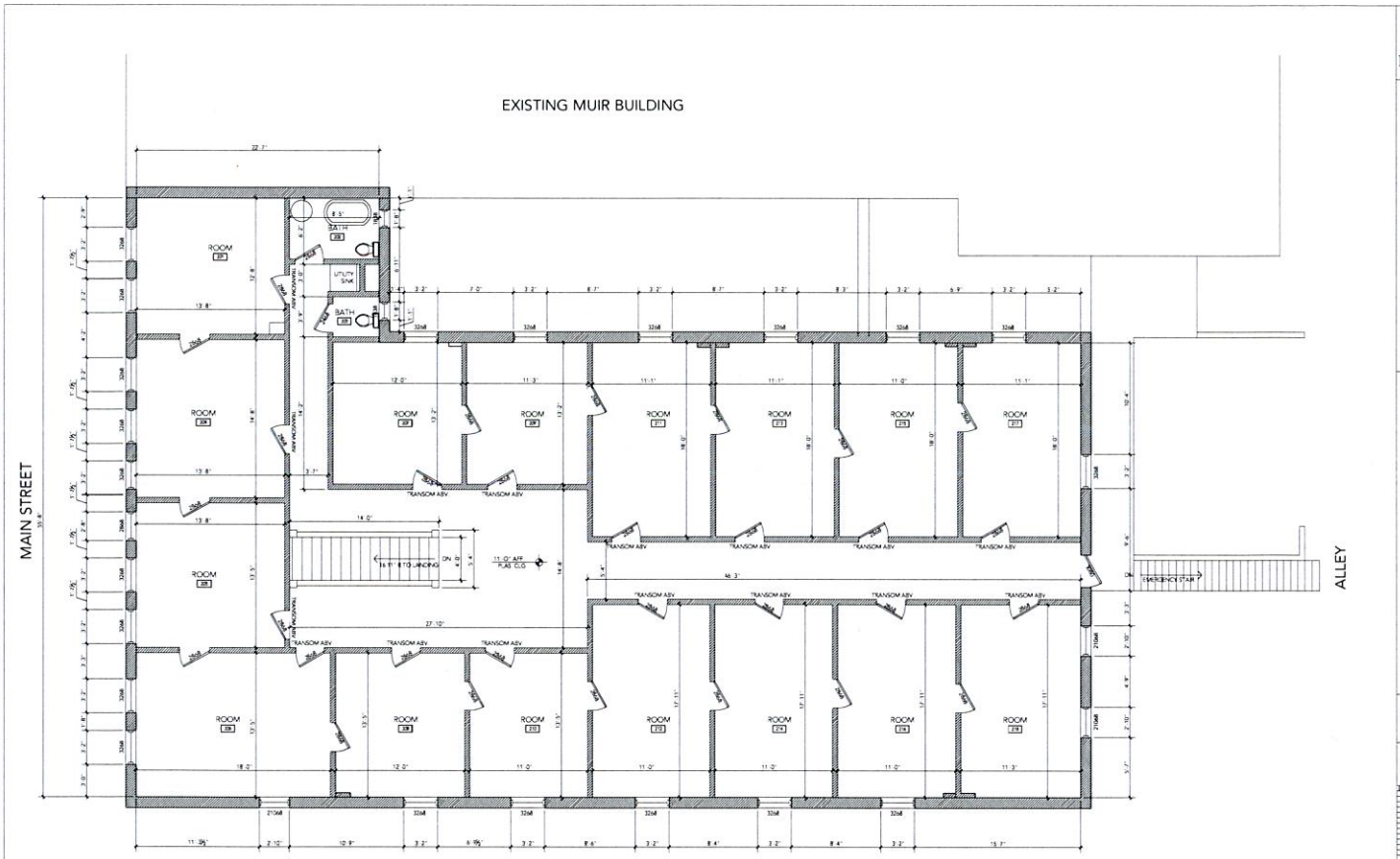
FLOOR PLAN

BY REVISIONS DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A1



1 EXISTING PLAN
SECOND FLOOR
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
341-480-8377
2909 NW LEMHI PASS DR. BEND OREGON 97703

WILLIARD BUILDING
BUILDING REMODEL
903 MAIN STREET JOPLIN, MO

PROJECT
17.001

EXISTING
2ND FLOOR

BY REVISIONS DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A2



2 WILLIARD REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 WILLIARD FRONT ELEVATION
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
341-480-8377
2900 N. LEMHI TANK TR. BENTON CITY, MO 63201

