COUNCIL BILL NO. 2020-536 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 1B of the 32nd Street Place Tax Increment Financing Redevelopment Plan and adopting Tax Increment Financing therein.

WHEREAS, on December 28, 2020, the City of Joplin, Missouri (the "City") adopted the 32nd Street Place Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan") including Redevelopment Project 1B included therein by Ordinance No. 2020-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865., RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through multiple Redevelopment Projects designated as Redevelopment Projects 1A, 1B, 1C, 2A, 2B, 3, 4, and 5 in Redevelopment Project Areas 1A, 1B, 1C, 2A, 2B, 3, 4, and 5, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

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

Section 1. That the area selected for Redevelopment Project 1B legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 1B"). Redevelopment Project 1B includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 1B. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 1B exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 1B, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 1B by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 1B shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 1B, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax and Section 99.845.15 of the Act regarding property tax levied under Section 205.971 RSMo.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 1B over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in Section 99.845.3 of the Act, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2020.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project Area 1B

ALL THAT PART OF FRACTIONAL SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, ALL IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1347.65 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE SOUTH 01°27'26" WEST, ALONG THE EAST LINE OF SAID LOT 2, FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF MISSOUR ROUTE FF (32ND STREET), AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, PARALLELL TO THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 29.03 FEET; THENCE SOUTH 80°14'04" EAST, A DISTANCE OF 78.18 FEET; THENCE SOUTH 88°25'07" EAST, A DISTANCE OF 72.19 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 66°54'49" EAST, A RADIUS OF 40.00 FEET, FOR AN ARC DISTANCE OF 30.03 FEET; THENCE SOUTH 01°19'17" WEST, A DISTANCE OF 195.90 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 366 AT PAGE 3671; THENCE SOUTH 88°28'07" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 72.19 FEET TO THE BEGINNING OF A NON-TANGENCT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 09°26'37" EAST, A RADIUS OF 513.50 FEET, FOR AN ARC DISTANCE OF 62.97 FEET; THENCE SOUTH 12°57'24" EAST, A DISTANCE OF 175.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 05°39'52" EAST, A RADIUS OF 486.50 FEET, FOR AN ARC DISTANCE OF 123.84 FEET; THENCE SOUTH 01°37'40" WEST, A DISTANCE OF 305.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE , HAVING A CHORD BEARING SOUTH 02°52'33" WEST, A RADIUS OF 486.50 FEET, FOR AN ARC DISTANCE OF 21.19 FEET; THENCE SOUTH 04°07'26" WEST, A DISTANCE OF 430.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 07°21'44" WEST, A RADIUS OF 506.16 FEET, FOR AN ARC DISTANCE OF 55.27 FEET; THENCE SOUTH 10°36'02" WEST, A DISTANCE OF 157.25 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 348 AT PAGE 12652; THENCE NORTH 88°36'06"

WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 128.98 FEET; THENCE NORTH 01°23’54” EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 545.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°36’06” WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 775.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01°23’54” WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 170.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 357 AT PAGE 873; THENCE NORTH 88°55’26” WEST, ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF PARCEL 4 DRURY FIRST SUBDIVISION, A DISTANCE OF 329.77 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 346 AT PAGE 2404; THENCE NORTH 01°16’16” EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 257.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 87°52’40” EAST, ALONG THE SOUTH LINE OF LOT 1, DARRELL L. ROGERS 2008 TRUST ADDITION, A DISTANCE OF 200.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01°17’42” EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF SAID DARRELL L. ROGERS 2008 TRUST ADDITION, A DISTANCE OF 401.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°52’40” WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 199.56 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 357 AT PAGE 877 AND AS SURVEYED BY LS 2514 AND RECORDED IN PLAT BOOK 4 AT PAGE 54; THENCE NORTH 01°17’42” EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 51.76 FEET; THENCE SOUTH 88°59’15” EAST, A DISTANCE OF 263.15 FEET; THENCE NORTH 01°20’43” EAST, A DISTANCE OF 263.15 FEET TO A POINT ON THE SOUTH LIEN OF A TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685; THENCE SOUTH 88°39’17” EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 85.99 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01°20’14” EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 8.32 FEET; THENCE SOUTH 88°25’13” EAST, A DISTANCE OF 382.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 76°18’13” EAST, A RADIUS OF 241.50 FEET, FOR AN ARC DISTANCE OF 128.78 FEET; THENCE NORTH 62°59’55” EAST, A DISTANCE OF 14.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARNG OF NORTH 77°16’04” EAST, A RADIUS OF 178.05 FEET, FOR AN ARC DISTANCE OF 97.60 FEET; THENCE SOUTH 88°25’13” EAST, A DISTANCE OF 16.18 FEET; THENCE NORTH 01°34’47” EAST, A DISTANCE OF 217.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI ROUTE FF; THENCE SOUTH 88°29’34” EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1,136,885.3 SQ FEET (26.10 ACRES).