PROSPECT VILLAGE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN

JOPLIN, MISSOURI

Submitted By

Prospect Village, LLC

Plan submitted to City Clerk on November 15, 2024.

TIF COMMISSION APPROVAL:

_____

DATE: RESOLUTION No.

CITY COUNCIL APPROVAL:

_____

DATE: ORDINANCE No.

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I. TAX INCREMENT FINANCING

This Prospect Village Tax Increment Financing Redevelopment Plan ("Plan") is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 *et seq*., as amended ("Act"). The Act enables the City of Joplin, Missouri ("City") to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and 50% of Economic Activity Taxes. All capitalized terms not otherwise defined in this Plan shall have the respective meanings ascribed to them under Section IX herein, "Definitions."

II. GENERAL DESCRIPTION OF PLAN AND PROJECT

A. Redevelopment Area. This Plan, submitted by Prospect Village LLC, ("Applicant"), provides for the redevelopment of property within the City, in Jasper County, Missouri ("Redevelopment Area"). The Redevelopment Area consists of approximately 89.37 acres of property generally located east of Geneva Avenue and south of 20th Street all as legally described on Exhibit 1, attached hereto, and as shown on the project boundary survey and site plan attached hereto in Exhibit 2.

B. Redevelopment Plan. The Applicant is excited to be able to present this Plan for consideration by the City. This Plan is a component of a much larger development proposed by the Applicant. The overall development concept which includes the Joplin Sports Complex, was previously presented to the City Council on May 20th of this year. The Plan provides for construction of a major anchor tenant and additional retail space totaling approximately 186,300 square feet. In addition, the new hotels and eventually, after a future amendment to the TIF Plan, approximately 375 multifamily housing units will be constructed. The Applicant believes that this Plan and the larger development will strengthen the Joplin retail/commercial trade area and continue the positive momentum created by the Applicant's 32nd Street Place development which brought Menards, B&B Movie Theaters and the Boulevard Apartments to the community. As in all projects of this nature, the proposed uses are subject to change, depending on the state of the economy and the needs of the City.

This is a unique Plan. Unlike the 32nd Street Place TIF Plan, it is not anticipated that TIF Revenues will be used to construct the public improvements required to facilitate and activate the proposed development.

The development site has significant challenges, but when addressed properly, will deliver to the City and region a unique development site that will further bolster the City's local economy. The challenges with the site are environmental / super fund site, wetlands, floodplain and ownership challenges. Being the site of a former brownfield, redevelopment will require compliance with strict protocols for reuse of the abandoned property. Under the supervision of qualified professionals, these protocols can be met. In addition to the brownfield designation from the operation of the former paper manufacturing facility, the site contains numerous abandoned mine shafts from mining operations over 100 years ago. Much like the property of the 32nd Street Place TIF, these abandoned mines can be remediated under the

supervision of qualified professionals. The final environmental challenge is the floodplain. It also can be addressed under the supervision of qualified professionals in coordination with appropriate regulatory bodies. As with any environmentally challenged property, compliance with state and federal environmental regulations will be strictly followed. The Applicant has assembled a team of highly skilled and highly qualified environmental professionals.

Once the environmental issues have been addressed, the Applicant proposes to construct the public improvements required for a development of this size. Those public improvements include streets, curbs, gutters and sidewalks sufficient to handle the flow of traffic anticipated to be generated by the sports complex, anchor user, apartments and other related commercial development. It will include relocation of a major gas line, construction of sanitary sewers, storm sewers and other utilities necessary to service the development.

The Plan contemplates successful formation of two community improvement districts. One of these community improvement districts will impose a one percent (1%) sales tax used to fund acquisition and construction of public infrastructure, site mitigation and cleanup, mass grading, property acquisition, demolition and other eligible costs. The second community improvement district will fund land acquisition and construction of the Joplin Sports Complex with a one percent (1%) sales tax.

Also, once the mass grading for the entire property is complete, a large portion currently within the floodplain will be eligible for removal from the FEMA floodplain maps. At that time, the Applicant will seek to amend the TIF Plan to include the apartments and associated amenities intended to be constructed as part of the overall development. Even though it is not currently a part of the TIF Plan, we have included the multifamily development in all of the Exhibits in order to provide a complete picture of the overall development. The Developer understands that when the FEMA maps are revised, it will have to prepare a specific amendment to the TIF Plan to approve certain developments in yet to be defined Project Areas tentatively referred to as Project Areas 1C, 3C, 4A and 4B. None of the floodplain property is currently within a designated Redevelopment Project Area.

As mentioned previously, the larger development will be funded by two separate community improvement districts, which will address those significant public improvements and construction of the Sports Complex. Without those community improvement districts, this Plan cannot succeed. With those community improvement districts, this Plan will address the community's desire to attract the major anchor user and bring a much desired sports complex to Joplin which will be managed by a professional company experienced in operating sports facilities such as this. The Joplin Sports Complex will be a regional draw for national, regional and local tournaments featuring boys and girls basketball, volleyball and other sports.

The Applicant is proposing to use TIF Revenue to incentivize an anchor user to locate in Joplin, as well as offset other approved development expenses. The incentive will underwrite the cost of the land, building construction and associated soft costs. The incentive will be designed with City input and will only be exercised with express City consent. The Plan proposes that this will be pay-as-you-go tax increment financing.

C. Redevelopment Projects. This Plan proposes to redevelop the Redevelopment Area and remediate its Blighting Factors by redeveloping the Redevelopment Area as separate Redevelopment Project Areas, with several sub project areas. In addition to what has previously been described, the Redevelopment will include all support facilities such as utilities, parking lots and storm water drainage and other infrastructure appurtenant to these improvements necessary to removing the Blighting factors described herein.

D. Redevelopment Plan Objectives. The general objectives of the Plan are:

1. To eliminate the blighting factors and other adverse conditions which are detrimental to public health, safety, or welfare in the Redevelopment Area, as identified in the Blight Study ("Blighting Factors"), and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;

2. To enhance the tax base of the City and the other Taxing Districts, and encourage private investment in the surrounding area;

3. To increase employment opportunities;

4. To stimulate construction and development and generate tax revenues, including, but not limited to, real estate tax revenues, sales tax revenues, personal property tax revenues, and utility tax revenues, all of which would not occur without Tax Increment Financing;

5. To improve public infrastructure to allow for this development;

6. To revitalize and increase the economic viability of the City by converting one of the most significant environmentally harmful properties in the City to a positive contributor to the economic and social well-being of the community.

7. To timely complete construction of the proposed improvements to enable early termination of tax increment financing of the Redevelopment Area, to the maximum extent possible.

III. FINANCING

This Plan proposes to make available (1) 100% of Payments in Lieu of Taxes, and (2) subject to constitutional and statutory limitations and annual appropriation, 50% of Economic Activity Taxes ("Allocated EATs") to pay for or reimburse Reimbursable Project Costs on an as-collected basis.

A. Estimated Redevelopment Project Costs. The total cost to implement the Redevelopment Project is projected to be approximately $307,310,843 as set forth in detail on Exhibit 3, including financing costs. As noted in Section II.B., Exhibit 3 includes costs, associated with Projects 1C, 3C, 4A and 4B which are anticipated to be included in the TIF Plan in the future through an amendment to the TIF Plan after property in those areas is removed from FEMA designated floodplains. The Plan proposes that approximately $38,025,000 in Reimbursable Project Costs, be reimbursed to the Redeveloper at the rate not to exceed 7.0% until fully reimbursed or 20 years, whichever occurs first.

B. Anticipated Sources of Funds.

This Plan proposes TIF Revenue will be generated by the Redevelopment Project and made available to fund $38,025,000 in Reimbursable Project Costs. The remainder of the cost associated with the construction of the Redevelopment Project, approximately $269,285,843, is to be paid by the Redeveloper selected to implement this Plan, through the use of community improvement districts, private debt and equity. Anticipated sources and available amounts of funds to pay Redevelopment Project Costs are shown on Exhibit 4.

1. Payments in Lieu of Taxes. Calculations of expected proceeds of Payments in Lieu of Taxes are based on current real property assessment formulas and current and anticipated real property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The estimated total Payments in Lieu of Taxes generated within the Redevelopment Area over the first 20 years of the Plan is $21,003,208 as shown on Exhibit 5, and are proposed under this Plan to be made available for funding or reimbursement of Reimbursable Project Costs. As noted in Section II.B., Exhibit 5 includes PILOTS associated with Projects 1C, 3C, 4A and 4B which are anticipated to be included in the TIF Plan in the future through an amendment to the TIF Plan after property in those areas is removed from FEMA designated floodplains.

2. Economic Activity Taxes. Allocated EATs over the duration of the Plan are projected to be $66,050,099 as shown in Exhibit 5, and proposed under this Plan to be made available upon annual appropriation for funding or reimbursement of Reimbursable Project Costs. As noted in Section II.B., Exhibit 5 includes EATS associated with Projects 1C, 3C, 4A and 4B which are anticipated to be included in the TIF Plan in the future through an

amendment to the TIF Plan after property in those areas is removed from FEMA designated floodplains.

IV. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area according to current records at the County Assessor's Office is approximately $1,210,195.20. The current combined *ad valorem* real property tax levy that is allocated by Tax Increment Financing, and was used to project tax revenues, is $4.5844 per $100 assessed valuation on commercial land and improvements. The total *ad valorem* real property tax levy, including levies which are not allocated by Tax Increment Financing, is $5.6344 per $100 assessed valuation on commercial land and improvements.

The existing assessed value of an area within the Redevelopment Area selected for a Redevelopment Project (a "Redevelopment Project Area") will be determined in accordance with the Act when an Ordinance approving a specific Redevelopment Project and related Redevelopment Project Area is approved, and such assessed value shall become the certified "Total Initial Equalized Assessed Value." Payments in Lieu of Taxes measured by subsequent increases in real property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the Total Initial Equalized Assessed Value and deposited in the Special Allocation Fund earmarked for payment of Reimbursable Project Costs.

V. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When a Redevelopment Project has been completed, the total assessed valuation of the applicable Redevelopment Project Area will be determined. Should the Redevelopment Projects be built in accordance with development plans as provided as part of this Plan, the future equalized assessed value for the Redevelopment Project Areas will total approximately $21,367,562. Therefore, the future increase in equalized assessed value for the Redevelopment Areas due to the redevelopment will total approximately $20,158,854. Calculations showing increase in annual assessed valuation and the resulting Payments in Lieu of Taxes available to fund or reimburse Reimbursable Project Costs are shown in Exhibit 5.

VI. GENERAL LAND USE & DESIGN CRITERIA

A. General Land Use. The use of this Property will be commercial as shown on the Site Plan attached as Exhibit 2 to this Plan. The Redevelopment Projects shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

B. Design Controls. The following design controls shall apply to the Redevelopment Plan:

1. General. The redevelopment of this Property will incorporate a consistent design throughout the Development.

2. Parking. Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access, and as an integral part of the total site design.

C. Provision of Public Facilities. Adequate public facilities and utilities will be assured to service the entire Redevelopment Area.

VII. PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan and the Redevelopment Projects may be amended pursuant to the provisions of the Act, provided that, in the event that there are minor inaccuracies contained within this Redevelopment Plan or any Exhibit attached hereto, and such inaccuracies do not materially alter the substance of the Redevelopment Plan or a Redevelopment Project, the City Council hereby authorizes the City Staff to approve and correct such inaccuracies and to execute any required instruments and to make and incorporate such corrections to this Redevelopment Plan or any Exhibit attached hereto.

VIII. REQUIRED STATUTORY FINDINGS

A. Existing Conditions in Redevelopment Area.

1. Blighting Factors.

A redevelopment area must be found to be either a blighted area, a conservation area, or an economic development area in order to qualify for Tax Increment Financing. To qualify as a blighted area, one or more of the three blighting factors set forth in R.S.Mo. § 99.805(1) must be present in the redevelopment area, and as a result of the predominance of such factor or any combination of the factors, the area retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

The Applicant requests that the City Council find that the Prospect Village Redevelopment Area as a whole is a blighted area, as set forth in detail in the Blight Determination in Exhibit 7.

2. Determination of Blight – Affidavit.

Attached hereto as Exhibit 8 is an affidavit, signed by the Applicant attesting that the provisions of Section 99.810.1(1), R.S.Mo. have been met, including that: (i) the Redevelopment Area is a Blighted Area; (ii) the Redevelopment Area 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; (iii) the Redevelopment Area will not be used solely for the development of commercial business that will unfairly compete for the bad economy; and (iv) the Redevelopment Projects are in the public interest because they will increase employment and enhance the tax base of the City. Additional evidence that the Redevelopment Area has not been subject to growth and development through investment by private enterprise is found in the Blight Determination attached hereto as Exhibit 7.

B. Expectations for Development – "But-For Test". The Redevelopment Area has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Plan. The extraordinary costs associated with curing the Blighting Factors make the redevelopment of this property not economically viable if fully borne solely by the Applicant. Providing Tax Increment Financing assistance for this project allows the Applicant to remediate this blight.

C. Conforms to Comprehensive Plan of City. The Plan is consistent with and conforms to the City Comprehensive Plan.

D. Date to Adopt Redevelopment Project. In no event shall any Ordinance approving a Redevelopment Project Area be adopted later than ten (10) years from the adoption of the Ordinance approving this Plan.

E. Date to Complete Redevelopment. The redevelopment of Redevelopment Project Area 1A is projected to be completed by 2034, Project Area 1B is projected to be completed by 2034, Project Area 2 is projected to be completed by 2028, Project Area 3A is projected to be completed by 2034, Project Area 3B is projected to be completed by 2034. Project Area 5 is projected to be completed by 2032, and Project Area 6 is projected to be completed by 2028. The actual completion dates will be based upon market conditions. The estimated redevelopment schedule is attached hereto at Exhibit 9. Subject to the terms of the Redevelopment Agreement, failure of the Applicant to cause the completion of the Redevelopment Projects within ten (10) years from the adoption of the ordinance approving the Plan shall be deemed sufficient cause for the City Council to notify the Applicant to appear before it and show cause why the Plan and Redevelopment Project should not be deemed voidable.

F. Date to Retire Obligations. The completion of the Redevelopment Project and retirement of Obligations, if any, incurred to finance Reimbursable Project Costs is

projected to occur no later than twenty (20) years from the adoption of the Ordinance approving each Redevelopment Project. The Applicant is not requesting the City to issue Obligations.

G. Acquisition by Eminent Domain, Land Acquisition. The Applicant owns or controls all of the necessary real property within the Redevelopment Area to construct the improvements, but does not own or control all of the property required to construct the new public street. The Application may request that the City acquire temporary and permanent rights-of-way that the Applicant cannot acquire privately. No property for the Redevelopment Project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving such Redevelopment Project.

H. Relocation Assistance and Displaced Occupants and Businesses. Applicant will adhere to the Relocation Assistance program detailed in Exhibit 10.

I. Cost-Benefit Analysis. A cost-benefit analysis, attached hereto at Exhibit 11 ("Cost-Benefit Analysis") has been prepared for the Plan. As noted in Section II.B., Exhibit 11 includes projections associated with Projects 1C, 3C, 4A and 4B which are anticipated to be included in the TIF Plan in the future through an amendment to the TIF Plan after property in those areas is removed from FEMA designated floodplains. This analysis and other evidence submitted to the City: (i) show the economic impact of the Plan on every affected Taxing District which is at least partially within the boundaries of the Redevelopment Area; (ii) show the impact on the economy if the Redevelopment Projects are not built and is built pursuant to the Plan; (iii) include a fiscal impact study on every affected political subdivision; and (iv) include sufficient information for the City to evaluate whether the Redevelopment Projects as proposed are financially feasible.

As shown on the Cost-Benefit Analysis attached hereto as Exhibit 11, over the duration of the Plan the Taxing Districts which levy property within the Redevelopment Area will enjoy an increase in tax revenues of approximately $155,832,941 resulting from increases to real property values, personal property values, sales tax revenues and hotel rental rates, as compared against such revenues should the Plan not occur. These additional tax revenues will allow these districts to provide additional services and better serve their constituents. Additionally, the community will benefit from the Plan's amelioration of Blighting Factors presently infecting the Redevelopment Area, and from the increase in employment opportunities anticipated upon implementation of this Plan.

J. Gambling Establishment. The Plan does not include the initial development or redevelopment of any Gambling Establishment.

K. Requests for Proposals. Pursuant to R.S.Mo. § 99.820.1(3), the Commission has established written procedures relating to bids and proposals for implementation of redevelopment projects ("Procedures"), which Procedures for obtaining such bids and proposals provide a reasonable opportunity for any person to submit alternative

proposals or bids. Pursuant to the Procedures, the Commission shall request proposals for the redevelopment of the Redevelopment Area. The proposal which in the opinion of the Commission will best implement the intent of this Plan shall become a part of this Plan and shall be recommended along with the Plan to the City Council. One or more developers will be selected by the City Council to implement this Plan ("Redeveloper"). If a Redeveloper is selected who does not now own the real property within the Redevelopment Area, such Redeveloper will be required to enter into an agreement with the City whereby the Redeveloper will agree to provide the funds necessary for the acquisition of the property either by purchase or eminent domain. This Plan as submitted is the proposal of the Applicant.

IX. DEFINITIONS

As used in this Plan, the following terms shall have these meanings:

A. "Act" means the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800, *et seq*., as amended.

B. "Allocated EATs" means that 50% of EATs which are automatically allocated and deposited into the Special Allocation Fund as a result of Tax Increment Financing.

C. "Applicant" means Prospect Village LLC, a limited liability company.

D. "Blighted Area" means an area which, by reason of the predominance of unsanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use.

E. "City" means the City of Joplin, Missouri.

F. "City Council" means the governing body of the City.

G. "Commission" means the Tax Increment Financing Commission of the City.

H. "County" means Jasper County, Missouri.

I. "Economic Activity Taxes" or "EATs" mean the total additional revenue from taxes which are imposed by the City, County and 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 such Redevelopment Project Area in the calendar year prior to the adoption of the Ordinance designating such Redevelopment Project Area, 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 R.S.Mo. § 70.500, taxes levied for the purpose of public

transportation pursuant to R.S.Mo. § 94.660, licenses, fees or special assessments other than Payments in Lieu of Taxes and interest and penalties thereon. If a retail establishment relocates within one (1) year from one facility to another facility within the same County and the City Council 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 the City, County or other Taxing Districts over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

J. "Gambling Establishment" means an excursion gambling boat as defined in R.S.Mo. § 313.800, and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in R.S.Mo. §§ 313.800 to 313.850.

K. "Obligations" mean bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the City, or by any other appropriate issuer, approved by the City, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a Redevelopment Project or to fund outstanding obligations.

L. "Ordinance" means an ordinance enacted by the City Council.

M. "Payment in Lieu of Taxes" mean those estimated revenues from real property in the area selected for a Redevelopment Project, which revenues according to the Redevelopment Project or Plan are to be used for a private use, which Taxing Districts would have received had the City not adopted Tax Increment Financing, and which would result from levies made after the time of the adoption of Tax Increment Financing during the time the current equalized value of real property in the Redevelopment Project Area exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of R.S.Mo. § 99.850. Payments in Lieu of Taxes whichh are due, and owing shall constitute a lien against the real estate of the Redevelopment Project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in R.S.Mo. § 88.861.

N. "Redeveloper" means the business organization or other entity selected by the City to implement the Plan or the Redevelopment Project.

O. "Redevelopment Agreement" means the agreement between the City and Redeveloper for the implementation of this Plan.

P. "Redevelopment Area" means the real property legally described on Exhibit 1.

Q. "Redevelopment Plan" or "Plan" means this Prospect Village Tax Increment Financing Redevelopment Plan.

R. "Redevelopment Project" means any development project located within the Redevelopment Area that is in furtherance of the objectives of the Plan and that is approved pursuant to the Act and as described in greater detail in Section II.C. of this Plan.

S. "Redevelopment Project Area" means the area selected and approved pursuant to the Act for a specific Redevelopment Project.

T. "Redevelopment Project Costs" means the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Plan and/or a Redevelopment Project, 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 the reasonable costs incurred by the City established in R.S.Mo. § 99.820, for the administration of R.S.Mo. §§ 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Plan or a 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, repair or remodeling of existing buildings and fixtures;

5. Cost of construction of public works or improvements;

6. 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 issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto, all in accordance with the Redevelopment Agreement;

7. All or a portion of a Taxing District's Capital Costs resulting from a Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Plan and Redevelopment Project, to the extent the City by written agreement accepts and approves such costs;

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.

U. "Reimbursable Project Costs" means those Redevelopment Project Costs eligible for payment or reimbursement from TIF Revenue as identified in Exhibit 3.

V. "Special Allocation Fund" means the fund maintained by the City, which contains at least two (2) separate segregated accounts for the Plan, maintained by the treasurer of the City into which Payments in Lieu of Taxes are deposited in one account and 50% of Economic Activity Taxes are deposited in another account.

W. "State" means the State of Missouri.

X. "Tax Increment Financing" means tax increment allocation financing as provided pursuant to the Act.

Y. "Taxing Districts" mean any political subdivision of Missouri with the power to levy taxes within the Redevelopment Area.

Z. "TIF Revenue" means Payments in Lieu of Taxes and Allocated EATs.

AA. "Prospect Village TIF Redevelopment Area" means the redevelopment area as described in the Prospect Village, LLC Tax Increment Financing Redevelopment Plan.

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EXHIBIT 1

LEGAL DESCRIPTION

ENTIRE REDEVELOPMENT AREA AND

REDEVELOPMENT PROJECT AREAS

TIF OVERALL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 7 AND THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 1194.06 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE NORTH 01°35'38" EAST, 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 261.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°35'10" WEST, 217.84 FEET TO THE NORTHEAST CORNER OF LOT 3, FINAL PLAT OF THE HOME DEPOT SUBDIVISION, JOPLIN, JASPER COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 19, PAGE 14 IN THE JASPER COUNTY MISSOURI RECORDER'S OFFICE; THENCE SOUTH 01°35'10" WEST, 267.25 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 43°47'14" EAST, 54.25 FEET ALONG SAID EAST LINE OF LOT 3 TO THE SOUTHEAST CORNER OF LOT 3, SAID POINT BEING ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2453, PAGE 20 IN THE JASPER COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE SOUTH 43°19'07" EAST, 9.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°30'33" EAST, 539.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°55'36" EAST, 449.98 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF 20TH STREET, ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2452, PAGE 413; THENCE ALONG THE NORTH LINE OF SAID TRACT AND THE SOUTH RIGHT OF WAY OF 20TH STREET SOUTH 88°28'37" EAST, 368.29 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 81°14'25" EAST, 112.07 FEET TO A POINT ON THE EAST RIGHT OF WAY OF DAVIS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 01°55'36" WEST, 1419.94 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE

PROJECTION OF AND THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2489, PAGE 263 NORTH 88°30'48" WEST, 287.73 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 2070, PAGE 952; THENCE ALONG THE EAST LINE OF SAID TRACT SOUTH 01°38'06" WEST, 506.75 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT NORTH 88°28'35" WEST, 607.05 FEET; THENCE NORTH 44°04'42" WEST, 21.24 FEET ALONG SAID SOUTH LINE OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE SOUTH 01°33'57" WEST, 14.96 FEET; THENCE NORTH 88°30'06" WEST, 279.00 FEET; THENCE SOUTH 01°31'17" WEST, 242.63 FEET; THENCE SOUTH 13°47'00" WEST, 535.00 FEET; THENCE SOUTH 67°20'48" WEST, 568.09 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1300, PAGE 16; THENCE ALONG THE NORTH LINE OF SAID TRACT AND PROJECTION THEREOF NORTH 88°17'14" WEST, 754.77 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY NORTH 01°15'29" EAST, 234.61 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 89°45'46" EAST, 131.62 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID RANGE LINE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2667, PAGE 87; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°19'06" EAST, 354.33 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID TRACT AND ALONG THE EASTERLY LINES OF THE FOLLOWING TRACTS DESCRIBED IN BOOK 2669, PAGE 171, BOOK 2675, PAGE 282, BOOK 2345, PAGE 2326 NORTH 01°45'27" EAST, 665.11 FEET TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 2345, PAGE 2326; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°14'49" WEST, 3.09 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2208, PAGE 753; THENCE LEAVING SAID NORTH LINE OF SAID TRACT AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°30'18" EAST, 155.96 FEET ALONG SAID EAST LINE; THENCE NORTH 10°02'57" WEST, 96.77 FEET ALONG SAID EAST LINE, SAID POINT BEING ON THE WEST RIGHT OF WAY OF GENEVA AVENUE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 01°30'18" EAST, 507.40 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 01°30'53" EAST, 594.43 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE PROJECTION OF AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1629, PAGE 2218 SOUTH 88°30'31" EAST, 263.58 FEET TO THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINES OF SAID TRACT THE FOLLOWING NINE CALLS: SOUTH 01°40'31" WEST, 64.47 FEET; THENCE NORTH 87°12'37" WEST, 2.19 FEET; THENCE SOUTH 02°18'53"WEST, 65.33 FEET; THENCE SOUTH 87°21'07" EAST, 4.09 FEET; THENCE SOUTH 02°25'15" WEST, 31.94 FEET; THENCE NORTH 88°35'53" WEST, 8.87 FEET; THENCE SOUTH 01°24'39" WEST, 31.15 FEET; THENCE SOUTH 88°27'34" EAST, 4.27 FEET; THENCE SOUTH 01°30'38" WEST, 135.52 FEET TO THE SOUTHEAST CORNER OF AFORESAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2535, PAGE 213; THENCE ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING THREE CALLS: SOUTH 88°29'27" EAST, 71.14 FEET; THENCE NORTH 55°31'54" EAST, 135.43 FEET; THENCE SOUTH 89°25'17" EAST, 302.05 FEET TO THE SOUTHEAST CORNER OF AFORESAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE

OF SAID TRACT NORTH 12°59'28" EAST, 248.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE EAST LINE OF LOT 1 IN AFORESAID FINAL PLAT OF THE HOME DEPOT SUBDIVISION, JOPLIN, JASPER COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 19, PAGE 14; THENCE ALONG SAID EAST LINE NORTH 12°59'28" EAST, 8.02 FEET; THENCE CONTINUING ALONG SAID EAST LINE NORTH 01°35'18" EAST, 196.78 FEET TO THE SOUTHWEST CORNER OF LOT 3, FINAL PLAT OF THE HOME DEPOT SUBDIVISION, JOPLIN, JASPER COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 19, PAGE 14; THENCE ALONG THE WEST LINE OF SAID LOT 3 NORTH 01°35'38" EAST, 299.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°35'38" EAST, 194.88 FEET TO THE POINT OF BEGINNING. CONTAINING 89.37 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.