WILLIARD BUILDING
BUILDING REMODEL
903 MAIN STREET JOPLIN, MO

PROJECT
17.001

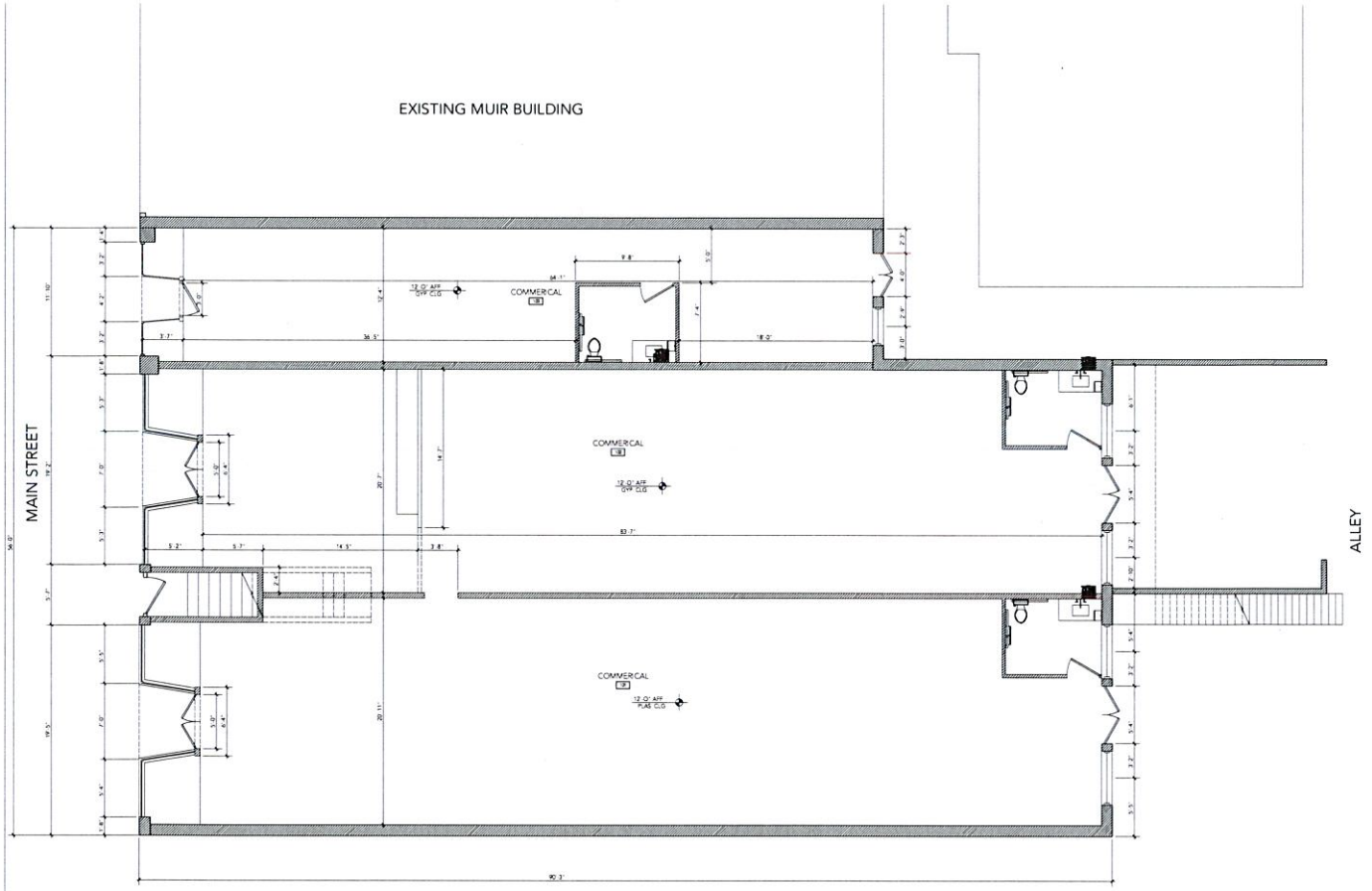
EXISTING ELEVATIONS

BY REVISIONS DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A3



1 WILLIARD FLOOR PLAN
FIRST FLOOR
SCALE: 1/4" = 1' - 0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGDESIGN@GMAIL.COM