REDEVELOPMENT PROJECT AREA 1A
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL WEST HALF OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST,479.99 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°30'53" WEST, 1292.77 FEET; THENCE SOUTH 01°30'18" WEST 664.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°27'45" EAST, 343.88 FEET; THENCE SOUTH 02°39'38" EAST, 46.12 FEET; THENCE SOUTH 64°56'12" EAST, 143.19 FEET; THENCE SOUTH 85°35'57" EAST, 363.52 FEET; THENCE SOUTH 01°31'17" WEST, 121.31 FEET; THENCE SOUTH 13°47'00" WEST, 535.00 FEET; THENCE NORTH 88°30'00" WEST, 727.74 FEET; THENCE NORTH 01°30'18" EAST, 765.93 FEET TO THE POINT OF BEGINNING. CONTAINING 12.95 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

REDEVELOPMENT PROJECT AREA 1B
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 479.99 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°30'53" WEST, 1292.77 FEET; THENCE SOUTH 01°30'18" WEST 1430.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°30'00" EAST, 727.74 FEET; THENCE SOUTH 67°20'48" WEST, 568.09 FEET; THENCE NORTH 88°17'14" WEST, 629.68 FEET; THENCE NORTH 01°42'45" EAST, 113.03 FEET; THENCE SOUTH 88°19'06" EAST. 354.33 FEET; THENCE SOUTH 01°39'15" WEST, 6.73 FEET; THENCE SOUTH 88°30'00" EAST, 60.48 FEET TO THE POINT OF BEGINNING. CONTAINING 4.76 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

REDEVELOPMENT PROJECT AREA 2
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 2043.72 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°57'13" WEST, 50.01 FEET; THENCE SOUTH 88°28'37" EAST, 368.31 FEET; THENCE SOUTH 43°22'41" EAST, 70.51 FEET; THENCE SOUTH 01°55'36" WEST, 362.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°55'36" WEST, 873.18 FEET; THENCE SOUTH 81°32'41" WEST, 158.44 FEET; THENCE SOUTH 59°53'55" WEST, 109.56 FEET; THENCE SOUTH 52°36'45" WEST,142.93 FEET; THENCE SOUTH 00°43'10" EAST, 56.61 FEET; THENCE SOUTH 51°08'00" WEST, 67.87 FEET; THENCE SOUTH 83°21'39" WEST, 162.03 FEET; THENCE NORTH 62°58'10" WEST, 47.15 FEET; THENCE NORTH 01°57'50" WEST, 108.52 FEET; THENCE NORTH 56°33'35" EAST, 62.32 FEET; THENCE NORTH 29°18'01" EAST, 34.45 FEET; THENCE NORTH 75°24'14" WEST, 174.63 FEET; THENCE NORTH 87°27'23" WEST, 158.97 FEET; THENCE NORTH 01°26'52" EAST, 486.87 FEET; THENCE NORTH 55°34'29" WEST, 48.57 FEET; THENCE NORTH 81°07'38" EAST, 81.55 FEET; THENCE NORTH 02°53'21" EAST, 58.94 FEET; THENCE NORTH 22°10'34" WEST, 33.35 FEET; THENCE NORTH 44°26'57" WEST, 19.32 FEET; THENCE NORTH 22°41'26" EAST, 12.98 FEET; THENCE NORTH 84°11'47" EAST, 241.23 FEET; THENCE 57.43 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 365.30 FEET, A CHORD DIRECTION OF NORTH 78°32'35" EAST, A CHORD DISTANCE OF 57.37 FEET; THENCE NORTH 77°46'13" EAST, 133.66 FEET; THENCE 165.88 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 125.01 FEET, A CHORD DIRECTION OF NORTH 39°45'21" EAST, A CHORD DISTANCE OF 153.98 FEET; THENCE NORTH 03°04'18" WEST, 23.95 FEET; THENCE 116.86 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 78.70 FEET, A CHORD DIRECTION OF NORTH 47°52'37" EAST, A CHORD DISTANCE OF 106.41 FEET; THENCE SOUTH 88°28'37" EAST, 263.49 FEET; THENCE SOUTH 76°12'41" EAST, 11.44 FEET TO THE POINT OF BEGINNING. CONTAINING 17.09 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

REDEVELOPMENT PROJECT AREA 3A
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 2043.72 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°55'36" WEST, 50.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°28'37" EAST, 206.54 FEET; THENCE SOUTH 01°31'23" WEST, 349.99 FEET; THENCE NORTH 88°28'37" WEST, 209.01 FEET; THENCE NORTH 01°55'36" EAST, 350.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.67 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

REDEVELOPMENT PROJECT AREA 3B
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 2043.72 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°55'36" WEST, 50.01 FEET; THENCE SOUTH 88°28'37" EAST, 206.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°28'37" EAST, 161.74 FEET; THENCE SOUTH 43°22'41" EAST, 70.51 FEET; THENCE SOUTH 01°55'36" WEST, 300.05 FEET; THENCE NORTH 88°28'37" WEST, 209.40 FEET; THENCE NORTH 01°31'23" EAST, 349.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.66 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

REDEVELOPMENT PROJECT AREA 5
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 479.99 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°30'53" WEST, 1292.77 FEET; THENCE SOUTH 01°30'18" WEST, 6.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54°00'07" EAST, 5.33 FEET; THENCE NORTH 61°29'55" EAST, 77.23 FEET; THENCE SOUTH 72°57'31" EAST, 62.01 FEET; THENCE SOUTH 34°52'44" EAST, 115.15 FEET; THENCE SOUTH 23°43'27" EAST, 247.63 FEET; THENCE SOUTH 50°25'51" EAST, 139.91 FEET; THENCE SOUTH 78°25'46" WEST, 37.81 FEET; THENCE SOUTH 40°10'32" WEST, 78.62 FEET; THENCE SOUTH 55°41'31" WEST, 48.90 FEET; THENCE 124.59 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 218.85 FEET, A CHORD DIRECTION OF SOUTH 74°12'58" WEST, A CHORD DISTANCE OF 122.92 FEET; THENCE NORTH 89°38'19" WEST, 172.07 FEET; THENCE NORTH 01°30'18" EAST, 522.48 FEET TO THE POINT OF BEGINNING. CONTAINING 3.36 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

REDEVELOPMENT PROJECT AREA 6
LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88°28'37" EAST, 479.99 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE LEAVING SAID NORTH LINE SOUTH 01°30'53" WEST, 698.31 FEET; THENCE SOUTH 88°30'31" EAST, 46.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°30'31" EAST, 136.74 FEET; THENCE SOUTH 01°40'31" WEST, 64.47 FEET; THENCE NORTH 87°12'37" WEST, 2.19 FEET; THENCE SOUTH 02°18'53" WEST, 65.33 FEET; THENCE SOUTH 87°21'07" EAST, 4.09 FEET; THENCE SOUTH 02°25'15" WEST, 31.94 FEET; THENCE NORTH 88°35'53" WEST, 8.87 FEET; THENCE SOUTH 01°24'39" WEST, 31.15 FEET; THENCE SOUTH 88°27'34" EAST, 4.27 FEET; THENCE SOUTH 01°30'38" WEST, 135.52 FEET; THENCE NORTH 88°29'27" WEST, 42.87 FEET; THENCE NORTH 63°41'36" WEST, 33.30 FEET; THENCE NORTH 05°01'08" WEST, 190.61 FEET; THENCE NORTH 15°16'11" WEST, 130.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.72 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

EXHIBIT 2

SITE PLAN OF REDEVELOPMENT AREA AND

REDEVELOPMENT PLAN AREAS

SEE ATTACHED

GRAPHIC SCALE

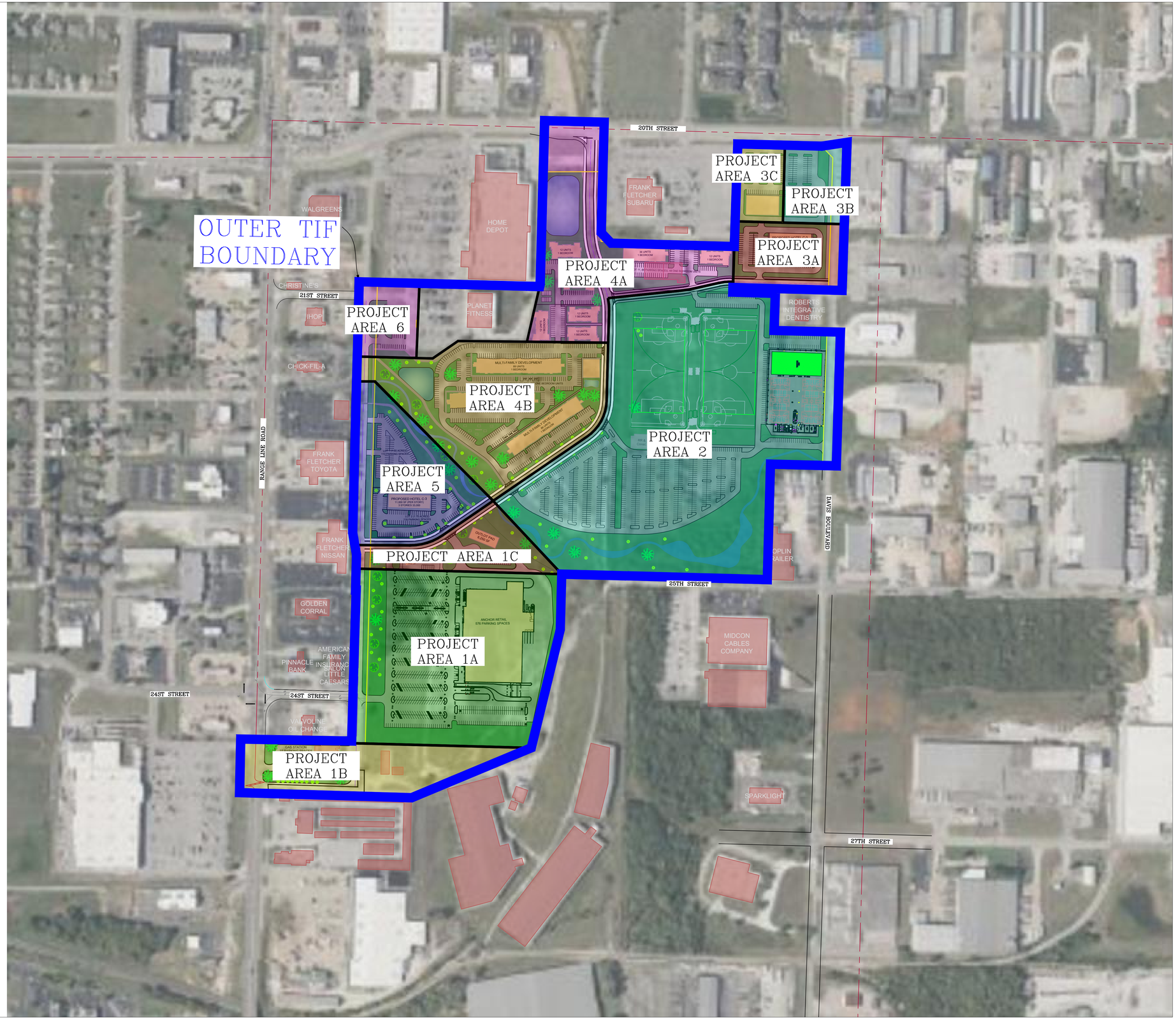
200 0 100 200

(IN FEET)

1 inch = 200 ft.

LEGEND

TIF BOUNDARY



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Joplin, MO 64801
417.782.7399
weareown.com

FORMERLY ANDERSON ENGINEERING

TIF EXHIBIT FOR: WOODSONIA ACQUISITIONS, LLC.

GENEVA AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23JO10065
DRAWN BY: TSR
CHECK BY: RWW
FIELD BY:
ISSUED DATE: 03/01/2024

ISSUED BY: R. WALLACE
LICENSE NO: PLS No. 2019015191

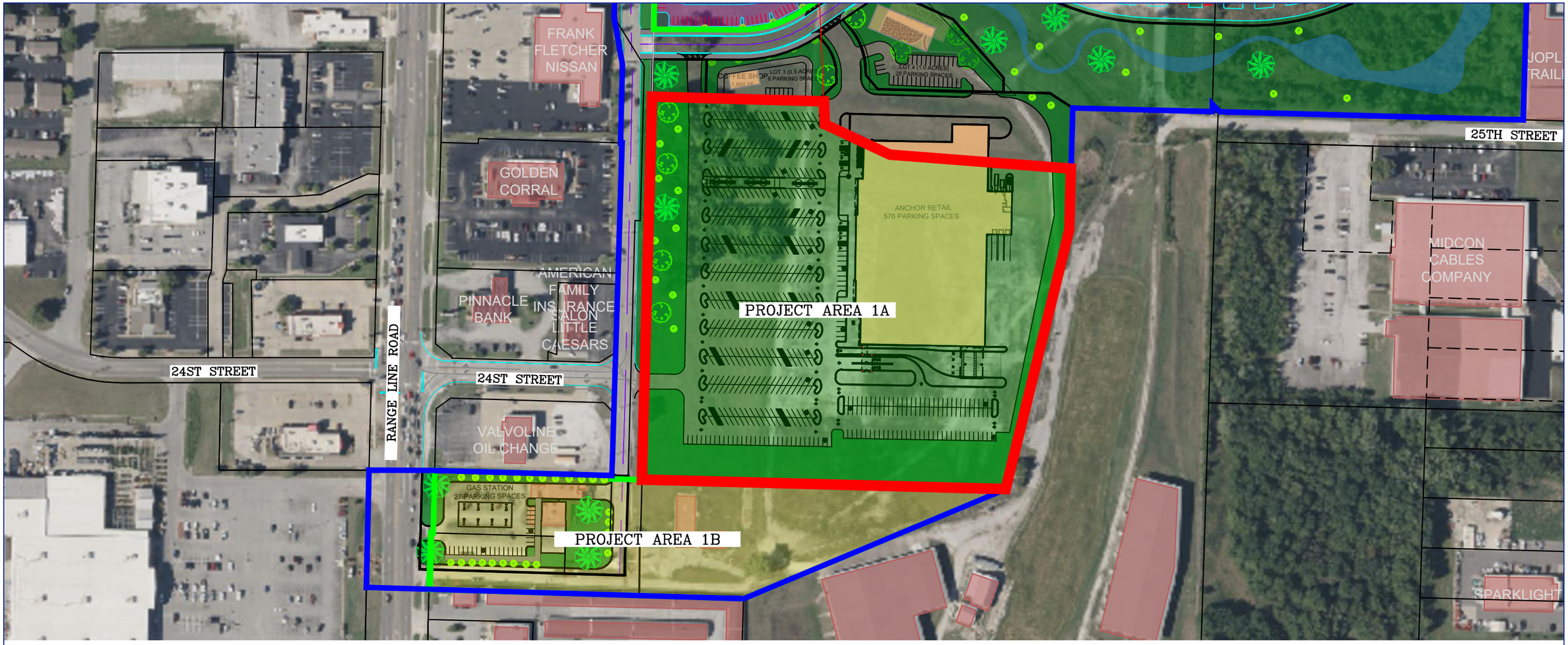
A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

DRAWING NUMBER: JOP-100-7304

SHEET NUMBER

1/1



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

200 0 100 200

(IN FEET)

1 inch = 200 ft.

GRID

COA #000062

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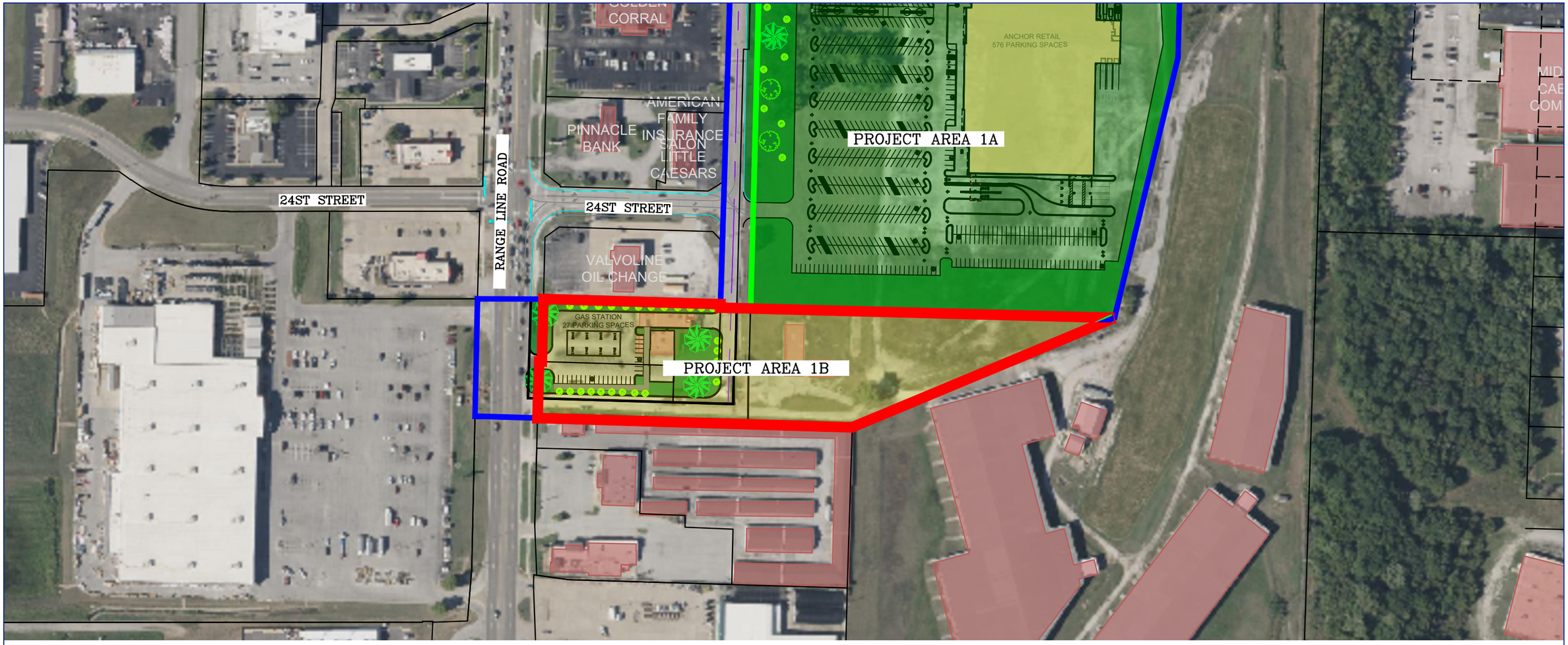
FORMERLY ANDERSON ENGINEERING

WOODSONINA, LLC.

TIF PROJECT AREA
EXHIBIT - PROJECT AREA 1A

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

200 0 100 200

(IN FEET)

1 inch = 200 ft.

GRID

COA #000062

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Joplin, MO 64801
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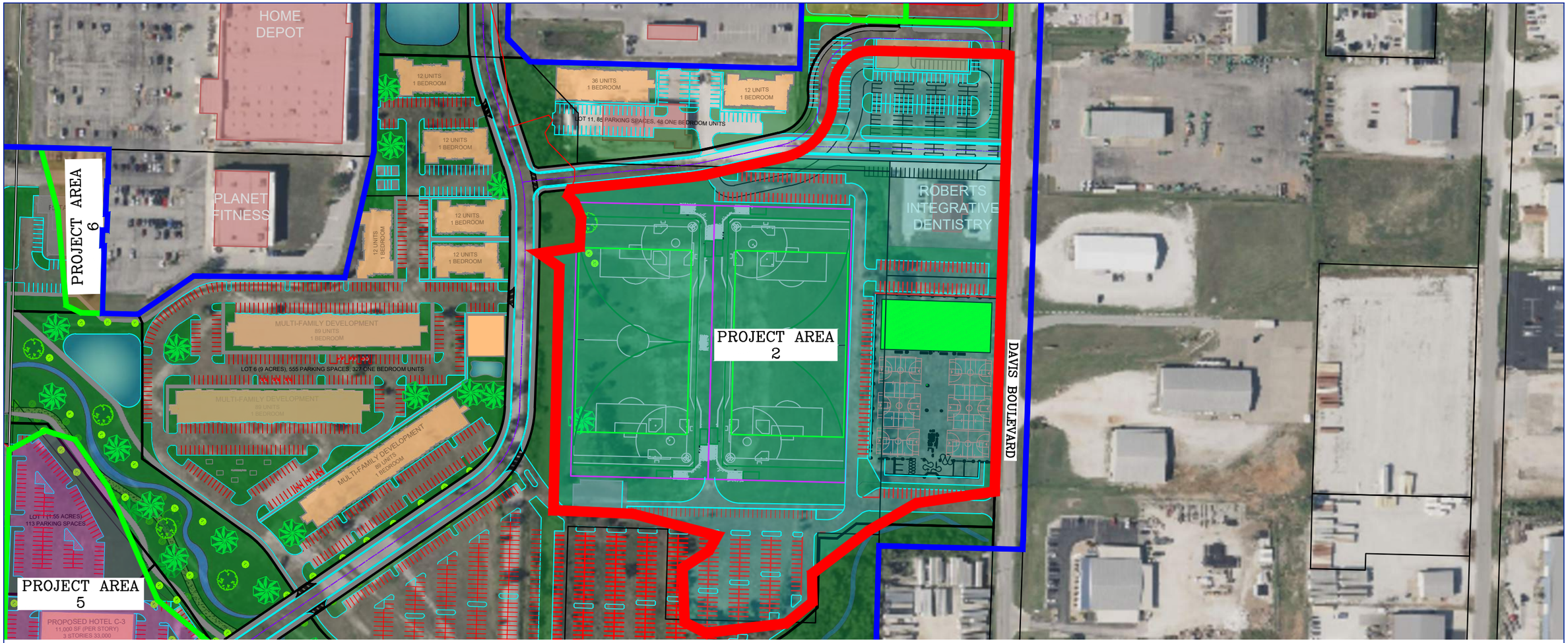
FORMERLY ANDERSON ENGINEERING

WOODSONINA, LLC.

TIF PROJECT AREA
EXHIBIT - PROJECT AREA 1B

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

200 0 100 200

(IN FEET)

1 inch = 200 ft.

GRID

COA #000062

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Joplin, MO 64801
417.782.7399
weareown.com

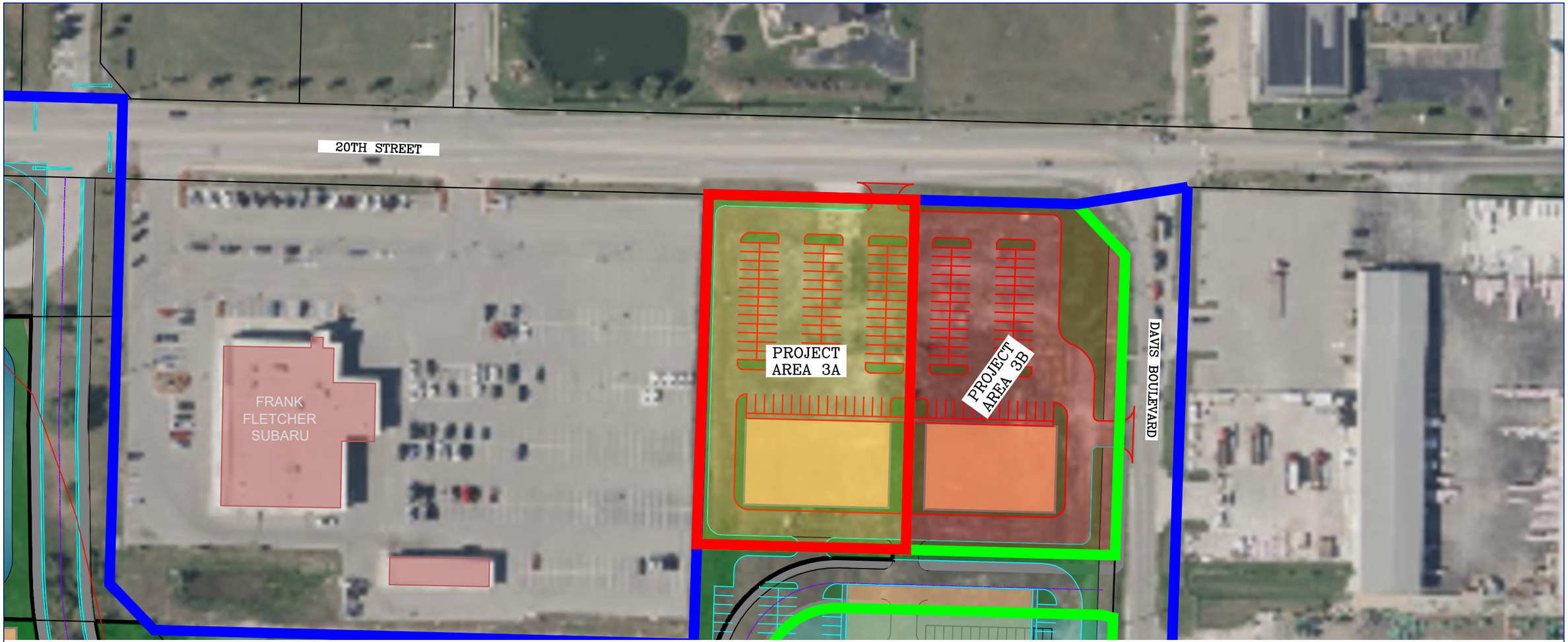
FORMERLY ANDERSON ENGINEERING

WOODSONINA, LLC.