WILLIARD BUILDING
BUILDING REMODEL
903 MAIN STREET JOPLIN, MO

PROJECT
17.001

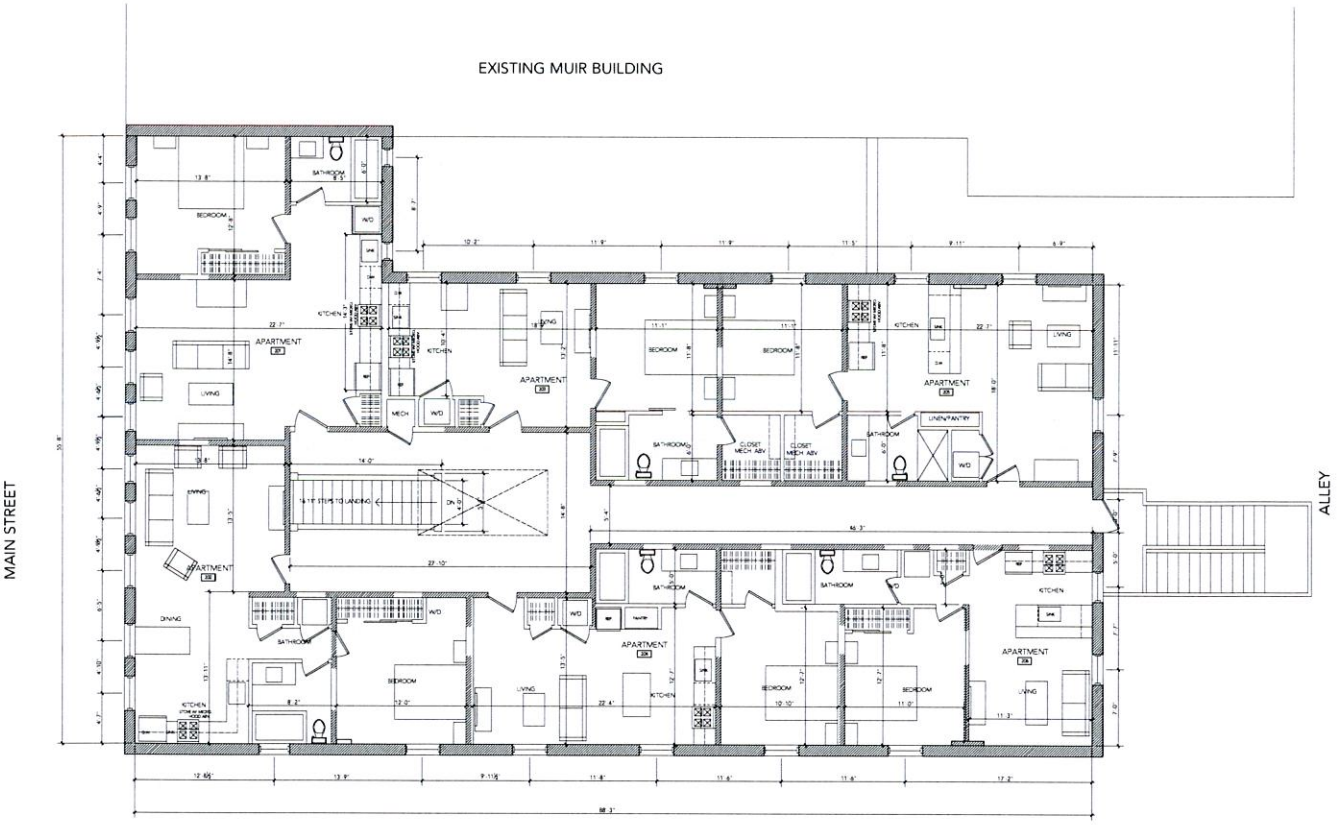
NEW 1ST FLOOR

BY	REVISIONS	DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A4



1 WILLIARD FLOOR PLAN
SECOND FLOOR
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM

WILLIARD BUILDING
BUILDING REMODEL
940 MAIN STREET, JOPLIN, MO

PROJECT
17.001

NEW
2ND FLOOR

BY	REVISIONS	DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A5



2 WILLIARD REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 WILLIARD FRONT ELEVATION
SCALE: 1/4" = 1'-0"

VV DESIGN

VAN VALKENBURG DESIGN
VANVALKENBURGFAMILY@GMAIL.COM
541-480-8177
2999 NW LEMHE TAN DR. BEND OREGON 97701

WILLIARD BUILDING
BUILDING REMODEL
903 MAIN STREET JOPLIN, MO

PROJECT
17.001

NEW ELEVATIONS

BY REVISIONS DATE

DRAFT SET
NOT FOR CONSTRUCTION

SEP 24, 2017

A6

PROFORMA

MUIR WILLARD

901 - 907 MAIN STREET

901-907 S Main; Muir and Willard ProForma

Lori Haun 417-529-3888

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Gross Residential Rent		$101,400	$101,400	$101,400	$101,400	$101,400	$101,400	$101,400	$101,400	$101,400	$101,400
Gross Commercial Rent		$85,800	$85,800	$85,800	$85,800	$85,800	$85,800	$85,800	$85,800	$85,800	$85,800
GROSS INCOME		$187,200	$187,200	$187,200	$187,200	$187,200	$187,200	$187,200	$187,200	$187,200	$187,200
- Vacancy Residential (8%)		-$8,112	-$8,112	-$8,112	-$8,112	-$8,112	-$8,112	-$8,112	-$8,112	-$8,112	-$8,112
- Vacancy Commercial (10%)		-$8,280	-$8,280	-$8,280	-$8,280	-$8,280	-$8,280	-$8,280	-$8,280	-$8,280	-$8,280
EFFECTIVE GROSS RENT (EGR)		$170,808	$170,808	$170,808	$170,808	$170,808	$170,808	$170,808	$170,808	$170,808	$170,808
- Operating Expenses		-$61,096	-$61,096	-$61,096	-$61,096	-$61,096	-$61,096	-$61,096	-$61,096	-$61,096	-$61,096
NET OPERATING INCOME (NOI)		$109,712	$109,712	$109,712	$109,712	$109,712	$109,712	$109,712	$109,712	$109,712	$109,712
- Debt Service		-$131,920	-$131,920	-$131,920	-$131,920	-$131,920	-$131,920	-$131,920	-$131,920	-$131,920	-$131,920
CASH FLOW		-$22,208	-$22,208	-$22,208	-$22,208	-$22,208	-$22,208	-$22,208	-$22,208	-$22,208	-$22,208
OPERATING EXPENSES:											
Property Taxes		$22,856	$22,856	$22,856	$22,856	$22,856	$22,856	$22,856	$22,856	$22,856	$22,856