TIF PROJECT AREA
EXHIBIT - PROJECT AREA 2

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

GRID

COA #000062

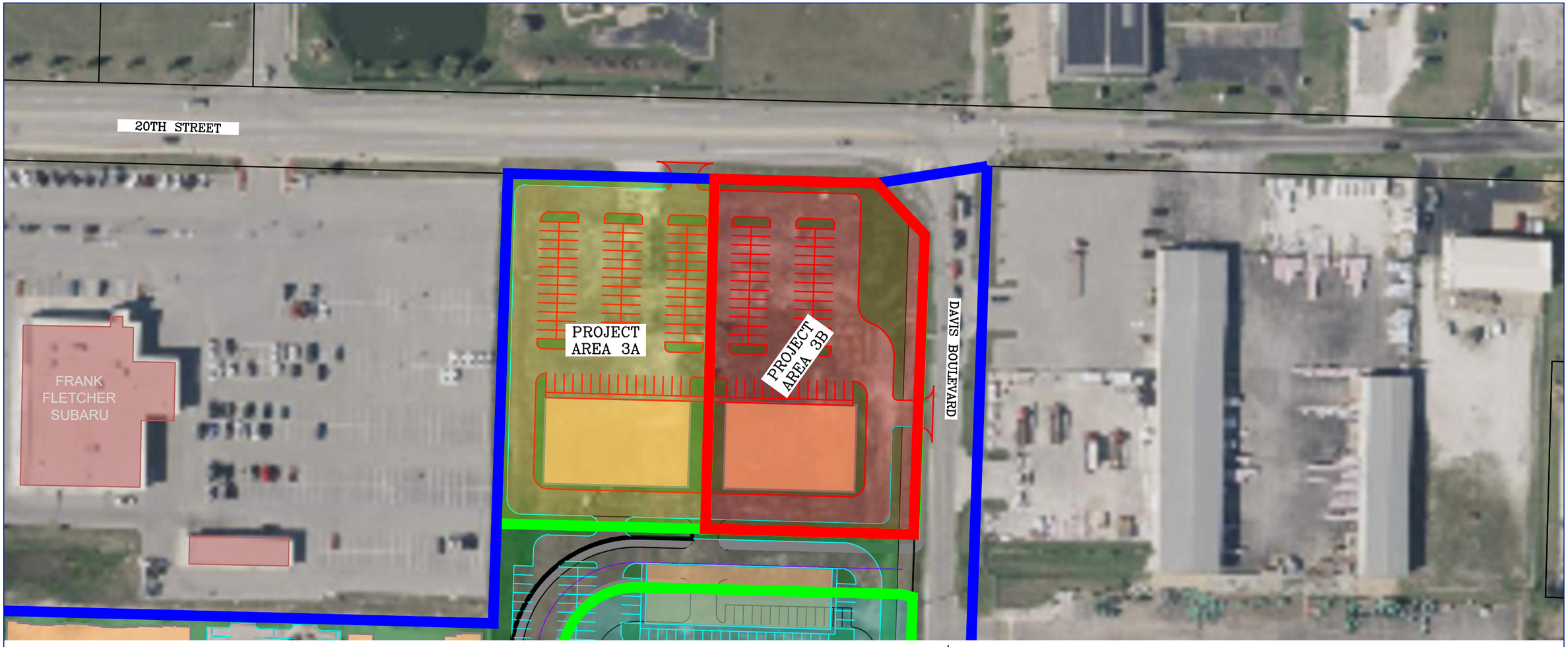
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WOODSONINA, LLC.

TIF PROJECT AREA
EXHIBIT - PROJECT AREA 3A

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

GRID

COA #000062

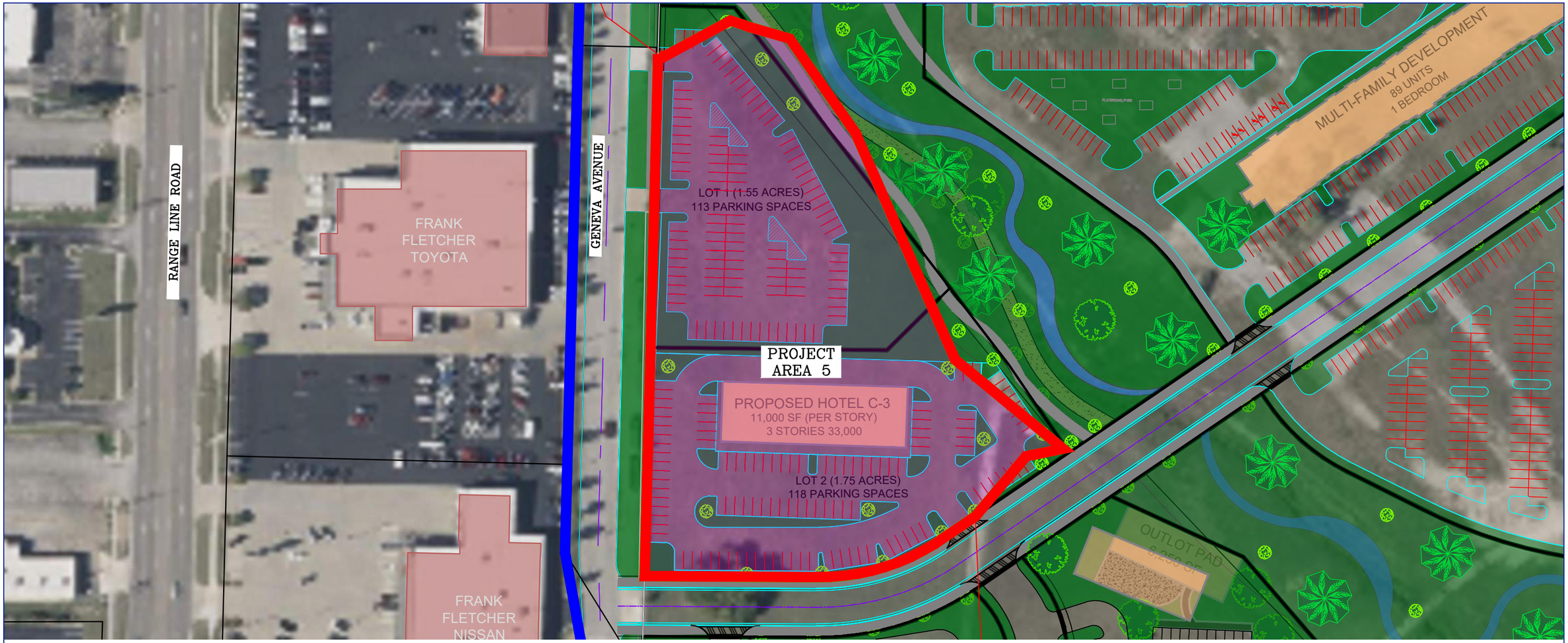
OWN
Engineering beyond.
811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com
FORMERLY ANDERSON ENGINEERING

WOODSONINA, LLC.

TIF PROJECT AREA
EXHIBIT - PROJECT AREA 3B

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

GRID

COA #000062

OWN
Engineering beyond.
811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com
FORMERLY ANDERSON ENGINEERING

WOODSONINA, LLC.

TIF PROJECT AREA

EXHIBIT - PROJECT AREA 5

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:



LEGEND

TIF BOUNDARY

PROJECT AREA BOUNDARY

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

GRID

COA #000062

OWN
Engineering beyond.
811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com
FORMERLY ANDERSON ENGINEERING

WOODSONINA, LLC.

TIF PROJECT AREA
EXHIBIT - PROJECT AREA 6

GENEVA AVENUE, JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/03/2024	FIELD BK:

EXHIBIT 3

ESTIMATED REDEVELOPMENT PROJECT COSTS

SEE ATTACHED

DEVELOPMENT COST BUDGET - "TIF & CID Reimbursable Project Costs"

DATE: October 21, 2024

			TIF	Prospect Village - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)
DEVELOPMENT COSTS	**TOTAL PROJECT COST**	**PRIVATE**	**PILOTS / EATS**	**CID NON-CAPTURED (TIF CAPTURING)**	**CID REIMBURSEMENT**	**CID REIMBURSEMENT**
Acquisition						
International Paper Property	$10,000,000	$5,500,000			$4,500,000	
Duane Hukill	$250,000			$250,000		
Red Hot Blue	$3,150,000				$3,150,000	
Dave Chrisitie - Chris Robert's Future Location	$1,000,000	$0			$1,000,000	
Home Depot ROW / Pinnacle Bank ROW / Misc property needed to complete development	$1,000,000				$1,000,000	
Metal Shed Building	$2,600,000				$2,600,000	
Fletcher Vacant Land	$2,000,000	$1,250,000		$750,000		
Total Acquisition Cost	**$20,000,000**	$6,750,000		$1,000,000	$12,250,000	
Building Construction and Enhancements						
Sports Complex Facility	$62,499,840	$0	$0	$0	$0	$62,499,840
~ Acquistion - 22 acres @ $12 PSF	$11,499,840					$11,499,840
~ Hard Costs + Outdoor Fields	$42,500,000					$42,500,000
~ Furniture Fixtures Equipment	$8,500,000					$8,500,000
Anchor Store	$39,000,000	$15,200,000	$17,500,000	$0	$6,300,000	$0
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000				$2,300,000	
~ Parking Lot Improvements	$4,000,000				$4,000,000	
~ Vertical Improvements	$25,000,000		$17,500,000			
~ Furniture Fixtures Equipment	$6,000,000					
Multi-Family (375 units)	$86,500,000	$71,375,000	$8,625,000	$2,750,000	$3,750,000	$0
~ Acquistion - $0.00 PSF	$0					
~ Parking Lot Improvements	$5,500,000			$2,750,000		
~ Vertical Improvements	$75,000,000		$8,625,000		$3,750,000	
~ Amenity Package	$6,000,000					
Fletcher Parking Improvements	$1,000,000	$1,000,000	$0	$0	$0	$0
Lot #5 Hotel on Pad Site	$15,000,000	$12,000,000	$1,000,000	$0	$2,000,000	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$2,000,000		$1,000,000		$2,000,000	
~ Vertical Improvements	$13,000,000					
Commercial Buildings on Lots 3 & 4	$3,000,000	$3,000,000	$0	$0	$0	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$500,000					
~ Vertical Improvements	$2,500,000					
Commercial Bldg. in front of Planet Fitness	$3,500,000	$0	$0	$0	$3,500,000	$0
~ Acquistion - $0. PSF	$0				$0	
~ Parking Lot Improvements	$500,000				$500,000	
~ Vertical Improvements	$3,000,000				$3,000,000	
Commercial Buildings on Lots 12 & 13	$15,000,000	$15,000,000	$0	$0	$0	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$3,000,000					
~ Vertical Improvements	$12,000,000					
Red Hot Blue Improvements	$3,500,000	$0	$0	$0	$3,500,000	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$500,000				$500,000	
~ Vertical Improvements	$2,500,000				$2,500,000	
~ Furniture Fixtures Equipment	$500,000				$500,000	
Total Cost - Building Construction and Enhancements	**$228,999,840**	$117,575,000	$27,125,000	$2,750,000	$19,050,000	$62,499,840
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	**$1,961,100**			$980,550	$980,550	
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	**$14,049,903**				$14,049,903	
Soft Costs						
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000	$0	$3,250,000		$3,250,000	
Commissions & Marketing	$2,500,000	$2,500,000				
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000	$20,000,000				
Development Fee	$5,000,000	$0	$2,500,000		$2,500,000	
Contingency and Misc. fees	$8,000,000	$200,000	$5,000,000		$2,800,000	
Travel	$300,000	$150,000	$150,000			
Total Soft Costs	**$42,300,000**	$22,850,000	$10,900,000		$8,550,000	
Total Development Costs	**$307,310,843**	**$147,175,000**	**$38,025,000**	**$4,730,550**	**$54,880,453**	**$62,499,840**
Percentages to Total Development Cost by Category		**47.89%**	**12.37%**	**1.54%**	**17.86%**	**20.34%**

(1) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to the Project are deemed Reimbursable Project Costs in addition to any cap on reimbursable amounts established for the Project.

(2) This Development Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns subject to the terms of the TIF Contract and the CID Cooperative Agreement and shall otherwise only be subject to statutory restrictions for reimbursable costs.

(3) The reimbursable amounts set forth in this Development Project Cost Budget are reasonable best estimates at the time of approval of this budget and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount subject to the terms of the TIF Contract and CID Cooperative Agreement.

(4) All certified reimbursable CID (including CID Non-Captured Costs) costs will be subject to a not to exceed 7.0% interest expense from the date of certification until the reimbursement amount is paid in full, all in accordance with the terms of the CID Cooperative Agreement.

(5) All certified reimbursable TIF costs shall be subject to a not to exceed 7% interest expense from the date of certification until the reimbursement amount is paid in full, all in accordance with the terms of the TIF Contract.

(6) Eligible TIF reimbursement amounts will be paid back under the earlier of: (a) TIF maximum reimbursable amount plus not to exceed 7% eligible interest in accordance with the TIF Contract or (b) 20 years. Eligible CID reimbursement amounts will be paid back under the earlier of: (a) CID reimbursable amount plus not to exceed 7.0% eligible interest in accordance with the CID Cooperative Agreement or (b) 27 years.

EXHIBIT 4

SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT COSTS (ALL AMOUNTS ARE NPV)

Developer Equity and/or Debt	$147,175,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$122,110,843
TOTAL	$307,310,843

EXHIBIT 5

ESTIMATED ANNUAL INCREASES IN ASSESSED VALUE AND RESULTING PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES OVER LIFE OF PROJECT

SEE ATTACHED

Project Area 1	TIF	Prospect Village CID - 1%	Joplin Sports Facility CID - 1%	Building SF	Sales PSF	Annual Sales	Current Property Appraised Value (Have CID Consent)	Post Development Estimated Property Appraised Value	Projected Opening
Grocery Store - Phase 1A (Lot 2)	Yes	Yes	Yes	134,828	$482	$65,000,000	$75,000	$11,525,000	2029
Convenience Store - Phase 1B (Lot 1)	Yes	Yes	Yes	5,000	$440	$2,200,000	$1,118,260	$2,500,000	2029
Lot 4 Retail Pad - Phase 1C (Lot 4)	Yes	Yes	Yes	6,500	$508	$3,300,000	$75,000	$2,000,000	2029
Project Area 1 Subtotal				**146,328**	$482	**$70,500,000**	**$1,268,260**	**$16,025,000**	
Project Area 2	**TIF**	**Prospect Village CID - 1%**	**Joplin Sports Facility CID - 1%**	**Building SF**	**Sales PSF**	**Annual Sales**	**Current Property Appraised Value**	**Post Development Estimated Property Appraised Value**	**Projected Opening**
Sports Complex (Lot 15)	Yes	No	Yes	162,000	$3	$550,000	$700,000	$0	2028
Project Area 2 Subtotal				**162,000**	**$3**	**$550,000**	**$700,000**	**$0**	
Project Area 3	**TIF**	**Prospect Village CID - 1%**	**Joplin Sports Facility CID - 1%**	**Total Rooms / SI**	**Sales PSF**	**Annual Sales**	**Current Property Appraised Value**	**Post Development Estimated Property Appraised Value**	**Projected Opening**
Retail - Phase 3B (Lot 12)	Yes	Yes	Yes	20,000	$330	$6,600,000	$661,000	$5,250,000	2028
Retail - Phase 3C (Lot 13)	Yes	Yes	Yes	20,000	$330	$6,600,000		$5,250,000	2030
Project Area 3 Subtotal				**40,000**	**$660**	**$13,200,000**	**$661,000**	**$10,500,000**	
Project Area 4	**TIF**	**Prospect Village CID - 1%**	**Joplin Sports Facility CID - 1%**	**Rooms**	**Sales PSF**	**Annual Sales**	**Current Property Appraised Value**	**Post Development Estimated Property Appraised Value**	**Projected Opening**
Apartments - Phase 4A (Lot 11)	Yes	Yes	Yes	108			$550,000	$14,175,000	2029
Apartments - Phase 4B (Lot 9)	Yes	Yes	Yes	267				$35,043,750	2030
Project Area 4 Subtotal				**375**	**$0**	**$0**	**$550,000**	**$49,218,750**	
Project Area 5	**TIF**	**Prospect Village CID - 1%**	**Joplin Sports Facility CID - 1%**	**Rooms**	**Sales PSF**	**Annual Sales**	**Current Property Appraised Value**	**Post Development Estimated Property Appraised Value**	**Projected Opening**
Hotel / Fletcher Parking Lot (EATS Removed From Incentive #'s) - Lot 5	Yes	Yes	Yes	100		$3,850,000	$301,300	$7,875,000	2030
Project Area 5 Subtotal				**100**		**$3,850,000**	**$301,300**	**$7,875,000**	
Project Area 6	**TIF**	**Prospect Village CID - 1%**	**Joplin Sports Facility CID - 1%**	**Building SF**	**Sales PSF**	**Annual Sales**	**Current Property Appraised Value**	**Post Development Estimated Property Appraised Value**	**Projected Opening**
Medical Office Building (Lot 7)	Yes	Yes	Yes	8,000	$150	$1,320,000	$301,300	$3,150,000	2026
Project Area 6 Subtotal				**8,000.00**		**$1,320,000**	**$301,300**	**$3,150,000**	

MARKETPLACE - CID

Additional CID Property	TIF	Prospect Village CID - 1%	Existing Annual Sales	Current Property Assesed Value
Voluntary				
Hukill Property		$0	$0	$32,076
Fletcher Toyota		$15,000	$1,500,000	$1,405,518
Fletcher Nissan		$15,000	$1,500,000	$976,699
2340 Range Line Rd. Office Building		$0	$0	$831,173
Golden Corral		$50,000	$5,000,000	$578,454
Pinnacle Bank		$0	$0	$288,357
Dave Christie Planet Fitness Pad		$0	$0	$98,115
Fletcher Subaru		$15,000	$1,500,000	$870,765
Fletcher Vacant Land		$0	$0	$215,248
Andy Roy Property KAP		$0	$0	$138,661
Dr. Joseph Strip Center Northern** Parcel - Southwest Missouri Development		$30,000	$3,000,000	$398,820
Dr. Joseph Strip Center Southern** Parcel - Southwest Missouri Development		$20,000	$2,000,000	$254,770
Dr. Roberts Parcel (future sports complex area)		$0	$0	$616,880
Jasper Products		$0	$0	$2,281,540
Simmons Bank		$0	$0	$377,912
Woodsonia Apartments		$0	$0	$10,312,500
Woodsonia Strip Center		$0	$0	$107,330
Woodsonia BKD		$0	$0	$226,910
Dr. Ali Parcel - 2705 Range Line Strip Center		$50,000	$5,000,000	$557,336
Aspen Dental		$0	$0	$227,550
Mobile 1 Lube Express		$15,000	$1,500,000	$294,313
Red, Hot, Blue BBQ Parcel 1		$0	$0	$289,654
Joplin City Property (Woodsonia Acquire)		$0	$0	$49,471
Autotronics		$0	$0	$53,750
Red, Hot, Blue BBQ Parcel 2		$0	$0	$75,610
Woodsonia - International Paper Site - All 93 Acres		$0	$0	$125,000
# Owners Committed Today - 21		**$210,000**	**$21,000,000**	**$21,684,412**
Put Into CID Involuntarily				
Walmart Parcel 1		$1,050,000	$105,000,000	$2,113,810
Lowe's Parcel 1		$400,000	$40,000,000	$1,433,460
Lowe's Parcel 2		$50,000	$5,000,000	$89,340
Herman Lumber		$50,000	$5,000,000	$237,740
Hobby Lobby		$70,000	$7,000,000	$855,340
Ollie's Bargain Outlet		$50,000	$5,000,000	$675,490
Academy Sports/Mercy Health		$200,000	$20,000,000	$1,222,480
Home Depot Parcel 2		$350,000	$35,000,000	$1,061,170
Menards		$550,000	$55,000,000	$6,000,000
Missouri Marajuana		$20,000	$2,000,000	$150,910
Planet Fitness		$20,000	$2,000,000	$713,240
Sutherlands		$200,000	$20,000,000	$642,090
Chick-Fil-A		$50,000	$5,000,000	$473,020
Walgreens Parcel - Ralco Enterprises		$40,000	$4,000,000	$540,940
Little Ceasars Building		$20,000	$2,000,000	$128,370
Walgreens Parcel - Majzoub		$0	$0	$167,990
Longhorn - Majzoub		$50,000	$5,000,000	$430,950
Whataburger Range Line Parcel		$40,000	$4,000,000	$210,450
Good Day Farm Dispensary 2002 S Rangeline		$25,000	$2,500,000	$199,070
Good Day Farm Dispensary 2918 E. 20th St.		$25,000	$2,500,000	$134,740
Macadoodles		$30,000	$3,000,000	$464,000
Aldi Parcel 1		$40,000	$4,000,000	$342,990
# Owners Putting In - 19		**$3,330,000**	**$333,000,000**	**$18,287,590**
Total Prospect Village CID District		**$3,540,000**	**$354,000,000**	**$39,972,002**

JOPLIN SPORTS FACILITY - CID

Additional CID Property	TIF	Joplin Sports Facility CID - 1%	Existing Annual Sales	Current Property Assesed Value
Voluntary				
Hukill Property		$0	$0	$32,076
Fletcher Toyota		$15,000	$1,500,000	$1,405,518
Fletcher Nissan		$15,000	$1,500,000	$976,699
2340 Range Line Rd. Office Building		$0	$0	$831,173
Golden Corral		$50,000	$5,000,000	$578,454
Pinnacle Bank		$0	$0	$288,357
Dave Christie Planet Fitness Pad		$0	$0	$98,115
Fletcher Subaru		$15,000	$1,500,000	$870,765
Fletcher Vacant Land		$0	$0	$215,248
Andy Roy Property KAP		$0	$0	$138,661
Dr. Joseph Strip Center Northern** Parcel - Southwest Missouri Development		$30,000	$3,000,000	$398,820
Dr. Joseph Strip Center Southern** Parcel - Southwest Missouri Development		$20,000	$2,000,000	$254,770
Dr. Roberts Parcel (future sports complex area)		$0	$0	$616,880
Jasper Products		$0	$0	$2,281,540
Simmons Bank		$0	$0	$377,912
Woodsonia Apartments		$0	$0	$10,312,500
Woodsonia Strip Center		$0	$0	$107,330
Woodsonia BKD		$0	$0	$226,910
Dr. Ali Parcel - 2705 Range Line Strip Center		$50,000	$5,000,000	$557,336
Aspen Dental		$0	$0	$227,550
Mobile 1 Lube Express		$15,000	$1,500,000	$294,313
Red, Hot, Blue BBQ Parcel 1		$0	$0	$289,654
Joplin City Property (Woodsonia Acquire)		$0	$0	$49,471
Autotronics		$0	$0	$53,750
Red, Hot, Blue BBQ Parcel 2		$0	$0	$75,610
Woodsonia - International Paper Site - All 93 Acres		$0	$0	$125,000
# Owners Committed Today - 21		**$210,000**	**$21,000,000**	**$21,684,412**
Put Into CID Involuntarily				
Walmart Parcel 1		$1,050,000	$105,000,000	$2,113,810
Lowe's Parcel 1		$400,000	$40,000,000	$1,433,460
Lowe's Parcel 2		$50,000	$5,000,000	$89,340
Herman Lumber		$50,000	$5,000,000	$237,740
Hobby Lobby		$70,000	$7,000,000	$855,340
Ollie's Bargain Outlet		$50,000	$5,000,000	$675,490
Academy Sports/Mercy Health		$200,000	$20,000,000	$1,222,480
Home Depot Parcel 2		$350,000	$35,000,000	$1,061,170
Menards		$550,000	$55,000,000	$6,000,000
Missouri Marajuana		$20,000	$2,000,000	$150,910
Sam's Club		$950,000	$95,000,000	$1,935,680
Sutherlands		$200,000	$20,000,000	$642,090
Chick-Fil-A		$50,000	$5,000,000	$473,020
Walgreens Parcel - Ralco Enterprises		$40,000	$4,000,000	$540,940
Little Ceasars Building		$20,000	$2,000,000	$128,370
Walgreens Parcel - Majzoub		$0	$0	$167,990
Longhorn - Majzoub		$50,000	$5,000,000	$430,950
Whataburger Range Line Parcel		$40,000	$4,000,000	$210,450
Good Day Farm Dispensary 2002 S Rangeline		$25,000	$2,500,000	$199,070
Good Day Farm Dispensary 2918 E. 20th St.		$25,000	$2,500,000	$134,740
Macadoodles		$30,000	$3,000,000	$464,000
Aldi Parcel 1		$40,000	$4,000,000	$342,990
# Owners Putting In - 19		**$4,260,000**	**$426,000,000**	**$19,510,030**
Total Sports Complex CID District		**$4,470,000**	**$447,000,000**	**$41,194,442**

Year	Project Area 1 - EATS	Project Area 2 - EATS	Project Area 3 - EATS	Project Area 4 - EATS	Project Area 5 - EATS	Project Area 6 - EATS	Project Area 1 - PILOTS	Project Area 2 - PILOTS	Project Area 3 - PILOTS	Project Area 4 - PILOTS	Project Area 5 - PILOTS	Project Area 6 - PILOTS	Non-EATS Joplin Sports Facility CID	Non-EATS Prospect Village CID	Joplin Sports Facility - 1% CID	Prospect Village - 1% CID	Total
1	$2,355,581	$15,654	$441,045	$0	$0	$44,105	$211,070	-$10,012	$140,730	$410,128	$108,329	$40,746	$852,950	$852,950	$4,470,000	$3,540,000	$13,473,277
2	$2,390,915	$15,889	$447,661	$0	$0	$44,766	$214,509	-$10,012	$142,983	$416,398	$110,019	$41,422	$865,744	$865,744	$4,537,050	$3,593,100	$13,676,188
3	$2,426,779	$16,128	$454,376	$0	$0	$45,438	$217,998	-$10,012	$145,270	$422,762	$111,734	$42,108	$878,730	$878,730	$4,605,106	$3,646,997	$13,882,142
4	$2,463,180	$16,369	$461,191	$0	$0	$46,119	$221,540	-$10,012	$147,591	$429,222	$113,474	$42,804	$891,911	$891,911	$4,674,182	$3,701,701	$14,091,186
5	$2,500,128	$16,615	$468,109	$0	$0	$46,811	$225,136	-$10,012	$149,946	$435,778	$115,241	$43,511	$905,290	$905,290	$4,744,295	$3,757,227	$14,303,365
6	$2,537,630	$16,864	$475,131	$0	$0	$47,513	$228,785	-$10,012	$152,337	$442,433	$117,034	$44,228	$918,869	$918,869	$4,815,459	$3,813,585	$14,518,727
7	$2,575,694	$17,117	$482,258	$0	$0	$48,226	$232,489	-$10,012	$154,764	$449,187	$118,854	$44,956	$932,653	$932,653	$4,887,691	$3,870,789	$14,737,319
8	$2,614,330	$17,374	$489,492	$0	$0	$48,949	$236,248	-$10,012	$157,227	$456,043	$120,702	$45,695	$946,642	$946,642	$4,961,007	$3,928,851	$14,959,190
9	$2,653,545	$17,635	$496,834	$0	$0	$49,683	$240,064	-$10,012	$159,728	$463,002	$122,577	$46,445	$960,842	$960,842	$5,035,422	$3,987,784	$15,184,389
10	$2,693,348	$17,899	$504,286	$0	$0	$50,429	$243,937	-$10,012	$162,265	$470,065	$124,480	$47,206	$975,255	$975,255	$5,110,953	$4,047,601	$15,412,967
11	$2,733,748	$18,168	$511,851	$0	$0	$51,185	$247,868	-$10,012	$164,841	$477,234	$126,412	$47,979	$989,883	$989,883	$5,187,617	$4,108,315	$15,644,973
12	$2,774,754	$18,440	$519,528	$0	$0	$51,953	$251,858	-$10,012	$167,456	$484,510	$128,373	$48,763	$1,004,732	$1,004,732	$5,265,432	$4,169,939	$15,880,459
13	$2,816,376	$18,717	$527,321	$0	$0	$52,732	$255,908	-$10,012	$170,109	$491,896	$130,363	$49,560	$1,019,803	$1,019,803	$5,344,413	$4,232,488	$16,119,477
14	$2,858,621	$18,997	$535,231	$0	$0	$53,523	$260,019	-$10,012	$172,803	$499,392	$132,383	$50,368	$1,035,100	$1,035,100	$5,424,579	$4,295,976	$16,362,081
15	$2,901,501	$19,282	$543,260	$0	$0	$54,326	$264,191	-$10,012	$175,537	$507,001	$134,434	$51,188	$1,050,626	$1,050,626	$5,505,948	$4,360,415	$16,608,323
16	$2,945,023	$19,572	$551,409	$0	$0	$55,141	$268,426	-$10,012	$178,312	$514,724	$136,515	$52,020	$1,066,386	$1,066,386	$5,588,537	$4,425,822	$16,858,259
17	$2,989,199	$19,865	$559,680	$0	$0	$55,968	$272,725	-$10,012	$181,128	$522,563	$138,627	$52,865	$1,082,381	$1,082,381	$5,672,365	$4,492,209	$17,111,945
18	$3,034,037	$20,163	$568,075	$0	$0	$56,807	$277,088	-$10,012	$183,987	$530,519	$140,771	$53,723	$1,098,617	$1,098,617	$5,757,451	$4,559,592	$17,369,435
19	$3,079,547	$20,466	$576,596	$0	$0	$57,660	$281,516	-$10,012	$186,888	$538,595	$142,948	$54,593	$1,115,096	$1,115,096	$5,843,813	$4,627,986	$17,630,788
20	$3,125,740	$20,773	$585,245	$0	$0	$58,524	$286,011	-$10,012	$189,834	$546,792	$145,156	$55,477	$1,131,823	$1,131,823	$5,931,470	$4,697,406	$17,896,062
21													$1,148,800	$1,148,800	$6,020,442	$4,767,867	$13,085,909
22													$1,166,032	$1,166,032	$6,110,749	$4,839,385	$13,282,198
23													$1,183,523	$1,183,523	$6,202,410	$4,911,975	$13,481,431
24													$1,201,276	$1,201,276	$6,295,446	$4,985,655	$13,683,652
25													$1,219,295	$1,219,295	$6,389,878	$5,060,440	$13,888,907
26													$1,237,584	$1,237,584	$6,485,726	$5,136,347	$14,097,241
27													$1,256,148	$1,256,148	$6,583,012	$5,213,392	$14,308,699
Gross	**$54,469,677**	**$361,987**	**$10,198,578**	**$0**	**$0**	**$1,019,858**	**$4,937,388**	**-$200,247**	**$3,283,737**	**$9,508,245**	**$2,518,428**	**$955,656**	**$28,135,993**	**$28,135,993**	**$147,450,453**	**$116,772,842**	**$407,548,588**
NPV	**$27,922,078**	**$185,560**	**$5,227,964**	**$0**	**$0**	**$522,796**	**$2,524,791**	**-$106,071**	**$1,680,069**	**$4,871,400**	**$1,289,516**	**$488,413**	**$11,777,555**	**$11,777,555**	**$61,721,862**	**$48,880,401**	**$178,763,889**

Assumptions	
Discount Rate	7.00%

Gross EATS & PILOTS over 20 years	$87,053,307
NPV EATS & PILOTS at 7% over 20 years	$44,606,516
Beginning TIF Reimbursable Amount	$38,025,000
Estimated Payoff Year	18

Year	TIF Reimbursable Amount	7% Eligible Interest	Total EATS and PILOTS Year 1	Reimburable TIF Balance Remiaing
1	$38,025,000.00	$2,661,750.00	$3,757,377	$36,929,372.89
2	$36,929,372.89	$2,585,056.10	$3,814,549	$35,699,879.82
3	$35,699,879.82	$2,498,991.59	$3,872,579	$34,326,292.61
4	$34,326,292.61	$2,402,840.48	$3,931,479	$32,797,654.21
5	$32,797,654.21	$2,295,835.79	$3,991,262	$31,102,227.54
6	$31,102,227.54	$2,177,155.93	$4,051,943	$29,227,440.67
7	$29,227,440.67	$2,045,920.85	$4,113,533	$27,159,828.18
8	$27,159,828.18	$1,901,187.97	$4,176,048	$24,884,968.41
9	$24,884,968.41	$1,741,947.79	$4,239,500	$22,387,416.35
10	$22,387,416.35	$1,567,119.14	$4,303,904	$19,650,631.75
11	$19,650,631.75	$1,375,544.22	$4,369,274	$16,656,902.28
12	$16,656,902.28	$1,165,983.16	$4,435,624	$13,387,261.23
13	$13,387,261.23	$937,108.29	$4,502,970	$9,821,399.56
14	$9,821,399.56	$687,497.97	$4,571,326	$5,937,571.62
15	$5,937,571.62	$415,630.01	$4,640,707	$1,712,494.43
16	$1,712,494.43	$119,874.61	$4,711,129	-$2,878,760.16
17	-$2,878,760.16	-$201,513.21	$4,782,608	-$7,862,880.91
18	-$7,862,880.91	-$550,401.66	$4,855,158	-$13,268,440.62
19	-$13,268,440.62	-$928,790.84	$4,928,797	-$19,126,028.28
20	-$19,126,028.28	-$1,338,821.98	$5,003,540	-$25,468,390.43

Project Area 1

Project Area 1 - PILOTS

TIF YEAR	CALENDAR YEAR	INITIAL ASSESSED VALUE	FUTURE ASSESSED VALUE	INCREMENT	PILOT / TIF	CITY ADMIN FEE	COUNTY ADMIN FEE	TIF TOTAL
1	2025	$405,843	$5,128,000	$4,722,157	$216,483	$3,247	$2,165	$211,070
2	2026	$405,843	$5,204,920	$4,799,077	$220,009	$3,300	$2,200	$214,509
3	2027	$405,843	$5,282,994	$4,877,151	$223,588	$3,354	$2,236	$217,998
4	2028	$405,843	$5,362,239	$4,956,396	$227,221	$3,408	$2,272	$221,540
5	2029	$405,843	$5,442,672	$5,036,829	$230,908	$3,464	$2,309	$225,136
6	2030	$405,843	$5,524,312	$5,118,469	$234,651	$3,520	$2,347	$228,785
7	2031	$405,843	$5,607,177	$5,201,334	$238,450	$3,577	$2,384	$232,489
8	2032	$405,843	$5,691,285	$5,285,442	$242,306	$3,635	$2,423	$236,248
9	2033	$405,843	$5,776,654	$5,370,811	$246,219	$3,693	$2,462	$240,064
10	2034	$405,843	$5,863,304	$5,457,461	$250,192	$3,753	$2,502	$243,937
11	2035	$405,843	$5,951,253	$5,545,410	$254,224	$3,813	$2,542	$247,868
12	2036	$405,843	$6,040,522	$5,634,679	$258,316	$3,875	$2,583	$251,858
13	2037	$405,843	$6,131,130	$5,725,287	$262,470	$3,937	$2,625	$255,908
14	2038	$405,843	$6,223,097	$5,817,254	$266,686	$4,000	$2,667	$260,019
15	2039	$405,843	$6,316,443	$5,910,600	$270,966	$4,064	$2,710	$264,191
16	2040	$405,843	$6,411,190	$6,005,347	$275,309	$4,130	$2,753	$268,426
17	2041	$405,843	$6,507,358	$6,101,515	$279,718	$4,196	$2,797	$272,725
18	2042	$405,843	$6,604,968	$6,199,125	$284,193	$4,263	$2,842	$277,088
19	2043	$405,843	$6,704,043	$6,298,200	$288,735	$4,331	$2,887	$281,516
20	2044	$405,843	$6,804,603	$6,398,760	$293,345	$4,400	$2,933	$286,011
							GROSS TIF	**$4,937,388**
							NPV TF	**$2,524,791**

Current / Base Taxes	
County Appraised Value of Property	$1,268,260
Assesed Value (32%)	$405,843
Levy Rate	5.63440%
Annual Taxes	$22,867

Future Taxes Upon Buildout	
Estimated County Appraised Value of Property	$16,025,000
Assesed Value (32%)	$5,128,000
Levy Rate	5.63440%
Annual Taxes	$288,932

Increment	
Estimated County Appraised Value of Property	$14,756,740
Assesed Value (32%)	$4,722,157
TIF Captured Levy Rate	4.58440%
Annual Tax Increment	$216,483

Assumptions	
Discount Rate	7.00%
Annual Growth Rate for Property Value & Sales	101.50%
City Admin Fee	1.50%
County Admin Fee	1.00%

Project Area 1 - EATS. This Project Area is in Both CID's

TIF YEAR	ANNUAL SALES	BASELINE SALES	ANNUAL SALES INCREMENT	50% OF COUNTY SALES TAX SUBJECT TO TIF	50% OF CITY SALES TAX SUBJECT TO TIF	50% OF CID SALES TAX SUBJECT TO TIF	ADMINISTRATION FEE	TOTAL EATS COLLECTED
1	$70,500,000	$0	$70,500,000	$572,813	$1,101,563	$705,000	-$23,794	$2,355,581
2	$71,557,500	$0	$71,557,500	$581,405	$1,118,086	$715,575	-$24,151	$2,390,915
3	$72,630,863	$0	$72,630,863	$590,126	$1,134,857	$726,309	-$24,513	$2,426,779
4	$73,720,325	$0	$73,720,325	$598,978	$1,151,880	$737,203	-$24,881	$2,463,180
5	$74,826,130	$0	$74,826,130	$607,962	$1,169,158	$748,261	-$25,254	$2,500,128
6	$75,948,522	$0	$75,948,522	$617,082	$1,186,696	$759,485	-$25,633	$2,537,630
7	$77,087,750	$0	$77,087,750	$626,338	$1,204,496	$770,878	-$26,017	$2,575,694
8	$78,244,066	$0	$78,244,066	$635,733	$1,222,564	$782,441	-$26,407	$2,614,330
9	$79,417,727	$0	$79,417,727	$645,269	$1,240,902	$794,177	-$26,803	$2,653,545
10	$80,608,993	$0	$80,608,993	$654,948	$1,259,516	$806,090	-$27,206	$2,693,348
11	$81,818,128	$0	$81,818,128	$664,772	$1,278,408	$818,181	-$27,614	$2,733,748
12	$83,045,400	$0	$83,045,400	$674,744	$1,297,584	$830,454	-$28,028	$2,774,754
13	$84,291,081	$0	$84,291,081	$684,865	$1,317,048	$842,911	-$28,448	$2,816,376
14	$85,555,447	$0	$85,555,447	$695,138	$1,336,804	$855,554	-$28,875	$2,858,621
15	$86,838,779	$0	$86,838,779	$705,565	$1,356,856	$868,388	-$29,308	$2,901,501
16	$88,141,361	$0	$88,141,361	$716,149	$1,377,209	$881,414	-$29,748	$2,945,023
17	$89,463,481	$0	$89,463,481	$726,891	$1,397,867	$894,635	-$30,194	$2,989,199
18	$90,805,433	$0	$90,805,433	$737,794	$1,418,835	$908,054	-$30,647	$3,034,037
19	$92,167,515	$0	$92,167,515	$748,861	$1,440,117	$921,675	-$31,107	$3,079,547
20	$93,550,028	$0	$93,550,028	$760,094	$1,461,719	$935,500	-$31,573	$3,125,740
							GROSS TIF	**$54,469,677**
							NPV TIF	**$27,922,078**

Project Area 1	Rate	Portion Captured by TIF
County	1.625%	50%
City	3.125%	50%
Proposed CID - Both CID's	2.000%	50%
State General	3.000%	0%
State Education	1.000%	0%
State Other	0.225%	0%
Total	10.975%	

Project Area 1	Projected Annual Sales
Project Area 1	$70,500,000
Total	$70,500,000

Project Area 2

Project Area 2 - PILOTS

TIF YEAR	CALENDAR YEAR	INITIAL ASSESSED VALUE	FUTURE ASSESSED VALUE	INCREMENT	PILOT / TIF	CITY ADMIN FEE	COUNTY ADMIN FEE	TIF TOTAL
1	2025	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
2	2026	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
3	2027	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
4	2028	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
5	2029	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
6	2030	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
7	2031	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
8	2032	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
9	2033	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
10	2034	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
11	2035	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
12	2036	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
13	2037	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
14	2038	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
15	2039	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
16	2040	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
17	2041	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
18	2042	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
19	2043	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
20	2044	$224,000	$0	-$224,000	-$10,269	-$154	-$103	-$10,012
							GROSS TIF	**-$200,247**
							NPV TF	**($106,071)**

Current / Base Taxes	
County Appraised Value of Property	$700,000
Assesed Value (32%)	$224,000
Levy Rate	5.63440%
Annual Taxes	$12,621

Future Taxes Upon Buildout	
Estimated County Appraised Value of Property	$0
Assesed Value (32%)	$0
Levy Rate	5.63440%
Annual Taxes	$0

Increment	
Estimated County Appraised Value of Property	-$700,000
Assesed Value (32%)	-$224,000
TIF Captured Levy Rate	4.58440%
Annual Tax Increment	-$10,269

Assumptions	
Discount Rate	7.00%
Annual Growth Rate for Property Value & Sales	101.50%
City Admin Fee	1.50%
County Admin Fee	1.00%

Project Area 2 - EATS. Only in Sports Complex CID

TIF YEAR	ANNUAL SALES	BASELINE SALES	ANNUAL SALES INCREMENT	50% OF COUNTY SALES TAX SUBJECT TO TIF	50% OF CITY SALES TAX SUBJECT TO TIF	50% OF CID SALES TAX SUBJECT TO TIF	ADMINISTRATION FEE	TOTAL SALES TAX COLLECTED
1	$550,000	$0	$550,000	$4,469	$8,594	$2,750	-$158	$15,654
2	$558,250	$0	$558,250	$4,536	$8,723	$2,791	-$160	$15,889
3	$566,624	$0	$566,624	$4,604	$8,853	$2,833	-$163	$16,128
4	$575,123	$0	$575,123	$4,673	$8,986	$2,876	-$165	$16,369
5	$583,750	$0	$583,750	$4,743	$9,121	$2,919	-$168	$16,615
6	$592,506	$0	$592,506	$4,814	$9,258	$2,963	-$170	$16,864
7	$601,394	$0	$601,394	$4,886	$9,397	$3,007	-$173	$17,117
8	$610,415	$0	$610,415	$4,960	$9,538	$3,052	-$175	$17,374
9	$619,571	$0	$619,571	$5,034	$9,681	$3,098	-$178	$17,635
10	$628,864	$0	$628,864	$5,110	$9,826	$3,144	-$181	$17,899
11	$638,297	$0	$638,297	$5,186	$9,973	$3,191	-$184	$18,168
12	$647,872	$0	$647,872	$5,264	$10,123	$3,239	-$186	$18,440
13	$657,590	$0	$657,590	$5,343	$10,275	$3,288	-$189	$18,717
14	$667,454	$0	$667,454	$5,423	$10,429	$3,337	-$192	$18,997
15	$677,466	$0	$677,466	$5,504	$10,585	$3,387	-$195	$19,282
16	$687,628	$0	$687,628	$5,587	$10,744	$3,438	-$198	$19,572
17	$697,942	$0	$697,942	$5,671	$10,905	$3,490	-$201	$19,865
18	$708,411	$0	$708,411	$5,756	$11,069	$3,542	-$204	$20,163
19	$719,037	$0	$719,037	$5,842	$11,235	$3,595	-$207	$20,466
20	$729,823	$0	$729,823	$5,930	$11,403	$3,649	-$210	$20,773
							GROSS TIF	**$361,987**
							NPV TF	**$185,560**

Project Area 2	Rate	Portion Captured by TIF
County	1.625%	50%
City	3.125%	50%
Proposed CID - Only in Sports Complex CID	1.000%	50%
State General	3.000%	0%
State Education	1.000%	0%
State Other	0.225%	0%
Total	9.975%	

Project Area 2	Projected Annual Sales
Project Area 2	$550,000
Total	$550,000

Project Area 3

Project Area 3 - PILOTS

TIF YEAR	CALENDAR YEAR	INITIAL ASSESSED VALUE	FUTURE ASSESSED VALUE	INCREMENT	PILOT / TIF	CITY ADMIN FEE	COUNTY ADMIN FEE	TIF TOTAL
1	2025	$211,520	$3,360,000	$3,148,480	$144,339	$2,165	$1,443	$140,730
2	2026	$211,520	$3,410,400	$3,198,880	$146,649	$2,200	$1,466	$142,983
3	2027	$211,520	$3,461,556	$3,250,036	$148,995	$2,235	$1,490	$145,270
4	2028	$211,520	$3,513,479	$3,301,959	$151,375	$2,271	$1,514	$147,591
5	2029	$211,520	$3,566,182	$3,354,662	$153,791	$2,307	$1,538	$149,946
6	2030	$211,520	$3,619,674	$3,408,154	$156,243	$2,344	$1,562	$152,337
7	2031	$211,520	$3,673,969	$3,462,449	$158,733	$2,381	$1,587	$154,764
8	2032	$211,520	$3,729,079	$3,517,559	$161,259	$2,419	$1,613	$157,227
9	2033	$211,520	$3,785,015	$3,573,495	$163,823	$2,457	$1,638	$159,728
10	2034	$211,520	$3,841,790	$3,630,270	$166,426	$2,496	$1,664	$162,265
11	2035	$211,520	$3,899,417	$3,687,897	$169,068	$2,536	$1,691	$164,841
12	2036	$211,520	$3,957,908	$3,746,388	$171,749	$2,576	$1,717	$167,456
13	2037	$211,520	$4,017,277	$3,805,757	$174,471	$2,617	$1,745	$170,109
14	2038	$211,520	$4,077,536	$3,866,016	$177,234	$2,659	$1,772	$172,803
15	2039	$211,520	$4,138,699	$3,927,179	$180,038	$2,701	$1,800	$175,537
16	2040	$211,520	$4,200,780	$3,989,260	$182,884	$2,743	$1,829	$178,312
17	2041	$211,520	$4,263,791	$4,052,271	$185,772	$2,787	$1,858	$181,128
18	2042	$211,520	$4,327,748	$4,116,228	$188,704	$2,831	$1,887	$183,987
19	2043	$211,520	$4,392,665	$4,181,145	$191,680	$2,875	$1,917	$186,888
20	2044	$211,520	$4,458,555	$4,247,035	$194,701	$2,921	$1,947	$189,834
							GROSS TIF	**$3,283,737**
							NPV TF	**$1,680,069**

Current / Base Taxes	
County Appraised Value of Property	$661,000
Assesed Value (32%)	$211,520
Levy Rate	5.63440%
Annual Taxes	$11,918

Future Taxes Upon Buildout	
Estimated County Appraised Value of Property	$10,500,000
Assesed Value (32%)	$3,360,000
Levy Rate	5.63440%
Annual Taxes	$189,316

Increment	
Estimated County Appraised Value of Property	$9,839,000
Assesed Value (32%)	$3,148,480
TIF Captured Levy Rate	4.58440%
Annual Tax Increment	$144,339

Assumptions	
Discount Rate	7.00%
Annual Growth Rate for Property Value & Sales	101.50%
City Admin Fee	1.50%
County Admin Fee	1.00%

Project Area 3 - EATS. In both CID's

TIF YEAR	ANNUAL SALES	BASELINE SALES	ANNUAL SALES INCREMENT	50% OF COUNTY SALES TAX SUBJECT TO TIF	50% OF CITY SALES TAX SUBJECT TO TIF	50% OF CID SALES TAX SUBJECT TO TIF	ADMINISTRATION FEE	TOTAL SALES TAX COLLECTED
1	$13,200,000	$0	$13,200,000	$107,250	$206,250	$132,000	-$4,455	$441,045
2	$13,398,000	$0	$13,398,000	$108,859	$209,344	$133,980	-$4,522	$447,661
3	$13,598,970	$0	$13,598,970	$110,492	$212,484	$135,990	-$4,590	$454,376
4	$13,802,955	$0	$13,802,955	$112,149	$215,671	$138,030	-$4,658	$461,191
5	$14,009,999	$0	$14,009,999	$113,831	$218,906	$140,100	-$4,728	$468,109
6	$14,220,149	$0	$14,220,149	$115,539	$222,190	$142,201	-$4,799	$475,131
7	$14,433,451	$0	$14,433,451	$117,272	$225,523	$144,335	-$4,871	$482,258
8	$14,649,953	$0	$14,649,953	$119,031	$228,906	$146,500	-$4,944	$489,492
9	$14,869,702	$0	$14,869,702	$120,816	$232,339	$148,697	-$5,019	$496,834
10	$15,092,748	$0	$15,092,748	$122,629	$235,824	$150,927	-$5,094	$504,286
11	$15,319,139	$0	$15,319,139	$124,468	$239,362	$153,191	-$5,170	$511,851
12	$15,548,926	$0	$15,548,926	$126,335	$242,952	$155,489	-$5,248	$519,528
13	$15,782,160	$0	$15,782,160	$128,230	$246,596	$157,822	-$5,326	$527,321
14	$16,018,892	$0	$16,018,892	$130,153	$250,295	$160,189	-$5,406	$535,231
15	$16,259,176	$0	$16,259,176	$132,106	$254,050	$162,592	-$5,487	$543,260
16	$16,503,063	$0	$16,503,063	$134,087	$257,860	$165,031	-$5,570	$551,409
17	$16,750,609	$0	$16,750,609	$136,099	$261,728	$167,506	-$5,653	$559,680
18	$17,001,868	$0	$17,001,868	$138,140	$265,654	$170,019	-$5,738	$568,075
19	$17,256,896	$0	$17,256,896	$140,212	$269,639	$172,569	-$5,824	$576,596
20	$17,515,750	$0	$17,515,750	$142,315	$273,684	$175,157	-$5,912	$585,245
							GROSS TIF	**$10,198,578**
							NPV TF	**$5,227,964**

Project Area 3	Rate	Portion Captured by TIF
County	1.625%	50%
City	3.125%	50%
Proposed CID - In both CID's	2.000%	50%
State General	3.000%	0%
State Education	1.000%	0%
State Other	0.225%	0%
Total	10.975%	

Project Area 4

Project Area 4 - PILOTS

TIF YEAR	CALENDAR YEAR	INITIAL ASSESSED VALUE	FUTURE ASSESSED VALUE	INCREMENT	PILOT / TIF	CITY ADMIN FEE	COUNTY ADMIN FEE	TIF TOTAL
1	2025	$176,000	$9,351,563	$9,175,563	$420,644	$6,310	$4,206	$410,128
2	2026	$176,000	$9,491,836	$9,315,836	$427,075	$6,406	$4,271	$416,398
3	2027	$176,000	$9,634,213	$9,458,213	$433,602	$6,504	$4,336	$422,762
4	2028	$176,000	$9,778,727	$9,602,727	$440,227	$6,603	$4,402	$429,222
5	2029	$176,000	$9,925,408	$9,749,408	$446,952	$6,704	$4,470	$435,778
6	2030	$176,000	$10,074,289	$9,898,289	$453,777	$6,807	$4,538	$442,433
7	2031	$176,000	$10,225,403	$10,049,403	$460,705	$6,911	$4,607	$449,187
8	2032	$176,000	$10,378,784	$10,202,784	$467,736	$7,016	$4,677	$456,043
9	2033	$176,000	$10,534,466	$10,358,466	$474,874	$7,123	$4,749	$463,002
10	2034	$176,000	$10,692,483	$10,516,483	$482,118	$7,232	$4,821	$470,065
11	2035	$176,000	$10,852,870	$10,676,870	$489,470	$7,342	$4,895	$477,234
12	2036	$176,000	$11,015,663	$10,839,663	$496,934	$7,454	$4,969	$484,510
13	2037	$176,000	$11,180,898	$11,004,898	$504,509	$7,568	$5,045	$491,896
14	2038	$176,000	$11,348,612	$11,172,612	$512,197	$7,683	$5,122	$499,392
15	2039	$176,000	$11,518,841	$11,342,841	$520,001	$7,800	$5,200	$507,001
16	2040	$176,000	$11,691,623	$11,515,623	$527,922	$7,919	$5,279	$514,724
17	2041	$176,000	$11,866,998	$11,690,998	$535,962	$8,039	$5,360	$522,563
18	2042	$176,000	$12,045,003	$11,869,003	$544,123	$8,162	$5,441	$530,519
19	2043	$176,000	$12,225,678	$12,049,678	$552,405	$8,286	$5,524	$538,595
20	2044	$176,000	$12,409,063	$12,233,063	$560,813	$8,412	$5,608	$546,792
							GROSS TIF	**$9,508,245**
							NPV TF	**$4,871,400**

Current / Base Taxes	
County Appraised Value of Property	$550,000
Assesed Value (32%)	$176,000
Levy Rate	5.63440%
Annual Taxes	$9,917

Future Taxes Upon Buildout	
Estimated County Appraised Value of Property	$49,218,750
Assesed Value (19%)	$9,351,563
Levy Rate	5.63440%
Annual Taxes	$526,904

Increment	
Estimated County Appraised Value of Property	$48,668,750
Assesed Value (19%)	$9,247,063
TIF Captured Levy Rate	4.58440%
Annual Tax Increment	$423,922

Assumptions	
Discount Rate	7.00%
Annual Growth Rate for Property Value & Sales	101.50%
City Admin Fee	1.50%
County Admin Fee	1.00%

Project Area 4 - EATS. In Both CID's

TIF YEAR	ANNUAL SALES	BASELINE SALES	ANNUAL SALES INCREMENT	50% OF COUNTY SALES TAX SUBJECT TO TIF	50% OF CITY SALES TAX SUBJECT TO TIF	50% OF CID SALES TAX SUBJECT TO TIF	ADMINISTRATION FEE	TOTAL SALES TAX COLLECTED
1	$0	$0	$0	$0	$0	$0	$0	$0
2	$0	$0	$0	$0	$0	$0	$0	$0
3	$0	$0	$0	$0	$0	$0	$0	$0
4	$0	$0	$0	$0	$0	$0	$0	$0
5	$0	$0	$0	$0	$0	$0	$0	$0
6	$0	$0	$0	$0	$0	$0	$0	$0
7	$0	$0	$0	$0	$0	$0	$0	$0
8	$0	$0	$0	$0	$0	$0	$0	$0
9	$0	$0	$0	$0	$0	$0	$0	$0
10	$0	$0	$0	$0	$0	$0	$0	$0
11	$0	$0	$0	$0	$0	$0	$0	$0
12	$0	$0	$0	$0	$0	$0	$0	$0
13	$0	$0	$0	$0	$0	$0	$0	$0
14	$0	$0	$0	$0	$0	$0	$0	$0
15	$0	$0	$0	$0	$0	$0	$0	$0
16	$0	$0	$0	$0	$0	$0	$0	$0
17	$0	$0	$0	$0	$0	$0	$0	$0
18	$0	$0	$0	$0	$0	$0	$0	$0
19	$0	$0	$0	$0	$0	$0	$0	$0
20	$0	$0	$0	$0	$0	$0	$0	$0
							GROSS TIF	**$0**
							NPV TF	**$0**