Insurance		$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Maintenance/Repairs/Cleaning		$14,880	$14,880	$14,880	$14,880	$14,880	$14,880	$14,880	$14,880	$14,880	$14,880
Utilities		$11,920	$11,920	$11,920	$11,920	$11,920	$11,920	$11,920	$11,920	$11,920	$11,920
Reserves / Misc.		$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500
Total Operating Expenses		$61,156	$61,156	$61,156	$61,156	$61,156	$61,156	$61,156	$61,156	$61,156	$61,156

13 Residential Units @ $650/mo

7 Commercial Units @ $9/sf/yr

TAX STATEMENT

Tax Impact Statement

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2018 (per $100)	2018 Assessed Value	2018 Estimated Tax	Estimated Fair Market Value after Development
State	0.03	$ 14,900.00	$ 4.47	$ 1,490,000.00
County	0.01142	$ 14,900.00	$ 1.70	$ 1,490,000.00
SHFL	0.0865	$ 14,900.00	$ 12.89	$ 1,490,000.00
Mental Health	0.0865	$ 14,900.00	$ 12.89	$ 1,490,000.00
R8	3.7029	$ 14,900.00	$ 551.73	$ 1,490,000.00
JORD	0.2261	$ 14,900.00	$ 33.69	$ 1,490,000.00
CJOP	0.4339	$ 14,900.00	$ 64.65	$ 1,490,000.00
SRTX	1.02	$ 14,900.00	$ 151.98	$ 1,490,000.00
TOTAL Annual	5.59732		**$ 834.00**	

25 year Scenarios:

1. If no abatement and no redevelopment (assessed value remains constant x 25 ye
2. If abatement allowed and redevelopment occurs (100% for first 10 years, 50% fc

Assumptions/Concerns:

1. *Not sure if we should use 2018 assessed value or 2017*
2. *Assumes PILOTS so taxes stay same as 2018 assessment*

Estimated Assessed Value 2019 after development	Annual Estimated Taxes if development without Abatement	Annual Taxes Abated 100% during first 10 years (2019-2028)	Annual Taxes Abated 50% during 2nd 15 years (2029-2043)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
$ 476,800.00	$ 143.04	$ 138.57	$ 69.29	$ 2,424.98
$ 476,800.00	$ 54.45	$ 52.75	$ 26.37	$ 923.11
$ 476,800.00	$ 412.43	$ 399.54	$ 199.77	$ 6,992.01
$ 476,800.00	$ 412.43	$ 399.54	$ 199.77	$ 6,992.01
$ 476,800.00	$ 17,655.43	$ 17,103.70	$ 8,551.85	$ 299,314.66
$ 476,800.00	$ 1,078.04	$ 1,044.36	$ 522.18	$ 18,276.23
$ 476,800.00	$ 2,068.84	$ 2,004.18	$ 1,002.09	$ 35,073.22
$ 476,800.00	$ 4,863.36	$ 4,711.38	$ 2,355.69	$ 82,449.15
	$ 26,688.02	$ 25,854.02	$ 12,927.01	$ 452,445.37

Total taxes abated over 10 yrs **$ 258,540.21**

Total taxes abated over 2nd 15 years **$ 193,905.16**

Total taxes abated over 25 years **$ 452,445.37**

ears)	$ 20,850.02
or 15)	$ 193,905.16