Project Area 4	Rate	Portion Captured by TIF
County	1.625%	50%
City	3.125%	50%
Proposed CID. In Both.	2.000%	50%
State General	3.000%	0%
State Education	1.000%	0%
State Other	0.225%	0%
Total	10.975%	

Project Area 4	Projected Annual Sales
Project Area 4	$0
Total	$0

Project Area 5

Project Area 5 - PILOTS

TIF YEAR	CALENDAR YEAR	INITIAL ASSESSED VALUE	FUTURE ASSESSED VALUE	INCREMENT	PILOT / TIF	CITY ADMIN FEE	COUNTY ADMIN FEE	TIF TOTAL
1	2025	$96,416	$2,520,000	$2,423,584	$111,107	$1,667	$1,111	$108,329
2	2026	$96,416	$2,557,800	$2,461,384	$112,840	$1,693	$1,128	$110,019
3	2027	$96,416	$2,596,167	$2,499,751	$114,599	$1,719	$1,146	$111,734
4	2028	$96,416	$2,635,110	$2,538,694	$116,384	$1,746	$1,164	$113,474
5	2029	$96,416	$2,674,636	$2,578,220	$118,196	$1,773	$1,182	$115,241
6	2030	$96,416	$2,714,756	$2,618,340	$120,035	$1,801	$1,200	$117,034
7	2031	$96,416	$2,755,477	$2,659,061	$121,902	$1,829	$1,219	$118,854
8	2032	$96,416	$2,796,809	$2,700,393	$123,797	$1,857	$1,238	$120,702
9	2033	$96,416	$2,838,761	$2,742,345	$125,720	$1,886	$1,257	$122,577
10	2034	$96,416	$2,881,343	$2,784,927	$127,672	$1,915	$1,277	$124,480
11	2035	$96,416	$2,924,563	$2,828,147	$129,654	$1,945	$1,297	$126,412
12	2036	$96,416	$2,968,431	$2,872,015	$131,665	$1,975	$1,317	$128,373
13	2037	$96,416	$3,012,958	$2,916,542	$133,706	$2,006	$1,337	$130,363
14	2038	$96,416	$3,058,152	$2,961,736	$135,778	$2,037	$1,358	$132,383
15	2039	$96,416	$3,104,024	$3,007,608	$137,881	$2,068	$1,379	$134,434
16	2040	$96,416	$3,150,585	$3,054,169	$140,015	$2,100	$1,400	$136,515
17	2041	$96,416	$3,197,844	$3,101,428	$142,182	$2,133	$1,422	$138,627
18	2042	$96,416	$3,245,811	$3,149,395	$144,381	$2,166	$1,444	$140,771
19	2043	$96,416	$3,294,498	$3,198,082	$146,613	$2,199	$1,466	$142,948
20	2044	$96,416	$3,343,916	$3,247,500	$148,878	$2,233	$1,489	$145,156
							GROSS TIF	**$2,518,428**
							NPV TF	**$1,289,516**

Current / Base Taxes	
County Appraised Value of Property	$301,300
Assesed Value (32%)	$96,416
Levy Rate	5.63440%
Annual Taxes	$5,432

Future Taxes Upon Buildout	
Estimated County Appraised Value of Property	$7,875,000
Assesed Value (32%)	$2,520,000
Levy Rate	5.63440%
Annual Taxes	$141,987

Increment	
Estimated County Appraised Value of Property	$7,573,700
Assesed Value (32%)	$2,423,584
TIF Captured Levy Rate	4.58440%
Annual Tax Increment	$111,107

Assumptions	
Discount Rate	7.00%
Annual Growth Rate for Property Value & Sales	101.50%
City Admin Fee	1.50%
County Admin Fee	1.00%

Project Area 5 - EATS. In both CID's

TIF YEAR	ANNUAL SALES	BASELINE SALES	ANNUAL SALES INCREMENT	50% OF COUNTY SALES TAX SUBJECT TO TIF	50% OF CITY SALES TAX SUBJECT TO TIF	50% OF CID SALES TAX SUBJECT TO TIF	ADMINISTRATION FEE	TOTAL SALES TAX COLLECTED
1	$0	$0	$0	$0	$0	$0	$0	$0
2	$0	$0	$0	$0	$0	$0	$0	$0
3	$0	$0	$0	$0	$0	$0	$0	$0
4	$0	$0	$0	$0	$0	$0	$0	$0
5	$0	$0	$0	$0	$0	$0	$0	$0
6	$0	$0	$0	$0	$0	$0	$0	$0
7	$0	$0	$0	$0	$0	$0	$0	$0
8	$0	$0	$0	$0	$0	$0	$0	$0
9	$0	$0	$0	$0	$0	$0	$0	$0
10	$0	$0	$0	$0	$0	$0	$0	$0
11	$0	$0	$0	$0	$0	$0	$0	$0
12	$0	$0	$0	$0	$0	$0	$0	$0
13	$0	$0	$0	$0	$0	$0	$0	$0
14	$0	$0	$0	$0	$0	$0	$0	$0
15	$0	$0	$0	$0	$0	$0	$0	$0
16	$0	$0	$0	$0	$0	$0	$0	$0
17	$0	$0	$0	$0	$0	$0	$0	$0
18	$0	$0	$0	$0	$0	$0	$0	$0
19	$0	$0	$0	$0	$0	$0	$0	$0
20	$0	$0	$0	$0	$0	$0	$0	$0
							GROSS TIF	**$0**
							NPV TF	**$0**

Project Area 5	Rate	Portion Captured by TIF
County	1.625%	50%
City	3.125%	50%
Proposed CID - In both CID's	2.000%	50%
State General	3.000%	0%
State Education	1.000%	0%
State Other	0.225%	0%
Total	10.975%	

Project Area 5	Projected Annual Sales
Sales Subject to TIF	$0
Total	$0

Project Area 6

Project Area 6 - PILOTS

TIF YEAR	CALENDAR YEAR	INITIAL ASSESSED VALUE	FUTURE ASSESSED VALUE	INCREMENT	PILOT / TIF	CITY ADMIN FEE	COUNTY ADMIN FEE	TIF TOTAL
1	2025	$96,416	$1,008,000	$911,584	$41,791	$627	$418	$40,746
2	2026	$96,416	$1,023,120	$926,704	$42,484	$637	$425	$41,422
3	2027	$96,416	$1,038,467	$942,051	$43,187	$648	$432	$42,108
4	2028	$96,416	$1,054,044	$957,628	$43,901	$659	$439	$42,804
5	2029	$96,416	$1,069,854	$973,438	$44,626	$669	$446	$43,511
6	2030	$96,416	$1,085,902	$989,486	$45,362	$680	$454	$44,228
7	2031	$96,416	$1,102,191	$1,005,775	$46,109	$692	$461	$44,956
8	2032	$96,416	$1,118,724	$1,022,308	$46,867	$703	$469	$45,695
9	2033	$96,416	$1,135,505	$1,039,089	$47,636	$715	$476	$46,445
10	2034	$96,416	$1,152,537	$1,056,121	$48,417	$726	$484	$47,206
11	2035	$96,416	$1,169,825	$1,073,409	$49,209	$738	$492	$47,979
12	2036	$96,416	$1,187,373	$1,090,957	$50,014	$750	$500	$48,763
13	2037	$96,416	$1,205,183	$1,108,767	$50,830	$762	$508	$49,560
14	2038	$96,416	$1,223,261	$1,126,845	$51,659	$775	$517	$50,368
15	2039	$96,416	$1,241,610	$1,145,194	$52,500	$788	$525	$51,188
16	2040	$96,416	$1,260,234	$1,163,818	$53,354	$800	$534	$52,020
17	2041	$96,416	$1,279,137	$1,182,721	$54,221	$813	$542	$52,865
18	2042	$96,416	$1,298,324	$1,201,908	$55,100	$827	$551	$53,723
19	2043	$96,416	$1,317,799	$1,221,383	$55,993	$840	$560	$54,593
20	2044	$96,416	$1,337,566	$1,241,150	$56,899	$853	$569	$55,477
							GROSS TIF	**$955,656**
							NPV TF	**$488,413**

Current / Base Taxes	
County Appraised Value of Property	$301,300
Assesed Value (32%)	$96,416
Levy Rate	5.63440%
Annual Taxes	$5,432

Future Taxes Upon Buildout	
Estimated County Appraised Value of Property	$3,150,000
Assesed Value (32%)	$1,008,000
Levy Rate	5.63440%
Annual Taxes	$56,795

Increment	
Estimated County Appraised Value of Property	$2,848,700
Assesed Value (32%)	$911,584
TIF Captured Levy Rate	4.58440%
Annual Tax Increment	$41,791

Assumptions	
Discount Rate	7.00%
Annual Growth Rate for Property Value & Sales	101.50%
City Admin Fee	1.50%
County Admin Fee	1.00%

Project Area 6 - EATS. In both CID's

TIF YEAR	ANNUAL SALES	BASELINE SALES	ANNUAL SALES INCREMENT	50% OF COUNTY SALES TAX SUBJECT TO TIF	50% OF CITY SALES TAX SUBJECT TO TIF	50% OF CID SALES TAX SUBJECT TO TIF	ADMINISTRATION FEE	TOTAL SALES TAX COLLECTED
1	$1,320,000	$0	$1,320,000	$10,725	$20,625	$13,200	-$446	$44,105
2	$1,339,800	$0	$1,339,800	$10,886	$20,934	$13,398	-$452	$44,766
3	$1,359,897	$0	$1,359,897	$11,049	$21,248	$13,599	-$459	$45,438
4	$1,380,295	$0	$1,380,295	$11,215	$21,567	$13,803	-$466	$46,119
5	$1,401,000	$0	$1,401,000	$11,383	$21,891	$14,010	-$473	$46,811
6	$1,422,015	$0	$1,422,015	$11,554	$22,219	$14,220	-$480	$47,513
7	$1,443,345	$0	$1,443,345	$11,727	$22,552	$14,433	-$487	$48,226
8	$1,464,995	$0	$1,464,995	$11,903	$22,891	$14,650	-$494	$48,949
9	$1,486,970	$0	$1,486,970	$12,082	$23,234	$14,870	-$502	$49,683
10	$1,509,275	$0	$1,509,275	$12,263	$23,582	$15,093	-$509	$50,429
11	$1,531,914	$0	$1,531,914	$12,447	$23,936	$15,319	-$517	$51,185
12	$1,554,893	$0	$1,554,893	$12,634	$24,295	$15,549	-$525	$51,953
13	$1,578,216	$0	$1,578,216	$12,823	$24,660	$15,782	-$533	$52,732
14	$1,601,889	$0	$1,601,889	$13,015	$25,030	$16,019	-$541	$53,523
15	$1,625,918	$0	$1,625,918	$13,211	$25,405	$16,259	-$549	$54,326
16	$1,650,306	$0	$1,650,306	$13,409	$25,786	$16,503	-$557	$55,141
17	$1,675,061	$0	$1,675,061	$13,610	$26,173	$16,751	-$565	$55,968
18	$1,700,187	$0	$1,700,187	$13,814	$26,565	$17,002	-$574	$56,807
19	$1,725,690	$0	$1,725,690	$14,021	$26,964	$17,257	-$582	$57,660
20	$1,751,575	$0	$1,751,575	$14,232	$27,368	$17,516	-$591	$58,524
							GROSS TIF	**$1,019,858**
							NPV TF	**$522,796**

Project Area 6	Rate	Portion Captured by TIF
County	1.625%	50%
City	3.125%	50%
Proposed CID - In both CID's	2.000%	50%
State General	3.000%	0%
State Education	1.000%	0%
State Other	0.225%	0%
Total	10.975%	

Project Area 1 - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$70,500,000	$705,000
2	$71,557,500	$715,575
3	$72,630,863	$726,309
4	$73,720,325	$737,203
5	$74,826,130	$748,261
6	$75,948,522	$759,485
7	$77,087,750	$770,878
8	$78,244,066	$782,441
9	$79,417,727	$794,177
10	$80,608,993	$806,090
11	$81,818,128	$818,181
12	$83,045,400	$830,454
13	$84,291,081	$842,911
14	$85,555,447	$855,554
15	$86,838,779	$868,388
16	$88,141,361	$881,414
17	$89,463,481	$894,635
18	$90,805,433	$908,054
19	$92,167,515	$921,675
20	$93,550,028	$935,500
21	$94,953,278	$949,533
22	$96,377,577	$963,776
23	$97,823,241	$978,232
24	$99,290,589	$992,906
25	$100,779,948	$1,007,799
26	$102,291,647	$1,022,916
27	$103,826,022	$1,038,260
	NON EATS Gross	**$23,255,608**
	NON EATS NPV	**$9,734,656**

Project Area 2 - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$550,000	$2,750
2	$558,250	$2,791
3	$566,624	$2,833
4	$575,123	$2,876
5	$583,750	$2,919
6	$592,506	$2,963
7	$601,394	$3,007
8	$610,415	$3,052
9	$619,571	$3,098
10	$628,864	$3,144
11	$638,297	$3,192
12	$647,872	$3,239
13	$657,590	$3,288
14	$667,454	$3,337
15	$677,466	$3,387
16	$687,628	$3,438
17	$697,942	$3,490
18	$708,411	$3,542
19	$719,037	$3,595
20	$729,823	$3,649
21	$740,770	$3,704
22	$751,882	$3,760
23	$763,160	$3,816
24	$774,607	$3,873
25	$786,227	$3,931
26	$798,020	$3,990
27	$809,990	$4,050
	NON EATS Gross	**$90,715**
	NON EATS NPV	**$37,973**

Project Area 3 - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$13,200,000	$132,000
2	$13,398,000	$133,980
3	$13,598,970	$135,990
4	$13,802,955	$138,030
5	$14,009,999	$140,100
6	$14,220,149	$142,202
7	$14,433,451	$144,335
8	$14,649,953	$146,500
9	$14,869,702	$148,697
10	$15,092,748	$150,928
11	$15,319,139	$153,191
12	$15,548,926	$155,489
13	$15,782,160	$157,822
14	$16,018,892	$160,189
15	$16,259,176	$162,592
16	$16,503,063	$165,031
17	$16,750,609	$167,506
18	$17,001,868	$170,019
19	$17,256,896	$172,569
20	$17,515,750	$175,158
21	$17,778,486	$177,785
22	$18,045,163	$180,452
23	$18,315,841	$183,159
24	$18,590,578	$185,906
25	$18,869,437	$188,695
26	$19,152,479	$191,525
27	$19,439,766	$194,398
	NON EATS Gross	**$4,354,245**
	NON EATS NPV	**$1,822,660**

Project Area 4 - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$0	$0
2	$0	$0
3	$0	$0
4	$0	$0
5	$0	$0
6	$0	$0
7	$0	$0
8	$0	$0
9	$0	$0
10	$0	$0
11	$0	$0
12	$0	$0
13	$0	$0
14	$0	$0
15	$0	$0
16	$0	$0
17	$0	$0
18	$0	$0
19	$0	$0
20	$0	$0
21	$0	$0
22	$0	$0
23	$0	$0
24	$0	$0
25	$0	$0
26	$0	$0
27	$0	$0
	NON EATS Gross	**$0**
	NON EATS NPV	**$0**

Project Area 5 - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$0	$0
2	$0	$0
3	$0	$0
4	$0	$0
5	$0	$0
6	$0	$0
7	$0	$0
8	$0	$0
9	$0	$0
10	$0	$0
11	$0	$0
12	$0	$0
13	$0	$0
14	$0	$0
15	$0	$0
16	$0	$0
17	$0	$0
18	$0	$0
19	$0	$0
20	$0	$0
21	$0	$0
22	$0	$0
23	$0	$0
24	$0	$0
25	$0	$0
26	$0	$0
27	$0	$0
	NON EATS Gross	**$0**
	NON EATS NPV	**$0**

Project Area 6 - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$1,320,000	$13,200
2	$1,339,800	$13,398
3	$1,359,897	$13,599
4	$1,380,295	$13,803
5	$1,401,000	$14,010
6	$1,422,015	$14,220
7	$1,443,345	$14,433
8	$1,464,995	$14,650
9	$1,486,970	$14,870
10	$1,509,275	$15,093
11	$1,531,914	$15,319
12	$1,554,893	$15,549
13	$1,578,216	$15,782
14	$1,601,889	$16,019
15	$1,625,918	$16,259
16	$1,650,306	$16,503
17	$1,675,061	$16,751
18	$1,700,187	$17,002
19	$1,725,690	$17,257
20	$1,751,575	$17,516
21	$1,777,849	$17,778
22	$1,804,516	$18,045
23	$1,831,584	$18,316
24	$1,859,058	$18,591
25	$1,886,944	$18,869
26	$1,915,248	$19,152
27	$1,943,977	$19,440
	NON EATS Gross	**$435,424**
	NON EATS NPV	**$435,424**

Total - Non EATS Capture		
CID YEAR	ANNUAL SALES	NON EATS CID REVENUE
1	$85,570,000	$852,950
2	$85,513,750	$865,744
3	$86,796,456	$878,730
4	$88,098,403	$891,911
5	$89,419,879	$905,290
6	$90,761,177	$918,869
7	$92,122,595	$932,653
8	$93,504,434	$946,642
9	$94,907,000	$960,842
10	$96,330,605	$975,255
11	$97,775,565	$989,883
12	$99,242,198	$1,004,732
13	$100,730,831	$1,019,803
14	$102,241,793	$1,035,100
15	$103,775,420	$1,050,626
16	$105,332,052	$1,066,386
17	$106,912,032	$1,082,381
18	$108,515,713	$1,098,617
19	$110,143,449	$1,115,096
20	$111,795,600	$1,131,823
21	$113,472,534	$1,148,800
22	$115,174,622	$1,166,032
23	$116,902,242	$1,183,523
24	$118,655,775	$1,201,276
25	$120,435,612	$1,219,295
26	$122,242,146	$1,237,584
27	$124,075,778	$1,256,148
	NON EATS Gross	**$28,135,993**
	NON EATS NPV	**$11,777,555**

Assumptions	
Discount Rate	7.00%

Prospect Village CID Properties (1%)		
CID YEAR	ANNUAL SALES	CID SALES TAX (1%)
1	$354,000,000	$3,540,000
2	$359,310,000	$3,593,100
3	$364,699,650	$3,646,997
4	$370,170,145	$3,701,701
5	$375,722,697	$3,757,227
6	$381,358,537	$3,813,585
7	$387,078,915	$3,870,789
8	$392,885,099	$3,928,851
9	$398,778,376	$3,987,784
10	$404,760,051	$4,047,601
11	$410,831,452	$4,108,315
12	$416,993,924	$4,169,939
13	$423,248,833	$4,232,488
14	$429,597,565	$4,295,976
15	$436,041,529	$4,360,415
16	$442,582,152	$4,425,822
17	$449,220,884	$4,492,209
18	$455,959,197	$4,559,592
19	$462,798,585	$4,627,986
20	$469,740,564	$4,697,406
21	$476,786,672	$4,767,867
22	$483,938,472	$4,839,385
23	$491,197,549	$4,911,975
24	$498,565,513	$4,985,655
25	$506,043,995	$5,060,440
26	$513,634,655	$5,136,347
27	$521,339,175	$5,213,392
CID Revenue Gross		**$116,772,842**
CID Revenue NPV		**$48,880,401**

Joplin Sports Facility CID Properties (1%)		
CID YEAR	ANNUAL SALES	CID SALES TAX (1%)
1	$447,000,000	$4,470,000
2	$453,705,000	$4,537,050
3	$460,510,575	$4,605,106
4	$467,418,234	$4,674,182
5	$474,429,507	$4,744,295
6	$481,545,950	$4,815,459
7	$488,769,139	$4,887,691
8	$496,100,676	$4,961,007
9	$503,542,186	$5,035,422
10	$511,095,319	$5,110,953
11	$518,761,749	$5,187,617
12	$526,543,175	$5,265,432
13	$534,441,323	$5,344,413
14	$542,457,942	$5,424,579
15	$550,594,812	$5,505,948
16	$558,853,734	$5,588,537
17	$567,236,540	$5,672,365
18	$575,745,088	$5,757,451
19	$584,381,264	$5,843,813
20	$593,146,983	$5,931,470
21	$602,044,188	$6,020,442
22	$611,074,851	$6,110,749
23	$620,240,974	$6,202,410
24	$629,544,588	$6,295,446
25	$638,987,757	$6,389,878
26	$648,572,573	$6,485,726
27	$658,301,162	$6,583,012
CID Revenue Gross		**$147,450,453**
CID Revenue NPV		**$61,721,862**

Assumptions	
Discount Rate	7.00%
Annual Growth	1.50%

EXHIBIT 6

EVIDENCE OF FINANCING COMMITMENT

See following page.

Enterprise Bank

August 12, 2024

Woodsonia Joplin, LLC
Attn: Drew Synder
20010 Manderson Street, Suite 101
Elkhorn NE 68022

Re: Prospect Village TIF, Joplin, Missouri

Dear Mr. Snyder,

We have reviewed the preliminary information that you have provided. The project seems well conceived and designed to fill a need in the community. We are excited about being a part of this project.

The purpose of this letter is to indicate our interest in providing funds to finance this proposed project. This loan will be subject to the bank's satisfactory review of all conditions outlined below, as well as customary due diligence, final underwriting, loan committee approval, and agreement to the bank's proposed terms.

Any bank financing would be conditioned upon the proposed project receiving all the necessary City approvals for planning and economic development incentive programs including final approval of the Prospect Village Tax Increment Financing Redevelopment Plan.

We look forward to working with you to provide financing necessary to complete the Prospect Village project to be performed by your development team.

We recognize that this letter will be submitted to the City of Joplin, Missouri for the purpose of reviewing the potential financing arrangements under consideration.

Sincerely,

Jeff Eikmeier
Chief Lending Officer

EXHIBIT 7

BLIGHT DETERMINATION

Prospect Village
Redevelopment Area

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
August 26, 2024

Patrick Sterrett
Sterrett Urban, LLC
704 Canter St.
Raymore, Missouri 64083
(816) 283.7222
psterrett@sterretturban.com

Prospect Village
Redevelopment Area

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
August 26, 2024

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Section I
Introduction

The purpose of this analysis is to determine if the proposed Prospect Village Tax Increment Financing Plan that consists of approximately 74.99 acres (excluding right of way) and eleven (11) property/tax parcels (two of which only a portion of the property/tax parcel is included) located generally south of E. 20th Street, west of South Davis Boulevard, and east of Geneva Avenue in Joplin, Jasper County, Missouri (as further described herein, the "Study Area"), qualify as a "blighted area" according to the Real Property Tax Increment Allocation Redevelopment Act – Sections 99.800 to 99.865 R.S.Mo. (the "TIF Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban, LLC (the "Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix E.

The Consultant visited the Study Area in September 2023 and in August 2024. The effective date of this study is August 26, 2024, the last date of inspection.

The Study Area is depicted in a map included on the following pages. The Study Area encompasses eleven (11) property/tax parcels (two of which only a portion of the property/tax parcel is included) and approximately 74.99 acres of property.

Definitions

Tax Increment Financing

Tax Increment Financing ("TIF") is a financing/development tool that allows for new increments of tax revenues resulting from a specified redevelopment above past taxes on the property (payments in lieu of taxes, or "PILOTS") to be used to pay for approved project-related costs, infrastructure and capital improvements. Projects using TIF must have plans approved by both the Tax Increment Financing Commission ("TIFC") of the City of Joplin, Missouri, and the City of Joplin, Missouri, City Council ("City"). The TIF Act requires that TIF projects be only redevelopment projects which would not reasonably be expected to be developed without the assistance of TIF (often referred to as "but for").

In order for the City to implement a TIF plan pursuant to the TIF Act, the City must determine by ordinance that the redevelopment area described by the applicable TIF redevelopment plan (the "TIF Plan") qualifies under the TIF Act as: 1) a blighted area; 2) a conservation area; or 3) an economic development area; and that such redevelopment area 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 TIF.

RSMo. 99.805 provides the following definitions for a blighted area, conservation area, or economic development area:

> *"Blighted area," an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use (RSMo. 99.805(1)).

"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, 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. For all redevelopment plans and projects approved on or after January 1, 2022, in retail areas, a conservation area shall meet the dilapidation factor as one of the three factors required under this subdivision (RSMo. 99.805(3)).

"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:

(a) Discourage commerce, industry or manufacturing from moving their operations to another state; or

(b) Result in increased employment in the municipality; or

(c) Result in preservation or enhancement of the tax base of the municipality (RSMo. 99.805(5)).

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed redevelopment area. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the redevelopment area. With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Determination of Study Area Conditions" provides conclusions regarding the analysis and presence of blight in key areas; however, the City will make a final determination of a blighted area for the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if the Study Area qualifies as a blighted area as defined in the TIF Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration for the Study Area. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis.

Data was collected to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through Jasper County and the city of Joplin and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the state and city.

The consultant visited the Study Area in September 2023 and again in August 2024. The effective date of the study is August 26, 2024, the last date of inspection.

Previous Blight Determinations
Proposed Redevelopment Area
The Study Area does not encompass any existing redevelopment plans, and has not previously been declared blighted by the city.

Legal Description
The Study Area consists of eleven (11) property/tax parcels (two of which only a portion of the property/tax parcel is included). A legal description (abbreviated) of each of the property/tax parcels within the Study Area is included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains eleven (11) property/tax parcels (two of which only a portion of the property/tax parcel is included), which are identified by the Jasper County Assessor's office. A complete listing of the property/tax parcels is included in Appendix A.

Study Area – Boundary Map



Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 74.99 acres (excluding right of way) and consists of eleven (11) property/tax parcels (two of which only a portion of the property/tax parcel is included). The Study Area is generally located south of E. 20th Street, west of South Davis Boulevard, and east of Geneva Avenue in Joplin, Jasper County, Missouri.

The existing access points to the Study Area are located on E. 20th Street, S. Range Line Road, S. Geneva Avenue, E. 24th Street and E. 25th Street. A private street also provides access between S. Range Line Road and S. Geneva Avenue, north of 2117 S. Range Line Road. The Study Area has quick and easy access to Interstate 44, located slightly less than one mile to the south with a full interchange on S. Range Line Road. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the northern portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms a small part of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Beside the two major thoroughfares providing access to the Study Area along with "Major Collectors" S. Geneva Avenue and S. Davis Boulevard, all other streets are designated as "Local Streets" or are unclassified, and provide good access to the Study Area and surrounding areas.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road and E. 20th Street, although ADA-compliant warning pads do not always exist at intersections and crosswalks) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but typically lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

Land Area

There are eleven (11) property/tax parcels within the Study Area, of which two are only partially included. Per information obtained from the geographic information system of Jasper County, Missouri, the Study Area contains a total of approximately 74.99 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is at 1,080 feet at the northeast corner of 3545 E. 20th Street near the intersection of E. 20th Street and S. Davis Boulevard. The lowest elevation in the Study Area is generally at approximately 1,040 feet in the northwest corner of the Study Area along Geneva Avenue and includes a vacant lot/pad site (Parcel No. 20-4.0-18-000-000-014.004).

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area to the northwest corner of the Study Area south of E. 20th Street and S. Geneva Avenue as demonstrated in the FIRM map included in Appendix C. A fair amount of the northern portion of the Study Area located south of E. 20th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether five of the eleven property/tax parcels are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Easements
The Consultant was not provided with a title report or survey that encompasses the Study Area. No overall evaluation can be developed regarding easements or other restrictions which may be in effect within the Study Area, although the National Pipeline Mapping System indicates a high-pressure gas transmission pipeline that traverses the Study Area in a generally north/south direction between E. 20th Street on the north and E. 25th Street on the south, and along the eastern edge of the Home Depot and International Paper properties. The existence of such a pipeline may hinder development or could be extremely costly to relocate.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
Zoning in the Study Area is C-3 ("Commercial District") and M-2 ("Heavy Industrial District"). Below is a chart summarizing the intent of the C-3 and M-2 zoning classifications. A map of the Study Area exhibiting the zoning classifications follows. As illustrated in the map, six of the eleven properties in the Study Area are zoned C-3, and five of the eleven properties in the Study Area are zoned M-2.

Zoning Classification	Intent
C-3 Commercial	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or

	development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
M-2 Heavy Industrial	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*City of Joplin, Missouri Zoning Ordinance, adopted by Ordinance No. 2022-119, effective August 2, 2022.



Prospect Village Redevelopment Area – Zoning

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for much of the property in the Study Area owned by International Paper was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the

> Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)
>
> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2023 in the Study Area was $5.6344 per $100 of assessed valuation. In 2023 (the most recent year in which real estate taxes were collected), the assessed value of the Study Area was $1,217,567, generating a total of $68,602.55 in billable real estate taxes. Assessed values within the Study Area increased by 3.94% between 2019 and 2023 after increasing by 1.00% in 2023. All real property tax payments are current as of the date of this study.

Existing Improvements

The Study Area encompasses approximately 74.99 acres (excluding right of way) and consists of eleven (11) property/tax parcels (two of which only a portion of the property/tax parcel is included). The Study Area is generally located south of E. 20th Street, west of South Davis Boulevard, and east of Geneva Avenue in Joplin, Jasper County, Missouri.

The Study Area consists of 69.21 acres (excluding right of way) on seven property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property. The largest parcel in the Study Area, at 50 acres, along with approximately another adjacent 43.5 acres to the south that is not included in the Study Area, was formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006.

The remainder of the Study Area is developed with commercial uses in three primary buildings, all of one story, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The second building is also one story and accessed from S. Davis Boulevard. The property appears to be occupied by a construction company at

2120 S. Davis Boulevard. The third building, also accessed from S. Davis Boulevard, is occupied by a dental practice and is in good condition.

Altogether there is about 26,410 square feet of existing commercial/light industrial space developed within the Study Area.

Much of the Study Area was impacted by the 2011 tornado, but has not experienced the same level of investment since then as the S. Range Line Road corridor. The weighted average age of the improvements in the Study Area is approximately 26 years, with an average year built of 1998. The restaurant was constructed in 1970, the office building in 2012, and the flex building on S. Davis Boulevard is thought to have been constructed in 2012. The buildings are generally in fair to good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
No billboards exist within the Study Area.

Joplin Southern Neighborhood

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is in the middle of the International Paper property.

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from ’10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from ’10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from ’10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from ’10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile chg. from ’23 (1 mile)	51,024	54,597 +7.0%
Three Mile chg. from ’23 (3 mile)	50,235	54,744 +9.0%
Five Mile chg. from ’23 (5 mile)	52,961	58,237 +10.0%
Joplin chg. from ’23	51,025	55,628 +9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for that portion of the City of Joplin located in Jasper County, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri (Jasper County)
July 2024 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
22,119	21,068	1,051	4.8%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO metropolitan statistical area in July 2024 was 4.7%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered “full employment.”

Section III

Determination of Study Area Conditions

Significant findings of the Prospect Village Redevelopment Area Blight Study are presented in the discussion that follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September 2023 and in August 2024. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether blighted conditions as defined by the TIF Act exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definition includes: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. Appendix D of this report includes a table exhibiting the blighting factors present at each property parcel within the Study Area.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the TIF Act:

> *"Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use* (RSMo. 99.805(1)).

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).

- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).

- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are several locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company property (as previously detailed), and as noted previously the presence of floodways and stormwater mitigation areas that impact five of the eleven properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. Nine of the eleven properties in the Study Area exhibited insanitary or unsafe conditions, or about 97% of the Study Area.

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International Paper Co. – looking west – overgrown vegetation; uneven pavement; contaminated property



Planet Fitness pad site – overgrown vegetation; deterioration of drive aisle



Planet Fitness pad site – lack of pedestrian circulation; overgrown vegetation



3534 E. 20th St – looking south – overgrown vegetation



3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



International Paper Co. – looking northwest – contaminated property; abandoned rail spur



International Paper Co. – looking northwest – contaminated property



E. 25th St – looking north – stormwater mitigation area, floodway



2601 S. Range Line Rd – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



2601 S. Range Line Rd – debris on sidewalk



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



Prospect Village Redevelopment Area – Flood Zone

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

The most common examples of structural deterioration found in the Study Area included the deterioration of walls and failure of finishes. The following photos are examples of structural deterioration in the Study Area.



2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, ancillary buildings, fences, and infrastructure, and the lack of or neglected landscaping.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.

Structural deterioration was not common in the Study Area, as there are only three primary buildings in the Study Area. Deterioration of non-primary improvements, however, is evident throughout the Study Area.

The Study Area exhibited insanitary or unsafe conditions and is a moderate contributor to blight. Six of the eleven properties in the Study Area exhibited deterioration of site improvements, or about 57% of the Study Area.



International Paper Co. – looking northwest – deterioration of ancillary building



International Paper Co. – looking north – deterioration of Peters Street



3110 E. 20th Street – looking north – deterioration of drive aisle



Planet Fitness pad site – looking north – deterioration of drive aisle and surface parking lot



2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



International Paper Co. – looking south – deterioration of fence; lack of landscaping



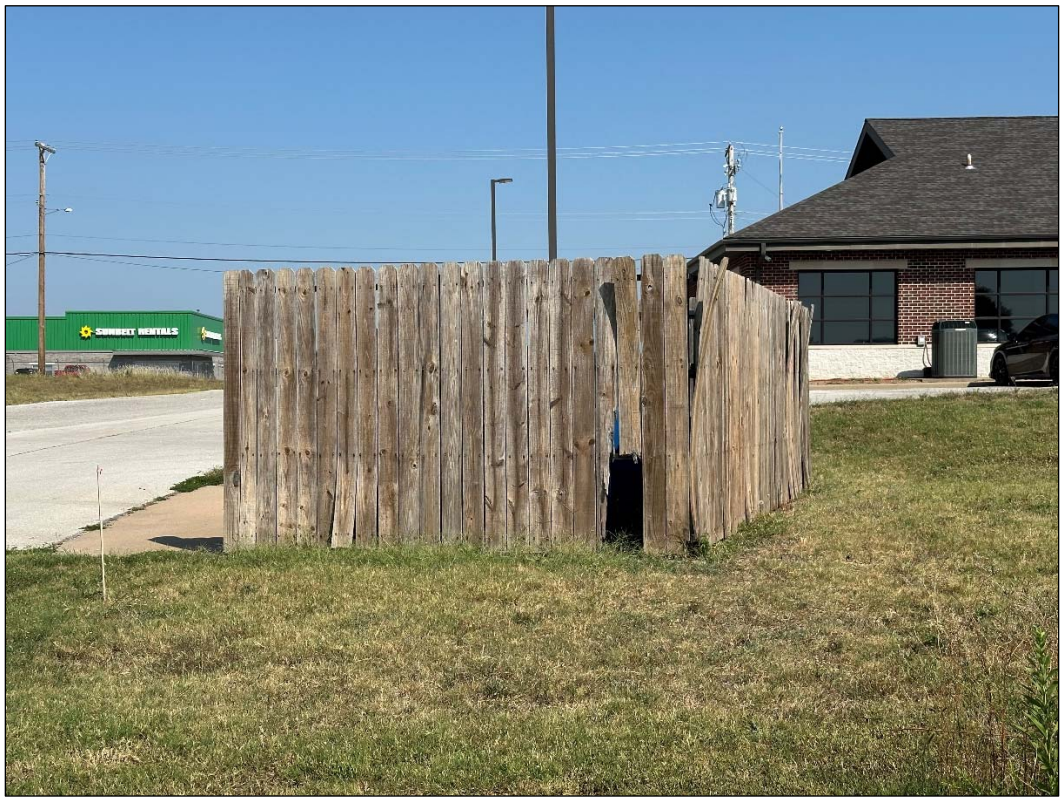
International Paper Co. – looking south – deterioration of fence; overgrown vegetation



Planet Fitness pad site – looking southwest – deterioration of infrastructure



2120 S. Davis Blvd – looking south – deterioration of fence, gravel parking lot; overgrown vegetation



2120 S Davis Blvd – looking east – deterioration of trash enclosure

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information for the Study Area indicated fewer reported incidents than in other areas of Joplin in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on that property/tax parcel currently owned by International Paper that would endanger life and/or property. The International Paper property and four other properties are impacted by a floodway that, at times of certain weather events, could endanger life or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcel within the Study Area satisfies each of the three blighting cause factors, and all are evident in more than 50% of the Study Area.

Prospect Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	11	100%	74.99	100%
Blighting Factors				
Insanitary or unsafe conditions	9	81.8%	72.88	97.2%
Deterioration of site improvements	6	54.5%	57.12	76.2%
Existence of conditions which endanger life or property by fire and other causes	5	45.5%	62.17	82.9%
Parcels with Preponderance of Blighting Factors	**7**	**63.6%**	**64.83**	**86.5%**

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company property has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.94% since 2019, and by 1.00% in 2023. In comparison, assessed valuation of commercial real estate in Jasper County increased by 20.0% since 2019 and increased 5.3% in 2023. Growth is occurring in Jasper County and in Joplin, but not within the Study Area.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as a detention basin and another as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company, whose soil management plan adds considerable cost to development, particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about two years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate

stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company property, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act was present in the proposed Prospect Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of site improvements and unsafe conditions throughout the Study Area. The low assessed values of the International Paper Company property due to environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Prospect Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property taxes, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions.

Therefore, the Consultant has determined that the proposed Prospect Village Redevelopment Area, as of August 26, 2024, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic and social liability, and is a menace to the public health, safety, or welfare in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1	3534 E 20TH ST	20-4.0-18-000-000-012.000	FLETCHER REALTY	JOP MISC BEG 186.75' W NE COR NW TH S 680' W 448.41' N 680' E TO BEG EX N 30' & EX E 30'
2	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 205.6' N 425' E TO POB EX COM NE CPR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
3	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONTINENCE RESTORATION CENTER	JOP MISC BEG 2858.38' W & 680' S NE COR S 770' W 225.3' N 750' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W
4	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
5	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
6	3110 E 20TH ST	20-4.0-18-000-000-014.003	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
7	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48'
8	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
9	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG
10	2601 S RANGELINE RD	20-4.0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.2' S 201.10 W 116.72' N 63' W 277.25' N TO POB EX HWY
11	NO ADDRESS ASSIGNED	20-4.0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 212' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 280.53' N TO POB

NOTES:
Parcel No. 4 (No Address Assigned - Parcel No. 20-4.0-18-000-000-014.000) is part of a larger parcel. The portion included in the Redevelopment Area is approximately 50.0 acres. The entire parcel consists of 93.48 acres. The legal description shown above is for the entire parcel.

Parcel No. 5 (3110 E 20th St - Parcel No. 20-4.0-18-000-000-014.003) is part of a larger parcel. The portion included in the Redevelopment Area is approximately 0.82 acres. The entire parcel consists of 11.24 acres. The legal description shown above is for the entire parcel.

PARCEL MAP KEY



Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	2019	2020	2021	2022	2023	Taxes 2023	Taxes Delinquent	NOTES
1	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,917.87	0.00	
2	20-4.0-18-000-000-013.000	132,930	132,930	136,260	136,260	140,520	7,917.46	0.00	
3	20-4.0-18-000-000-013.002	181,090	181,090	181,350	181,350	197,400	11,122.30	0.00	
4	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,637.37	0.00	
5	20-4.0-18-000-000-014.000	84,194	84,194	86,949	86,949	78,840	4,442.18	0.00	1
6	20-4.0-18-000-000-014.003	75,231	75,231	75,761	75,761	77,416	4,361.94	0.00	2
7	20-4.0-18-000-000-014.004	95,750	95,750	96,420	96,420	95,680	5,390.99	0.00	
8	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,649.75	0.00	
9	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00	
10	20-4.0-18-000-000-031.000	262,940	262,940	284,640	284,640	283,550	15,976.34	0.00	
11	20-4.0-18-000-000-031.001	69,440	69,440	74,300	74,300	74,300	4,186.35	0.00	
	Total	1,171,435	1,171,436	1,205,540	1,205,540	1,217,567	68,602.55	0.00	
	Annual Change %		0.00%	2.91%	0.00%	1.00%			
	Cumulative Change %		0.00%	2.91%	2.91%	3.94%			

NOTES:

1 Only 50 acres of the total 93.48 acres in the parcel are included in the Study Area. The values shown are prorated for that portion of the property included in the Study Area.

2 Only 0.82 acres of the total 11.24 acres in the parcel are included in the Study Area. The values shown are prorated for that portion of the property included in the Study Area.

Appendix C

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Planimetric **base map** information shown on all FIRM panels was derived from 2-foot orthoimagery collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "**profile base lines**" depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

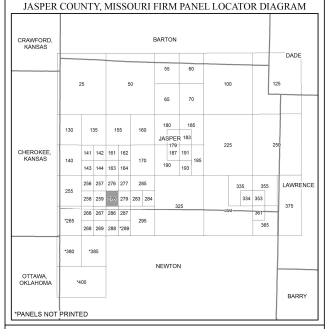
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **FEMA Map Service Center** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- CBRS and OPA boundary
- International, State, or County boundary
- Corporate, Extraterritorial Jurisdiction, or Urban Growth boundary
- Area Not Included boundary
- Military Reservation, Native American Lands boundary
- 513 Base Flood Elevation line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- A — A Cross section line
- 23 — 23 Transect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4276 000mE 1000-meter Universal Transverse Mercator grid values, zone 15
- 600000 FT 5000-foot grid ticks: Missouri State Plane coordinate system, west zone (FIPSZONE 2403), Transverse Mercator projection
- DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- Aqueduct, Culvert, Flume, Penstock, or Storm Sewer
- Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
MARCH 16, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 2, 2012 - to update corporate limits, to change Special Flood Hazard Areas, to reflect updated topographic information, to incorporate previously issued Letters of Map Revision, and to change floodway

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0278E

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI
AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DUQUESNE, CITY OF	290728	0278	E
JOPLIN, CITY OF	290183	0278	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278E

MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix D

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	
2	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
3	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
4	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	1	2.79	■
5	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.000	■	■	■	2	50.00	■
6	3110 E 20TH ST	20-4.0-18-000-000-014.003				0	0.82	
7	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.004	■	■	■	2	1.34	■
8	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.005	■		■	1	1.83	
9	NO ADDRESS ASSIGNED	20-4.0-18-000-000-014.006	■		■	1	6.21	■
10	2601 S RANGELINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
11	NO ADDRESS ASSIGNED	20-4.0-18-000-000-031.001	■	■		2	0.40	■
	TOTALS		**9**	**6**	**5**	**15**	**74.99**	**7**
			72.88	**57.12**	**62.17**			**64.83**
			97.2%	**76.2%**	**82.9%**			**86.5%**

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

6. I made a personal inspection of the property that is the subject of this report on August 26, 2024.

7. This study is not based on a requested result or a specific conclusion.

8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC
2006 – Current

Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study – Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

EXHIBIT 8

APPLICANT'S AFFIDAVIT

See Following Page

DEVELOPER AFFIDAVIT

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

COMES NOW, Drew Snyder, and being first duly sworn, on his oath states:

1. I am over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of Prospect Village, LLC, a Nebraska Limited Liability Company.

2. I am the Managing Member of Prospect Village, LLC, the proposed developer for the Prospect Village Tax Increment Financing Plan (the "TIF Plan"), as designated in the TIF Plan.

3. The Redevelopment Area on the whole is "Blighted Area" as that term is defined in the Real Property Tax Increment Allocation Development Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri. The proposed development in the Redevelopment Area will not be used solely for the development of commercial business that will unfairly compete in the local economy, and such development is in the public interest because it will increase employment in and enhance the tax base of the City. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise.

4. The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of tax increment financing.

5. Prospect Village, LLC, will not and could not be reasonably expected to develop the Redevelopment Area without the adoption of the proposed TIF Plan.

Prospect Village, LLC

Drew Snyder, Member

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 15th day of August, 2024.

Natalie Wordekemper
Notary Public

My Commission Expires:
10/28/2024

Natalie Wordekemper
Printed Name

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2024

EXHIBIT 9

ESTIMATED REDEVELOPMENT SCHEDULE

ESTIMATED OPENING DATES

Project 1A	2028-2034
Project 1B	2028-2034
Project 2	2027-2028
Project 3A	2028-2034
Project 3B	2028-2034
Project 5	2028-2034
Project 6	2026-2028

EXHIBIT 10

WOODSONIA MARKETPLACE TAX INCREMENT FINANCING
BUSINESS RELOCATION ASSISTANCE PLAN

The Developer is not anticipating the need to provide relocation assistance to any businesses within the Redevelopment Area pursuant to this Business Relocation Assistance Plan. However, in the event relocation of any occupant is necessary, it will be carried out in accordance with Section 523.205 of the Revised Statutes of Missouri, and pursuant to the following Business Relocation Assistance Plan:

1. Definitions. The following terms shall have the meanings set forth below for purposes of this Business Relocation Assistance Plan. Capitalized terms not otherwise defined shall have the meaning set forth in the Woodsonia Marketplace Tax Increment Redevelopment Financing Plan.

1.1 Business: Any lawful activity that is conducted: (a) primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities; or (b) primarily for the sale of services to the public.

1.2 Displaced Person: Any Person that moves from the real property which is within the Redevelopment Area or moves such Person's personal property from real property which is within the Redevelopment Area permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire, such real property, in whole or in part, for a public purpose.

Eligible Displaced Person: Any Displaced Person who occupied the real property to be acquired for not less than ninety (90) days prior to the Initiation of Negotiations and who is required to vacate such real property.

1.3 Handicapped Displaced Person: Any Displaced Person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other Persons would encounter or to the extent that modifications to the replacement residence would be necessary.

1.4 Initiation of Negotiations: The delivery of the initial written offer of just compensation by the acquiring entity, to the owner of the real property, to purchase such real property for a Redevelopment Project, or the notice to the Person that he will be displaced by rehabilitation or demolition.

1.5 Person: Any individual, family, partnership, corporation or association.

1.6 Referral Site Notice: The written notice of referral sites to be provided to Displaced Persons by the Developer pursuant to Section 4 of this Business Relocation Assistance Plan.

1.7 Relocation Payment: The payment to be made from the Special Allocation Fund to an Eligible Displaced Person pursuant to Section 6 of this Business Relocation Plan.

2. Availability of Relocation Assistance. All Eligible Displaced Persons shall have the right to receive relocation assistance in accordance with the terms of this Business Relocation Assistance Plan, or alternatively, pursuant to a negotiated plan between the Developer and the Business. In no event shall relocation assistance be provided to any Person who purposely resides or locates such Person's Business in the Redevelopment Area solely for the purpose of obtaining relocation benefits.

3. **Notice to Vacate**. The Developer shall give to every Displaced Person a written notice to vacate not less than ninety (90) days prior to the date such Displaced Person is required to vacate its premises.

4. **Referrals**. The Developer shall provide each Displaced Person operating a Business in the Redevelopment Area with written notice of a minimum of three (3) suitable referral sites for such Business. The Referral Site Notice shall be provided to each Handicapped Displaced Person ninety (90) days prior and to each other Displaced Person sixty (60) days prior, to the date such Displaced Person is required to vacate its respective premises. The Developer shall make arrangements for transportation for Displaced Persons to inspect referral sites upon receipt of a written request from such Displaced Person for transportation addressed to the Developer in care of Rouse Frets White Goss Gentile Rhodes, P.C., 4510 Belleview, Suite 300, Kansas City, Missouri 64111, Attn: William B. Moore, Esq.

5. **Notice of Relocation Plan**. Concurrently with the provision of a Referral Site Notice, the Developer shall notify Eligible Displaced Persons in writing of the availability of Relocation Payments and assistance under this Business Relocation Assistance Plan.

6. **Relocation Payments**. Each Eligible Displaced Person shall be entitled to the following Relocation Payment from the Special Allocation Fund.

6.1 **Displaced Businesses**. Each Eligible Displaced Person operating a Business located in the Redevelopment Area shall be provided with, at the option of such Eligible Displaced Person, either: (a) a $1,500 fixed payment; or (b) actual costs of moving, including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery. Each such Eligible Displaced Person must elect one of the foregoing payment options and give

notice of such election to the Developer not less than thirty (30) days prior to the date such Displaced Person is required to vacate its premises.

7. **Special Needs**. Any Displaced Person who believes that such Displaced Person has any special needs as the result of such Displaced Person's income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities may advise the Developer of such needs and such needs shall be given specific consideration with respect to the relocation benefits offered to such Displaced Person. To notify the Developer of such special needs, the Displaced Person having such needs must deliver written notice to the Developer in care of Rouse Frets White Goss Gentile Rhodes, P.C. at 4510 Belleview, Suite 300, Kansas City, Missouri 64111, Attention: William B. Moore, Esq. Such notice shall identify the special needs and the basis of the special need. The Developer reserves the right to require from any Displaced Person claiming special needs, reasonable evidence of the alleged facts upon which a claim for special needs is based (by way of example, copies of income tax returns if income is an issue).

8. **Deadline for Claims and Payments**. All claims for Relocation Payments shall be filed by the Displaced Person with the Developer within six (6) months after: (a) for tenants, the date of displacement; or (b) for owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later. Payment for a satisfactory claim for Relocation Payments shall be made by the Developer within thirty (30) days following the Developer's receipt of sufficient documentation to support the claim.

9. **Advance Payment**. If an Eligible Displaced Person demonstrates the need for an advance payment of the Relocation Payment in order to avoid or reduce a hardship, the Developer shall issue the Relocation Payment subject to such safeguards as the Developer may reasonably establish and are appropriate to ensure that the objective of the Relocation Payment is accomplished.

10. **Waiver of Payment**. Any Eligible Displaced Person, who is also the owner of the applicable real property, may waive Relocation Payments as part of the negotiations for acquisition of the real property owned by such Eligible Displaced Person. Such waiver shall be in writing, shall disclose the Eligible Displaced Person's knowledge of the provisions of this Business Relocation Assistance Plan and Section 523.205 of the Revised Statutes of Missouri and knowledge of entitlement to Business Relocation Payments under this Business Relocation Assistance Plan, and shall be filed with the Developer.

11. **Reports**. The Developer shall deliver a report to the City which report shall include, but not be limited to:

(a) The name and addresses of all Displaced Persons;

(b) Specific relocation payments to be made to each Displaced Person; and

(c) A sample form of all notices provided to each Displaced Person.

12. **Amendment**. In the event that a court of competent jurisdiction determines that this Business Relocation Assistance Plan does not satisfy the minimum requirements of Section 523.205 of the Revised Statutes of Missouri, then this Business Relocation Assistance Plan shall be automatically and retroactively amended to the minimum extent necessary to bring this Business Relocation Assistance Plan in conformity with the minimum requirements of Section 523.205 of the Revised Statutes of Missouri.

EXHIBIT 11

COST-BENEFIT ANALYSIS

SEE ATTACHED

Prospect Village - Joplin, MO
Cost-Benefit Analysis - Summary

	Without Project - Tax Revenue			With Project - Tax Revenue			Increase in Tax Revenues With Project			Total Tax Revenue Increase With Project
	Real Property	Personal Property	Sales/Hotel	Real Property	Personal Property	Sales/Hotel	Real Property	Personal Property	Sales/Hotel	
City of Joplin	$ 51,839	$ 24	$ -	$ 51,839	$ 29,610	$ 35,138,767	$ -	$ 29,586	$ 35,138,767	$ 35,168,353
Jasper County	$ 33,075	$ 15	$ -	$ 33,075	$ 18,892	$ 15,461,057	$ -	$ 18,877	$ 15,461,057	$ 15,479,934
Joplin Hotel	$ -	$ -	$ -	$ -	$ -	$ 4,050,239	$ -	$ -	$ 4,050,239	$ 4,050,239
School District R8	$ 1,086,663	$ 499	$ -	$ 1,086,663	$ 620,686	$ -	$ -	$ 620,188	$ -	$ 620,188
Library	$ 73,008	$ 34	$ -	$ 73,008	$ 41,701	$ -	$ -	$ 41,668	$ -	$ 41,668
Joplin Road District	$ 66,358	$ 30	$ -	$ 66,358	$ 37,903	$ -	$ -	$ 37,872	$ -	$ 37,872
Dev Disability	$ 25,088	$ 12	$ -	$ 25,088	$ 14,330	$ -	$ -	$ 14,319	$ -	$ 14,319
Mental Health	$ 25,088	$ 12	$ -	$ 25,088	$ 14,330	$ -	$ -	$ 14,319	$ -	$ 14,319
State Blind Pension	$ 8,907	$ 4	$ -	$ 162,785	$ 5,088	$ -	$ 153,878	$ 5,084	$ -	$ 158,962
Commercial Surtax	$ 302,841	$ -	$ -	$ 5,534,705	$ -	$ -	$ 5,231,864	$ -	$ -	$ 5,231,864
State	$ -	$ -	$ -	$ -	$ -	$ 95,015,225	$ -	$ -	$ 95,015,225	$ 95,015,225
TOTAL	$ 1,672,868	$ 629	$ -	$ 7,058,610	$ 782,540	$ 149,665,288	$ 5,385,742	$ 781,911	$ 149,665,288	$ 155,832,941

NOTES

> Revenue collected from Commercial Surtax is distributed to the taxing authorities in the same manner that the real estate tax is distributed to the taxing authorities.
> Project proposes traditional TIF funding of Redevelopment Project Costs from 100% of real property increment (PILOTs) and 50% of economic activity taxes (EATs).

Prospect Village - Joplin, MO
Cost-Benefit Analysis - Assumptions

REAL PROPERTY LEVY RATES (2023)		
	LEVY	PILOT %
City of Joplin	0.1746	3.81%
Jasper County	0.1114	2.43%
School District R8	3.6600	79.84%
Library	0.2459	5.36%
Joplin Road District	0.2235	4.88%
Dev Disability	0.0845	1.84%
Mental Health	0.0845	1.84%
State Blind Pension	0.0300	0.00%
Commercial Surtax	1.0200	0.00%
Total TIF Captured Levy Rate	4.5844	100.00%
Total Real Property Levy Rate	5.6344	

REAL PROPERTY NOTES
Blind Pension & Commercial Surtax are not captured by TIF
Commercial Surtax levied only against commercial real property
Majority of IPC land is outside of Project Areas 1A, 1C, 2 and 5. Total value of IPC Parcel ($460,620) is divided amonst Project Areas as follows: 1A (15%), 1C (5%), 5 (15%) based on estimated Area sizes. All of IPC improvements value attributed to later anticipated project areas.
Proposed Project Areas for a later amendment to Plan, 1C and 3c are included in this Analysis, but as detailed in Section II.B of the TIF Plan, the Developer understands that when the FEMA maps are revised, it will have to prepare a specific amendment to the TIF Plan to approve a development in yet to be defined Project Areas tentatively referred to as Project Areas 1C, 3C and 4. None of the floodplain property is currently within a designated Redevelopment Project Area.
Allocation of parcel real property valuation is fluid to accommodate chnges to layout. Total reasl property, however, remains the same no matter the allocation.

PERSONAL PROPERTY LEVY RATES (2023)		
	LEVY	PPTAX %
Jasper County	0.1114	2.66%
School District R8	3.6600	87.27%
Joplin Road District	0.2235	5.33%
Developmental Disability	0.0845	2.01%
Mental Health	0.0845	2.01%
State Blind Pension	0.0300	0.72%
Total Levy Rate	4.1939	100.00%

MISCELLANEOUS	
Semi-Annual Increase to Post-Development Appraised Values	3.00%
Discount / Interest Rate	7.00%
Real Property Commercial Assessment Rate	32%
Personal Property Commercial Assessment Rate	33.33%
Real Property Residential Assessment Rate	19%
Sales Tax on restaurant in Project Area 1B estimated as relatively nominal	
Pers Prop 7y Straight Line Depreciation & 2% Annual AV Growth	
Annual Sales Growth	2%

SALES TAX ASSUMPTIONS	
	LEVY
City of Joplin	3.125%
Jasper County	1.375%
State of Missouri	4.225%
Joplin Hotel Sales Tax (Not captured as EATs)	4.000%
Total TIF Captured Levy Rate	4.500%
Total Levy Rate not including Hotel Tax)	8.725%

Real Property Tax Information by Parcel

Project Area	Project Areas' Acreage	Tax Parcel ID	Owner	Address (per Assessor)	Class	App Value Total	App Value Land	App Value Imp	Assmt Value Total	Assmt Value Land	Assmt Value Imp
1A, 1C, 4 and 5	93.48	20-401-8000000-14000	International Paper Company (IPC)	Behind Home Depot	Commercial	$ 460,620	$ 274,750	$ 185,870	$ 147,400	$ 87,920	$ 59,480
1B	0.40	20-401-8000000-31001	Acme Land Co	S RANGELINE RD	Commercial	$ 232,190	$ 232,190	$ -	$ 74,300	$ 74,300	$ -
1B	1.29	20-401-8000000-31000	Acme Land Co (Vacant Restaurant)	2601 S RANGELINE RD	Commercial	$ 886,070	$ 561,610	$ 324,460	$ 283,550	$ 179,720	$ 103,830
2	2.79	20-401-8000000-13004	Hukill Duanne & Holly L	2120 S DAVIS BLVD	Commercial	$ 90,800	$ 90,800	$ -	$ 29,056	$ 29,060	$ -
2	6.21	20-401-8000000-14006	City - IAV of $0 reflects exemption	E 25TH ST	Exempt	$ -	$ -	$ -	$ -	$ -	$ -
2	1.29	20-401-8000000-13002	Continence Restoration Center	2120 S DAVIS BLVD	Commercial	$ 616,880	$ 53,700	$ 563,180	$ 197,402	$ 17,180	$ 180,220
3 (A, B & C)	6.22	20-401-8000000-12000	Fletcher Realty	3534 E 20TH ST	Commercial	$ 661,000	$ 661,000	$ -	$ 211,520	$ 211,520	$ -
4	2.80	20-401-8000000-13000	KAP PROPERTY INVESTMENTS	2120 DAVIS ST	Commercial	$ 439,120	$ 140,000	$ 299,120	$ 140,520	$ 44,800	$ 95,720
4	1.83	20-401-8000000-14005	HOME DEPOT USA INC	E 20TH ST	Commercial	$ 91,500	$ 91,500	$ -	$ 29,280	$ 29,280	$ -
6	1.34	20-401-8000000-14004	Rangeline Investors	S GENEVA AVE	Commercial	$ 299,000	$ 274,400	$ 24,600	$ 95,680	$ 87,810	$ 7,870

Real Property Pre-Development Appraised and Assessed Values by Project Areas

Project Area	Allocation of Real Property Tax Parcels Amongst Project Areas	Class	App Value Total	App Value Land	App Value Imp	Assmt Value Total	Assmt Value Land	Assmt Value Imp
1A	15% of IPC property attributed to Project Area 1A	Commercial	$ 78,387	$ 78,387	$ -	$ 25,084	$ 25,084	$ -
1B	Total of Acme Land lots (Small portion of 1B comprised of IPC parcel)	Commercial	$ 1,118,260	$ 793,800	$ 324,460	$ 357,850	$ 254,020	$ 103,830
1C	5% of IPC property attributed to Project Area 1C	Commercial	$ 13,738	$ 13,738	$ -	$ 4,396	$ 4,396	$ -
2	Total of Hukill, Continence & City parcels. City exempt with $0 IAV. Hukill & Continence parcel taxable.	Comm/Exempt	$ 707,680	$ 144,500	$ 563,180	$ 226,458	$ 46,240	$ 180,220
3 (A, B & C)	Total of Fletcher Realty lots	Commercial	$ 661,000	$ 661,000	$ -	$ 211,520	$ 211,520	$ -
4	65% of IPC Property, KAP, Home Depot	Commercial	$ 830,023	$ 410,088	$ 419,936	$ 265,610	$ 131,228	$ 134,382
5	15% of IPC property attributed to Project Area 5	Commercial	$ 69,093	$ 41,213	$ 27,881	$ 22,110	$ 13,188	$ 8,922
6	Rangeline parcel	Commercial	$ 299,000	$ 274,400	$ 24,600	$ 95,680	$ 87,810	$ 7,870

Real Property Post-Development Appraised and Assessed Values by Project Area

Project Area	Notes Regarding Estimated Allocation of Parcels Amongst Project Areas	Class	App Value Total	App Value Land	App Value Imp	Assd Value Total	Assmt Value Land	Assmt Value Imp
1A	Anchor Retailer ($11.525MM projected improvement valuation)	Commercial	$ 11,525,000	$ 78,387	$ 11,446,614	$ 3,688,000	$ 25,084	$ 3,662,916
1B & 1C	Convenience Store ($4.5MM projected improvement valuation), Retial Pad ($2.0MM projected improvement valuation)	Commercial	$ 6,500,000	$ 793,800	$ 1,706,200	$ 2,080,000	$ 254,016	$ 545,984
2	Joplin Sports Complex	Exempt	$ -	$ -	$ -	$ -	$ -	$ -
3 (A, B & C)	Three Retail Pad Sites ($10.5MM projected improvement valuation)	Commercial	$ 10,500,000	$ 661,000	$ 9,839,000	$ 3,360,000	$ 211,520	$ 3,148,480
4	Multi-Family 375 units ($49,218,750 projected improvement valuation; Land Value held constant)	Residential	$ 49,218,750	$ 410,088	$ 48,808,663	$ 9,351,563	$ 77,917	$ 9,273,646
5	Hotel / Fletcher Parking Lot ($7.875MM projected improvement valuation)	Commercial	$ 7,875,000	$ 41,213	$ 7,833,788	$ 2,520,000	$ 13,188	$ 2,506,812
6	Medical Office Building ($301,300 projected improvements valuation)	Commercial	$ 3,150,000	$ 274,400	$ 2,875,600	$ 1,008,000	$ 87,808	$ 920,192

Personal Property Pre-Development Appraised and Assessed Values by Project Area

Project Area	Allocation of Personal Property Amongst Project Areas	Class	App Value	Assd Value
1A	0% of IPC personal property attributed to Project Area 1A (100% of IPC pp attributed to anticipated project area)	Commercial	$ -	$ -
1B	Total of Acme Land lots (Small portion of 1B comprised of IPC parcel)	Commercial	$ 3,660	$ 1,220
1C	0% of IPC personal property attributed to Project Area 1C (100% of IPC pp attributed to anticipated project area)	Commercial	$ -	$ -
2	Total of Hukill, Continence & City parcels. City exempt with $0 IAV. Hukill & Continence parcel taxable.	Exempt	$ -	$ -
3 (A, B & C)	Total of Fletcher Realty lots	Commercial	$ -	$ -
4	Multi-Family 375 units	Residential	$ -	$ -
5	0% of IPC personal property attributed to Project Area 5 (100% of IPC pp attributed to anticipated project area)	Commercial	$ -	$ -
6	Total of Rangeline & Ridgecrest parcels	Commercial	$ -	$ -

Personal Property Post-Development Appraised and Assessed Values by Project Area

Project Area	Notes Regarding Estimated Allocation of Personal Property Amongst Project Areas	Class	App Value	Assd Value
1A	Anchor Retailer (Appraised Value equal to anticipated personal property post-development)	Commercial	$ 2,000,000	$ 666,600
1B	Convenience Store (Appraised Value equal to anticipated personal property post-development)	Commercial	$ 500,000	$ 166,650
1C	Two Retail Pad Sites (Appraised Value equal to anticipated personal property post-development)	Commercial	$ 200,000	$ 66,660
2	Joplin Sports Complex	Exempt	$ -	$ -
3 (A, B & C)	Three Retail Pad Sites (Appraised Value equal to anticipated personal property post-development)	Commercial	$ 300,000	$ 99,990
4	Multi-Family 375 units	Residential	$ 375,000	$ 124,988
5	Hotel / Fletcher Parking (EAV equal to anticipated personal property post-development) - Hotel Tax Not capturable as EATs	Commercial	$ 1,000,000	$ 333,300
6	Medical Office Building (Appraised Value equal to anticipated personal property post-development)	Commercial	$ 200,000	$ 66,660

MO 7y Straight Line Depreciation Percentages	
Year	Percentage
1	89%
2	70%
3	55%
4	43%
5	31%
6	18%
7	10%

Pre- and Post-Development Sales		
Project Area	Pre-Development Sales	Post-Development Sales
1A	$ -	$ 65,000,000
1B	$ -	$ 2,200,000
1C	$ -	$ 3,300,000
2	$ -	$ 550,000
3 (A, B & C)	$ -	$ 13,200,000
4	$ -	$ -
5 (NOTE)	$ -	$ 3,850,000
6	$ -	$ 1,320,000

NOTE: Under TIF Act, sales tax revenue from hotel rental rates is not capturable by TIF. All hotel rentals are subject only to Jopline Hotel Sales Tax.

Prospect Village - Joplin, MO
Cost-Benefit Analysis - Real Property Tax Revenues Without Project

| REAL PROPERTY TAX REVENUE - WITHOUT PROJECT (TAXING DISTRICT TAX REVENUE BASED ON IAV) | | |

Prospect Village - Joplin, MO
Cost-Benefit Analysis - Real Property Tax Revenue With Project

REAL PROPERTY TAX REVENUE - WITH PROJECT (PILOTS REVENUE USED TO FUND TIF REIMBURSABLE PROJECT COSTS; TAXING DISTRICT TAX REVENUES BASED ON IAV)

	TIF Year					TIF Year							TIF Year					TIF Year					TIF Year														
Calendar Year	Project 1A	1A - IAV	1A - EAV	1A - PILOTs AV	Project 1B	1B - IAV	1B - EAV	1B - PILOTs AV	Project 1C	1C - IAV	1C- EAV	1C - PILOTs AV	Project 2	2 - IAV	2 - EAV	2 - PILOTs AV	Project 3(A,B&C)	3 - IAV	3 - EAV	3 - PILOTs AV	Project 4	4 - IAV	4 - EAV	4 - PILOTs AV	Project 5	5 - IAV	5 - EAV	5 - PILOTs AV	Project 6	6 - IAV	6 - EAV	6 - PILOTs AV	Total IAV - Districts	Total EAV - Blind & Surtax
2024		$ 25,084	$ 3,688,000	$ 3,662,916		$ 357,850	$ 2,080,000	$ 1,722,150		$ 4,396	$ -	$ -		$ 226,458	$ -	$ -		$ 211,520	$ 3,360,000	$ 3,148,480		$ 265,610	$ 9,351,563	$ 9,085,953		$ 22,110	$ 2,520,000	$ 2,497,890		$ 95,680	$ 1,008,000	$ 912,320		
2025		$ 25,836	$ 3,798,640	$ 3,772,804		$ 368,586	$ 2,142,400	$ 1,773,815		$ 4,528	$ -	$ -		$ 233,252	$ -	$ -		$ 217,866	$ 3,460,800	$ 3,242,934		$ 273,578	$ 9,632,109	$ 9,358,531		$ 22,773	$ 2,595,600	$ 2,572,827		$ 98,550	$ 1,038,240	$ 939,690		
2026		$ 25,836	$ 3,798,640	$ 3,772,804		$ 368,586	$ 2,142,400	$ 1,773,815		$ 4,528	$ -	$ -		$ 233,252	$ -	$ -		$ 217,866	$ 3,460,800	$ 3,242,934		$ 273,578	$ 9,632,109	$ 9,358,531		$ 22,773	$ 2,595,600	$ 2,572,827	1	$ 98,550	$ 1,038,240	$ 939,690	$ 98,550	$ 1,038,240
2027		$ 26,611	$ 3,912,599	$ 3,885,988		$ 379,643	$ 2,206,672	$ 1,827,029		$ 4,664	$ -	$ -		$ 240,249	$ -	$ -		$ 224,402	$ 3,564,624	$ 3,340,222		$ 281,786	$ 9,921,073	$ 9,639,287		$ 23,456	$ 2,673,468	$ 2,650,012	2	$ 101,507	$ 1,069,387	$ 967,880	$ 341,756	$ 1,069,387
2028	1	$ 26,611	$ 3,912,599	$ 3,885,988	1	$ 379,643	$ 2,206,672	$ 1,827,029	1	$ 4,664	$ -	$ -	2	$ 240,249	$ -	$ -	1	$ 224,402	$ 3,564,624	$ 3,340,222	1	$ 281,786	$ 9,921,073	$ 9,639,287	1	$ 23,456	$ 2,673,468	$ 2,650,012	3	$ 101,507	$ 1,069,387	$ 967,880	$ 1,282,318	$ 23,347,823
2029	2	$ 27,410	$ 4,029,977	$ 4,002,568	2	$ 391,032	$ 2,272,872	$ 1,881,840	2	$ 4,804	$ -	$ -	3	$ 247,457	$ -	$ -	2	$ 231,134	$ 3,671,563	$ 3,440,429	2	$ 290,239	$ 10,218,705	$ 9,928,466	2	$ 24,160	$ 2,753,672	$ 2,729,512	4	$ 104,552	$ 1,101,469	$ 996,917	$ 1,320,788	$ 24,048,258
2030	3	$ 27,410	$ 4,029,977	$ 4,002,568	3	$ 391,032	$ 2,272,872	$ 1,881,840	3	$ 4,804	$ -	$ -	4	$ 247,457	$ -	$ -	3	$ 231,134	$ 3,671,563	$ 3,440,429	3	$ 290,239	$ 10,218,705	$ 9,928,466	3	$ 24,160	$ 2,753,672	$ 2,729,512	5	$ 104,552	$ 1,101,469	$ 996,917	$ 1,320,788	$ 24,048,258
2031	4	$ 28,232	$ 4,150,876	$ 4,122,645	4	$ 402,763	$ 2,341,058	$ 1,938,295	4	$ 4,948	$ -	$ -	5	$ 254,880	$ -	$ -	4	$ 238,068	$ 3,781,710	$ 3,543,642	4	$ 298,946	$ 10,525,266	$ 10,226,320	4	$ 24,885	$ 2,836,282	$ 2,811,397	6	$ 107,689	$ 1,134,513	$ 1,026,824	$ 1,360,411	$ 24,769,705
2032	5	$ 28,232	$ 4,150,876	$ 4,122,645	5	$ 402,763	$ 2,341,058	$ 1,938,295	5	$ 4,948	$ -	$ -	6	$ 254,880	$ -	$ -	5	$ 238,068	$ 3,781,710	$ 3,543,642	5	$ 298,946	$ 10,525,266	$ 10,226,320	5	$ 24,885	$ 2,836,282	$ 2,811,397	7	$ 107,689	$ 1,134,513	$ 1,026,824	$ 1,360,411	$ 24,769,705
2033	6	$ 29,079	$ 4,275,403	$ 4,246,324	6	$ 414,846	$ 2,411,290	$ 1,996,444	6	$ 5,096	$ -	$ -	7	$ 262,527	$ -	$ -	6	$ 245,210	$ 3,895,161	$ 3,649,951	6	$ 307,915	$ 10,841,024	$ 10,533,109	6	$ 25,632	$ 2,921,371	$ 2,895,739	8	$ 110,919	$ 1,168,548	$ 1,057,629	$ 1,401,223	$ 25,512,797
2034	7	$ 29,079	$ 4,275,403	$ 4,246,324	7	$ 414,846	$ 2,411,290	$ 1,996,444	7	$ 5,096	$ -	$ -	8	$ 262,527	$ -	$ -	7	$ 245,210	$ 3,895,161	$ 3,649,951	7	$ 307,915	$ 10,841,024	$ 10,533,109	7	$ 25,632	$ 2,921,371	$ 2,895,739	9	$ 110,919	$ 1,168,548	$ 1,057,629	$ 1,401,223	$ 25,512,797
2035	8	$ 29,951	$ 4,403,665	$ 4,373,714	8	$ 427,292	$ 2,483,629	$ 2,056,337	8	$ 5,249	$ -	$ -	9	$ 270,403	$ -	$ -	8	$ 252,566	$ 4,012,016	$ 3,759,450	8	$ 317,152	$ 11,166,255	$ 10,849,102	8	$ 26,400	$ 3,009,012	$ 2,982,611	10	$ 114,247	$ 1,203,605	$ 1,089,358	$ 1,443,260	$ 26,278,181
2036	9	$ 29,951	$ 4,403,665	$ 4,373,714	9	$ 427,292	$ 2,483,629	$ 2,056,337	9	$ 5,249	$ -	$ -	10	$ 270,403	$ -	$ -	9	$ 252,566	$ 4,012,016	$ 3,759,450	9	$ 317,152	$ 11,166,255	$ 10,849,102	9	$ 26,400	$ 3,009,012	$ 2,982,611	11	$ 114,247	$ 1,203,605	$ 1,089,358	$ 1,443,260	$ 26,278,181
2037	10	$ 30,850	$ 4,535,775	$ 4,504,925	10	$ 440,110	$ 2,558,138	$ 2,118,027	10	$ 5,407	$ -	$ -	11	$ 278,515	$ -	$ -	10	$ 260,143	$ 4,132,376	$ 3,872,233	10	$ 326,667	$ 11,501,242	$ 11,174,576	10	$ 27,193	$ 3,099,282	$ 3,072,090	12	$ 117,674	$ 1,239,713	$ 1,122,039	$ 1,486,558	$ 27,066,526
2038	11	$ 30,850	$ 4,535,775	$ 4,504,925	11	$ 440,110	$ 2,558,138	$ 2,118,027	11	$ 5,407	$ -	$ -	12	$ 278,515	$ -	$ -	11	$ 260,143	$ 4,132,376	$ 3,872,233	11	$ 326,667	$ 11,501,242	$ 11,174,576	11	$ 27,193	$ 3,099,282	$ 3,072,090	13	$ 117,674	$ 1,239,713	$ 1,122,039	$ 1,486,558	$ 27,066,526
2039	12	$ 31,775	$ 4,671,848	$ 4,640,073	12	$ 453,314	$ 2,634,882	$ 2,181,568	12	$ 5,569	$ -	$ -	13	$ 286,870	$ -	$ -	12	$ 267,947	$ 4,256,347	$ 3,988,400	12	$ 336,467	$ 11,846,280	$ 11,509,813	12	$ 28,008	$ 3,192,261	$ 3,164,252	14	$ 121,205	$ 1,276,904	$ 1,155,700	$ 1,531,155	$ 27,878,522
2040	13	$ 31,775	$ 4,671,848	$ 4,640,073	13	$ 453,314	$ 2,634,882	$ 2,181,568	13	$ 5,569	$ -	$ -	14	$ 286,870	$ -	$ -	13	$ 267,947	$ 4,256,347	$ 3,988,400	13	$ 336,467	$ 11,846,280	$ 11,509,813	13	$ 28,008	$ 3,192,261	$ 3,164,252	15	$ 121,205	$ 1,276,904	$ 1,155,700	$ 1,531,155	$ 27,878,522
2041	14	$ 32,729	$ 4,812,004	$ 4,779,275	14	$ 466,913	$ 2,713,928	$ 2,247,015	14	$ 5,736	$ -	$ -	15	$ 295,476	$ -	$ -	14	$ 275,986	$ 4,384,038	$ 4,108,052	14	$ 346,561	$ 12,201,668	$ 11,855,107	14	$ 28,849	$ 3,288,028	$ 3,259,180	16	$ 124,841	$ 1,315,211	$ 1,190,371	$ 1,577,089	$ 28,714,877
2042	15	$ 32,729	$ 4,812,004	$ 4,779,275	15	$ 466,913	$ 2,713,928	$ 2,247,015	15	$ 5,736	$ -	$ -	16	$ 295,476	$ -	$ -	15	$ 275,986	$ 4,384,038	$ 4,108,052	15	$ 346,561	$ 12,201,668	$ 11,855,107	15	$ 28,849	$ 3,288,028	$ 3,259,180	17	$ 124,841	$ 1,315,211	$ 1,190,371	$ 1,577,089	$ 28,714,877
2043	16	$ 33,710	$ 4,956,364	$ 4,922,653	16	$ 480,920	$ 2,795,346	$ 2,314,426	16	$ 5,908	$ -	$ -	17	$ 304,341	$ -	$ -	16	$ 284,265	$ 4,515,559	$ 4,231,294	16	$ 356,958	$ 12,567,718	$ 12,210,760	16	$ 29,714	$ 3,386,669	$ 3,356,955	18	$ 128,586	$ 1,354,668	$ 1,226,082	$ 1,624,402	$ 29,576,324
2044	17	$ 33,710	$ 4,956,364	$ 4,922,653	17	$ 480,920	$ 2,795,346	$ 2,314,426	17	$ 5,908	$ -	$ -	18	$ 304,341	$ -	$ -	17	$ 284,265	$ 4,515,559	$ 4,231,294	17	$ 356,958	$ 12,567,718	$ 12,210,760	17	$ 29,714	$ 3,386,669	$ 3,356,955	19	$ 128,586	$ 1,354,668	$ 1,226,082	$ 1,624,402	$ 29,576,324
2045	18	$ 34,722	$ 5,105,055	$ 5,070,333	18	$ 495,348	$ 2,879,206	$ 2,383,858	18	$ 6,085	$ -	$ -	19	$ 313,471	$ -	$ -	18	$ 292,793	$ 4,651,026	$ 4,358,233	18	$ 367,666	$ 12,944,750	$ 12,577,083	18	$ 30,605	$ 3,488,269	$ 3,457,664	20	$ 132,443	$ 1,395,308	$ 1,262,864	$ 1,673,134	$ 30,463,613
2046	19	$ 34,722	$ 5,105,055	$ 5,070,333	19	$ 495,348	$ 2,879,206	$ 2,383,858	19	$ 6,085	$ -	$ -	20	$ 313,471	$ -	$ -	19	$ 292,793	$ 4,651,026	$ 4,358,233	19	$ 367,666	$ 12,944,750	$ 12,577,083	19	$ 30,605	$ 3,488,269	$ 3,457,664					$ 1,540,691	$ 29,068,306
2047	20	$ 35,763	$ 5,258,206	$ 5,222,443	20	$ 510,209	$ 2,965,583	$ 2,455,374	20	$ 6,268	$ -	$ -					20	$ 301,577	$ 4,790,557	$ 4,488,980	20	$ 378,696	$ 13,333,092	$ 12,954,396	20	$ 31,524	$ 3,592,917	$ 3,561,394					$ 1,264,036	$ 29,940,355

District	City of Joplin	Jasper County	School District R8	Library	Joplin Road District	Dev Disability	Mental Health	State Blind Pension	Commercial Surtax
Levy Rate	0.1746	0.1114	3.6600	0.2459	0.2235	0.0845	0.0845	0.0300	1.0200
	$ 172	$ 110	$ 3,607	$ 242	$ 220	$ 83	$ 83	$ 311	$ 10,590
	$ 597	$ 381	$ 12,508	$ 840	$ 764	$ 289	$ 289	$ 321	$ 10,908
	$ 2,239	$ 1,429	$ 46,933	$ 3,153	$ 2,866	$ 1,084	$ 1,084	$ 7,004	$ 238,148
	$ 2,306	$ 1,471	$ 48,341	$ 3,248	$ 2,952	$ 1,116	$ 1,116	$ 7,214	$ 245,292
	$ 2,306	$ 1,471	$ 48,341	$ 3,248	$ 2,952	$ 1,116	$ 1,116	$ 7,214	$ 245,292
	$ 2,375	$ 1,515	$ 49,791	$ 3,345	$ 3,041	$ 1,150	$ 1,150	$ 7,431	$ 252,651
	$ 2,375	$ 1,515	$ 49,791	$ 3,345	$ 3,041	$ 1,150	$ 1,150	$ 7,431	$ 252,651
	$ 2,447	$ 1,561	$ 51,285	$ 3,446	$ 3,132	$ 1,184	$ 1,184	$ 7,654	$ 260,231
	$ 2,447	$ 1,561	$ 51,285	$ 3,446	$ 3,132	$ 1,184	$ 1,184	$ 7,654	$ 260,231
	$ 2,520	$ 1,608	$ 52,823	$ 3,549	$ 3,226	$ 1,220	$ 1,220	$ 7,883	$ 268,037
	$ 2,520	$ 1,608	$ 52,823	$ 3,549	$ 3,226	$ 1,220	$ 1,220	$ 7,883	$ 268,037
	$ 2,596	$ 1,656	$ 54,408	$ 3,655	$ 3,322	$ 1,256	$ 1,256	$ 8,120	$ 276,079
	$ 2,596	$ 1,656	$ 54,408	$ 3,655	$ 3,322	$ 1,256	$ 1,256	$ 8,120	$ 276,079
	$ 2,673	$ 1,706	$ 56,040	$ 3,765	$ 3,422	$ 1,294	$ 1,294	$ 8,364	$ 284,361
	$ 2,673	$ 1,706	$ 56,040	$ 3,765	$ 3,422	$ 1,294	$ 1,294	$ 8,364	$ 284,361
	$ 2,754	$ 1,757	$ 57,721	$ 3,878	$ 3,525	$ 1,333	$ 1,333	$ 8,614	$ 292,892
	$ 2,754	$ 1,757	$ 57,721	$ 3,878	$ 3,525	$ 1,333	$ 1,333	$ 8,614	$ 292,892
	$ 2,836	$ 1,810	$ 59,453	$ 3,994	$ 3,631	$ 1,373	$ 1,373	$ 8,873	$ 301,679
	$ 2,836	$ 1,810	$ 59,453	$ 3,994	$ 3,631	$ 1,373	$ 1,373	$ 8,873	$ 301,679
	$ 2,921	$ 1,864	$ 61,237	$ 4,114	$ 3,739	$ 1,414	$ 1,414	$ 9,139	$ 310,729
	$ 2,690	$ 1,716	$ 56,389	$ 3,789	$ 3,443	$ 1,302	$ 1,302	$ 8,720	$ 296,497
	$ 2,207	$ 1,408	$ 46,264	$ 3,108	$ 2,825	$ 1,068	$ 1,068	$ 8,982	$ 305,392

TOTAL (GROSS)	$ 51,839	$ 33,075	$ 1,086,663	$ 73,008	$ 66,358	$ 25,088	$ 25,088	$ 162,785	$ 5,534,705
TOTAL (NPV)	$ 23,774	$ 15,168	$ 498,351	$ 33,482	$ 30,432	$ 11,506	$ 11,506	$ 73,355	$ 2,494,075

NOTES

> IAV = Initial Assessed Values EAV = Equalized (Post-Development) Assessed Values. Where EAV is less than IAV, there is no increment and no PILOTs
> Above dates for start of TIF revenues are estimated completion dates for each Phase/Project Area. Such estimates are subject to changes resulting from completion of 3rd party-approvals (e.g., MoDNR) and market conditions.
> Light blue cells reflect valuations and tax revenues not collected during each Project Area's 20-year TIF term.
> Project 1C valuations included in Project 1B values

Prospect Village - Joplin, MO
Cost-Benefit Analysis - Personal Property Tax Revenue With and Without Project

PERSONAL PROPERTY ASSESSED VALUATIONS - WITH AND WITHOUT PROJECT

Calendar Year	TIF Year Project 1A	1A - IAV	1A - EAV	TIF Year Project 1B	1B - IAV	1B - EAV	TIF Year Project 1C	1C - IAV	1C - EAV	TIF Year Project 2	2 - IAV	2 - EAV	TIF Year Project 3(A,B&C)	3 - IAV	3 - EAV	TIF Year Project 4	4 - IAV	4 - EAV	TIF Year Project 5	5 - IAV	5 - EAV	TIF Year Project 6	6 - IAV	6 - EAV	Total IAV	Total EAV
2024		$ -	$ 666,600		$ 1,220	$ 166,650		$ -	$ 66,660		$ -	$ -		$ -	$ 99,990		$ -	$ 124,988		$ -	$ 333,300		$ -	$ 66,660		
2025		$ -	$ 593,274		$ 1,086	$ 148,319		$ -	$ 59,327		$ -	$ -		$ -	$ 88,991		$ -	$ 111,239		$ -	$ 296,637		$ -	$ 59,327		
2026		$ -	$ 466,610		$ 854	$ 116,653		$ -	$ 46,661		$ -	$ -		$ -	$ 69,992		$ -	$ 87,489		$ -	$ 233,305	1	$ -	$ 46,661	$ -	$ 46,661
2027		$ -	$ 366,615		$ 671	$ 91,654		$ -	$ 36,662	1	$ -	$ -		$ -	$ 54,992		$ -	$ 68,740		$ -	$ 183,308	2	$ -	$ 36,662	$ -	$ 36,662
2028	1	$ -	$ 286,620	1	$ 525	$ 71,655	1	$ -	$ 28,662	2	$ -	$ -	1	$ -	$ 42,993	1	$ -	$ 53,741	1	$ -	$ 143,310	3	$ -	$ 28,662	$ 525	$ 655,643
2029	2	$ -	$ 200,892	2	$ 368	$ 50,223	2	$ -	$ 20,089	3	$ -	$ -	2	$ -	$ 30,134	2	$ -	$ 37,667	2	$ -	$ 100,446	4	$ -	$ 20,089	$ 368	$ 459,540
2030	3	$ -	$ 116,638	3	$ 213	$ 29,159	3	$ -	$ 11,664	4	$ -	$ -	3	$ -	$ 17,496	3	$ -	$ 21,870	3	$ -	$ 58,319	5	$ -	$ 11,664	$ 213	$ 266,809
2031	4	$ -	$ 64,804	4	$ 119	$ 16,201	4	$ -	$ 6,480	5	$ -	$ -	4	$ -	$ 9,721	4	$ -	$ 12,151	4	$ -	$ 32,402	6	$ -	$ 6,480	$ 119	$ 148,239
2032	5	$ -	$ 681,494	5	$ 1,247	$ 170,373	5	$ -	$ 68,149	6	$ -	$ -	5	$ -	$ 102,224	5	$ -	$ 127,780	5	$ -	$ 340,747	7	$ -	$ 68,149	$ 1,247	$ 1,558,917
2033	6	$ -	$ 535,995	6	$ 981	$ 133,999	6	$ -	$ 53,599	7	$ -	$ -	6	$ -	$ 80,399	6	$ -	$ 100,499	6	$ -	$ 267,997	8	$ -	$ 53,599	$ 981	$ 1,226,088
2034	7	$ -	$ 421,131	7	$ 771	$ 105,283	7	$ -	$ 42,113	8	$ -	$ -	7	$ -	$ 63,170	7	$ -	$ 78,962	7	$ -	$ 210,566	9	$ -	$ 42,113	$ 771	$ 963,338
2035	8	$ -	$ 329,240	8	$ 603	$ 82,310	8	$ -	$ 32,924	9	$ -	$ -	8	$ -	$ 49,386	8	$ -	$ 61,733	8	$ -	$ 164,620	10	$ -	$ 32,924	$ 603	$ 753,137
2036	9	$ -	$ 230,765	9	$ 422	$ 57,691	9	$ -	$ 23,076	10	$ -	$ -	9	$ -	$ 34,615	9	$ -	$ 43,268	9	$ -	$ 115,382	11	$ -	$ 23,076	$ 422	$ 527,874
2037	10	$ -	$ 133,982	10	$ 245	$ 33,495	10	$ -	$ 13,398	11	$ -	$ -	10	$ -	$ 20,097	10	$ -	$ 25,122	10	$ -	$ 66,991	12	$ -	$ 13,398	$ 245	$ 306,484
2038	11	$ -	$ 74,440	11	$ 136	$ 18,610	11	$ -	$ 7,444	12	$ -	$ -	11	$ -	$ 11,166	11	$ -	$ 13,958	11	$ -	$ 37,220	13	$ -	$ 7,444	$ 136	$ 170,282
2039	12	$ -	$ 782,825	12	$ 1,433	$ 195,706	12	$ -	$ 78,283	13	$ -	$ -	12	$ -	$ 117,424	12	$ -	$ 146,780	12	$ -	$ 391,413	14	$ -	$ 78,283	$ 1,433	$ 1,790,712
2040	13	$ -	$ 615,692	13	$ 1,127	$ 153,923	13	$ -	$ 61,569	14	$ -	$ -	13	$ -	$ 92,354	13	$ -	$ 115,442	13	$ -	$ 307,846	15	$ -	$ 61,569	$ 1,127	$ 1,408,395
2041	14	$ -	$ 483,749	14	$ 885	$ 120,937	14	$ -	$ 48,375	15	$ -	$ -	14	$ -	$ 72,562	14	$ -	$ 90,703	14	$ -	$ 241,875	16	$ -	$ 48,375	$ 885	$ 1,106,576
2042	15	$ -	$ 378,195	15	$ 692	$ 94,549	15	$ -	$ 37,820	16	$ -	$ -	15	$ -	$ 56,729	15	$ -	$ 70,912	15	$ -	$ 189,098	17	$ -	$ 37,820	$ 692	$ 865,121
2043	16	$ -	$ 265,077	16	$ 485	$ 66,269	16	$ -	$ 26,508	17	$ -	$ -	16	$ -	$ 39,762	16	$ -	$ 49,702	16	$ -	$ 132,538	18	$ -	$ 26,508	$ 485	$ 606,361
2044	17	$ -	$ 153,904	17	$ 282	$ 38,476	17	$ -	$ 15,390	18	$ -	$ -	17	$ -	$ 23,086	17	$ -	$ 28,857	17	$ -	$ 76,952	19	$ -	$ 15,390	$ 282	$ 352,055
2045	18	$ -	$ 85,509	18	$ 156	$ 21,377	18	$ -	$ 8,551	19	$ -	$ -	18	$ -	$ 12,826	18	$ -	$ 16,033	18	$ -	$ 42,754	20	$ -	$ 8,551	$ 156	$ 195,602
2046	19	$ -	$ 899,225	19	$ 1,646	$ 224,806	19	$ -	$ 89,923	20	$ -	$ -	19	$ -	$ 134,884	19	$ -	$ 168,605	19	$ -	$ 449,613				$ 1,646	$ 1,967,056
2047	20	$ -	$ 707,241	20	$ 1,294	$ 176,810	20	$ -	$ 70,724				20	$ -	$ 106,086	20	$ -	$ 132,608	20	$ -	$ 353,620				$ 1,294	$ 1,547,089

PERSONAL PROPERTY TAX REVENUE - WITH AND WITHOUT PROJECT

District	City of Joplin		Jasper County		School District R8		Library		Joplin Road District		Dev Disability		Mental Health		State Blind Pension		TOTAL	
Levy Rate	0.1746		0.1114		3.6600		0.2459		0.2235		0.0845		0.0845		0.0300			
	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project
	$ -	$ 81	$ -	$ 52	$ -	$ 1,708	$ -	$ 115	$ -	$ 104	$ -	$ 39	$ -	$ 39	$ -	$ 14	$ -	$ 2,153
	$ -	$ 64	$ -	$ 41	$ -	$ 1,342	$ -	$ 90	$ -	$ 82	$ -	$ 31	$ -	$ 31	$ -	$ 11	$ -	$ 1,692
	$ 1	$ 1,145	$ 1	$ 730	$ 19	$ 23,997	$ 1	$ 1,612	$ 1	$ 1,465	$ 0	$ 554	$ 0	$ 554	$ 0	$ 197	$ 24	$ 30,254
	$ 1	$ 802	$ 0	$ 512	$ 13	$ 16,819	$ 1	$ 1,130	$ 1	$ 1,027	$ 0	$ 388	$ 0	$ 388	$ 0	$ 138	$ 17	$ 21,205
	$ 0	$ 466	$ 0	$ 297	$ 8	$ 9,765	$ 1	$ 656	$ 0	$ 596	$ 0	$ 225	$ 0	$ 225	$ 0	$ 80	$ 10	$ 12,312
	$ 0	$ 259	$ 0	$ 165	$ 4	$ 5,426	$ 0	$ 365	$ 0	$ 331	$ 0	$ 125	$ 0	$ 125	$ 0	$ 44	$ 5	$ 6,840
	$ 2	$ 2,722	$ 1	$ 1,737	$ 46	$ 57,056	$ 3	$ 3,833	$ 3	$ 3,484	$ 1	$ 1,317	$ 1	$ 1,317	$ 0	$ 468	$ 58	$ 71,935
	$ 2	$ 2,141	$ 1	$ 1,366	$ 36	$ 44,875	$ 2	$ 3,015	$ 2	$ 2,740	$ 1	$ 1,036	$ 1	$ 1,036	$ 0	$ 368	$ 45	$ 56,577
	$ 1	$ 1,682	$ 1	$ 1,073	$ 28	$ 35,258	$ 2	$ 2,369	$ 2	$ 2,153	$ 1	$ 814	$ 1	$ 814	$ 0	$ 289	$ 36	$ 44,452
	$ 1	$ 1,315	$ 1	$ 839	$ 22	$ 27,565	$ 1	$ 1,852	$ 1	$ 1,683	$ 1	$ 636	$ 1	$ 636	$ 0	$ 226	$ 28	$ 34,753
	$ 1	$ 922	$ 0	$ 588	$ 15	$ 19,320	$ 1	$ 1,298	$ 1	$ 1,180	$ 0	$ 446	$ 0	$ 446	$ 0	$ 158	$ 19	$ 24,358
	$ 0	$ 535	$ 0	$ 341	$ 9	$ 11,217	$ 1	$ 754	$ 1	$ 685	$ 0	$ 259	$ 0	$ 259	$ 0	$ 92	$ 11	$ 14,142
	$ 0	$ 297	$ 0	$ 190	$ 5	$ 6,232	$ 0	$ 419	$ 0	$ 381	$ 0	$ 144	$ 0	$ 144	$ 0	$ 51	$ 6	$ 7,858
	$ 3	$ 3,127	$ 2	$ 1,995	$ 52	$ 65,540	$ 4	$ 4,403	$ 3	$ 4,002	$ 1	$ 1,513	$ 1	$ 1,513	$ 0	$ 537	$ 66	$ 82,631
	$ 2	$ 2,459	$ 1	$ 1,569	$ 41	$ 51,547	$ 3	$ 3,463	$ 3	$ 3,148	$ 1	$ 1,190	$ 1	$ 1,190	$ 0	$ 423	$ 52	$ 64,989
	$ 2	$ 1,932	$ 1	$ 1,233	$ 32	$ 40,501	$ 2	$ 2,721	$ 2	$ 2,473	$ 1	$ 935	$ 1	$ 935	$ 0	$ 332	$ 41	$ 51,062
	$ 1	$ 1,511	$ 1	$ 964	$ 25	$ 31,663	$ 2	$ 2,127	$ 2	$ 1,934	$ 1	$ 731	$ 1	$ 731	$ 0	$ 260	$ 32	$ 39,920
	$ 1	$ 1,059	$ 1	$ 675	$ 18	$ 22,193	$ 1	$ 1,491	$ 1	$ 1,355	$ 0	$ 512	$ 0	$ 512	$ 0	$ 182	$ 22	$ 27,980
	$ 0	$ 615	$ 0	$ 392	$ 10	$ 12,885	$ 1	$ 866	$ 1	$ 787	$ 0	$ 297	$ 0	$ 297	$ 0	$ 106	$ 13	$ 16,245
	$ 0	$ 342	$ 0	$ 218	$ 6	$ 7,159	$ 0	$ 481	$ 0	$ 437	$ 0	$ 165	$ 0	$ 165	$ 0	$ 59	$ 7	$ 9,026
	$ 3	$ 3,434	$ 2	$ 2,191	$ 60	$ 71,994	$ 4	$ 4,837	$ 4	$ 4,396	$ 1	$ 1,662	$ 1	$ 1,662	$ 0	$ 590	$ 76	$ 90,768
	$ 2	$ 2,701	$ 1	$ 1,723	$ 47	$ 56,623	$ 3	$ 3,804	$ 3	$ 3,458	$ 1	$ 1,307	$ 1	$ 1,307	$ 0	$ 464	$ 60	$ 71,389
TOTAL (GROSS)	$ 24	$ 29,610	$ 15	$ 18,892	$ 499	$ 620,686	$ 34	$ 41,701	$ 30	$ 37,903	$ 12	$ 14,330	$ 12	$ 14,330	$ 4	$ 5,088	$ 629	$ 782,540
TOTAL (NPV)	$ 10	$ 12,754	$ 6	$ 8,137	$ 213	$ 267,342	$ 14	$ 17,962	$ 13	$ 16,325	$ 5	$ 6,172	$ 5	$ 6,172	$ 2	$ 2,191	$ 268	$ 337,055

MO 7y Straight Line Depreciation Percentages

Year	Percentage	Percentage Decrease
1	89%	0.00%
2	70%	78.65%
3	55%	78.57%
4	43%	78.18%
5	31%	70.09%
6	18%	58.06%
7	10%	55.56%

Percentage Increase for Purchase of New Equipment Following 7 Years of 2% Annual Growth	14.87%
Percentage Increase for Purchase of New Equipment Following 14 Years of 2% Annual Growth	31.95%
Percentage Increase for Purchase of New Equipment Following 21 Years of 2% Annual Growth	51.57%

Prospect Village - Joplin, MO
Cost-Benefit Analysis - Sales Tax Revenue With and Without Project

PERSONAL PROPERTY TAX REVENUE - WITH AND WITHOUT PROJECT

	TIF Year			TIF Year			TIF Year			TIF Year			TIF Year			TIF Year			TIF Year			TIF Year			TOTAL SALES				
Calendar Year	Project 1A	1A - I Sales	1A - E Sales	Project 1B	1B - I Sales	1B - E Sales	Project 1C	1C - I Sales	1C - E Sales	Project 2	2 - I Sales	2 - E Sales	Project 3(A,B&C)	3 - I Sales	3 - E Sales	Project 4	4 - I Sales	4 - E Sales	Project 5	5 - I Hotel Sales	5 - E Hotel Sales	Project 6	6 - I Sales	6 - E Sales	Pre-Dev Sales	Post-Dev Sales	Sales Increment	50% Increment	Hotel Rentals
2024		$ -	$ 65,000,000		$ -	$ 2,200,000		$ -	$ 3,300,000		$ -	$ 550,000		$ -	$ 13,200,000		$ -	$ -		$ -	$ 3,850,000		$ -	$ 1,320,000					
2025		$ -	$ 66,300,000		$ -	$ 2,244,000		$ -	$ 3,366,000		$ -	$ 561,000		$ -	$ 13,464,000		$ -	$ -		$ -	$ 3,927,000		$ -	$ 1,346,400					
2026		$ -	$ 67,626,000		$ -	$ 2,288,880		$ -	$ 3,433,320		$ -	$ 572,220		$ -	$ 13,733,280		$ -	$ -		$ -	$ 4,005,540	1	$ -	$ 1,373,328	$ -	$ 1,373,328	$ 1,373,328	$ 686,664	$ -
2027		$ -	$ 68,978,520		$ -	$ 2,334,658		$ -	$ 3,501,986	1	$ -	$ 583,664		$ -	$ 14,007,946		$ -	$ -		$ -	$ 4,085,651	2	$ -	$ 1,400,795	$ -	$ 1,984,459	$ 1,984,459	$ 992,229	$ -
2028	1	$ -	$ 70,358,090	1	$ -	$ 2,381,351	1	$ -	$ 3,572,026	2	$ -	$ 595,338	1	$ -	$ 14,288,105	1	$ -	$ -	1	$ -	$ 4,167,364	3	$ -	$ 1,428,810	$ -	$ 92,623,720	$ 92,623,720	$ 46,311,860	$ 4,167,364
2029	2	$ -	$ 71,765,252	2	$ -	$ 2,428,978	2	$ -	$ 3,643,467	3	$ -	$ 607,244	2	$ -	$ 14,573,867	2	$ -	$ -	2	$ -	$ 4,250,711	4	$ -	$ 1,457,387	$ -	$ 94,476,194	$ 94,476,194	$ 47,238,097	$ 4,250,711
2030	3	$ -	$ 73,200,557	3	$ -	$ 2,477,557	3	$ -	$ 3,716,336	4	$ -	$ 619,389	3	$ -	$ 14,865,344	3	$ -	$ -	3	$ -	$ 4,335,725	5	$ -	$ 1,486,534	$ -	$ 96,365,718	$ 96,365,718	$ 48,182,859	$ 4,335,725
2031	4	$ -	$ 74,664,568	4	$ -	$ 2,527,108	4	$ -	$ 3,790,663	5	$ -	$ 631,777	4	$ -	$ 15,162,651	4	$ -	$ -	4	$ -	$ 4,422,440	6	$ -	$ 1,516,265	$ -	$ 98,293,033	$ 98,293,033	$ 49,146,516	$ 4,422,440
2032	5	$ -	$ 76,157,860	5	$ -	$ 2,577,651	5	$ -	$ 3,866,476	6	$ -	$ 644,413	5	$ -	$ 15,465,904	5	$ -	$ -	5	$ -	$ 4,510,889	7	$ -	$ 1,546,590	$ -	$ 100,258,893	$ 100,258,893	$ 50,129,447	$ 4,510,889
2033	6	$ -	$ 77,681,017	6	$ -	$ 2,629,204	6	$ -	$ 3,943,805	7	$ -	$ 657,301	6	$ -	$ 15,775,222	6	$ -	$ -	6	$ -	$ 4,601,106	8	$ -	$ 1,577,522	$ -	$ 102,264,071	$ 102,264,071	$ 51,132,036	$ 4,601,106
2034	7	$ -	$ 79,234,637	7	$ -	$ 2,681,788	7	$ -	$ 4,022,682	8	$ -	$ 670,447	7	$ -	$ 16,090,726	7	$ -	$ -	7	$ -	$ 4,693,129	9	$ -	$ 1,609,073	$ -	$ 104,309,353	$ 104,309,353	$ 52,154,676	$ 4,693,129
2035	8	$ -	$ 80,819,330	8	$ -	$ 2,735,423	8	$ -	$ 4,103,135	9	$ -	$ 683,856	8	$ -	$ 16,412,541	8	$ -	$ -	8	$ -	$ 4,786,991	10	$ -	$ 1,641,254	$ -	$ 106,395,540	$ 106,395,540	$ 53,197,770	$ 4,786,991
2036	9	$ -	$ 82,435,717	9	$ -	$ 2,790,132	9	$ -	$ 4,185,198	10	$ -	$ 697,533	9	$ -	$ 16,740,792	9	$ -	$ -	9	$ -	$ 4,882,731	11	$ -	$ 1,674,079	$ -	$ 108,523,450	$ 108,523,450	$ 54,261,725	$ 4,882,731
2037	10	$ -	$ 84,084,431	10	$ -	$ 2,845,935	10	$ -	$ 4,268,902	11	$ -	$ 711,484	10	$ -	$ 17,075,608	10	$ -	$ -	10	$ -	$ 4,980,386	12	$ -	$ 1,707,561	$ -	$ 110,693,919	$ 110,693,919	$ 55,346,960	$ 4,980,386
2038	11	$ -	$ 85,766,120	11	$ -	$ 2,902,853	11	$ -	$ 4,354,280	12	$ -	$ 725,713	11	$ -	$ 17,417,120	11	$ -	$ -	11	$ -	$ 5,079,993	13	$ -	$ 1,741,712	$ -	$ 112,907,798	$ 112,907,798	$ 56,453,899	$ 5,079,993
2039	12	$ -	$ 87,481,442	12	$ -	$ 2,960,910	12	$ -	$ 4,441,366	13	$ -	$ 740,228	12	$ -	$ 17,765,462	12	$ -	$ -	12	$ -	$ 5,181,593	14	$ -	$ 1,776,546	$ -	$ 115,165,954	$ 115,165,954	$ 57,582,977	$ 5,181,593
2040	13	$ -	$ 89,231,071	13	$ -	$ 3,020,129	13	$ -	$ 4,530,193	14	$ -	$ 755,032	13	$ -	$ 18,120,771	13	$ -	$ -	13	$ -	$ 5,285,225	15	$ -	$ 1,812,077	$ -	$ 117,469,273	$ 117,469,273	$ 58,734,636	$ 5,285,225
2041	14	$ -	$ 91,015,692	14	$ -	$ 3,080,531	14	$ -	$ 4,620,797	15	$ -	$ 770,133	14	$ -	$ 18,483,187	14	$ -	$ -	14	$ -	$ 5,390,929	16	$ -	$ 1,848,319	$ -	$ 119,818,658	$ 119,818,658	$ 59,909,329	$ 5,390,929
2042	15	$ -	$ 92,836,006	15	$ -	$ 3,142,142	15	$ -	$ 4,713,213	16	$ -	$ 785,535	15	$ -	$ 18,852,850	15	$ -	$ -	15	$ -	$ 5,498,748	17	$ -	$ 1,885,285	$ -	$ 122,215,031	$ 122,215,031	$ 61,107,516	$ 5,498,748
2043	16	$ -	$ 94,692,726	16	$ -	$ 3,204,985	16	$ -	$ 4,807,477	17	$ -	$ 801,246	16	$ -	$ 19,229,907	16	$ -	$ -	16	$ -	$ 5,608,723	18	$ -	$ 1,922,991	$ -	$ 124,659,332	$ 124,659,332	$ 62,329,666	$ 5,608,723
2044	17	$ -	$ 96,586,581	17	$ -	$ 3,269,084	17	$ -	$ 4,903,626	18	$ -	$ 817,271	17	$ -	$ 19,614,506	17	$ -	$ -	17	$ -	$ 5,720,897	19	$ -	$ 1,961,451	$ -	$ 127,152,519	$ 127,152,519	$ 63,576,259	$ 5,720,897
2045	18	$ -	$ 98,518,312	18	$ -	$ 3,334,466	18	$ -	$ 5,001,699	19	$ -	$ 833,616	18	$ -	$ 20,006,796	18	$ -	$ -	18	$ -	$ 5,835,315	20	$ -	$ 2,000,680	$ -	$ 129,695,569	$ 129,695,569	$ 64,847,785	$ 5,835,315
2046	19	$ -	$ 100,488,679	19	$ -	$ 3,401,155	19	$ -	$ 5,101,733	20	$ -	$ 850,289	19	$ -	$ 20,406,932	19	$ -	$ -	19	$ -	$ 5,952,022				$ -	$ 130,248,787	$ 130,248,787	$ 65,124,394	$ 5,952,022
2047	20	$ -	$ 102,498,452	20	$ -	$ 3,469,178	20	$ -	$ 5,203,768				20	$ -	$ 20,815,070	20	$ -	$ -	20	$ -	$ 6,071,062				$ -	$ 131,986,468	$ 131,986,468	$ 65,993,234	$ 6,071,062

EATS SALES TAX REVENUE - WITH AND WITHOUT PROJECT (HOTEL SALES TAX LEVIED AGAINST TOTAL PROJECT 5 SALES REVENUE)

District	City of Joplin		Jasper County		State		Joplin Hotel	
Levy Rate	0.03125		0.01375		0.04225		0.04000	
	WO Project	With Project	WO Project	With Project	WO Project	With Project	WO Project	With Project
	$ -	$ 21,458	$ -	$ 9,442	$ -	$ 58,023	$ -	$ -
	$ -	$ 31,007	$ -	$ 13,643	$ -	$ 83,843	$ -	$ -
	$ -	$ 1,476,191	$ -	$ 649,524	$ -	$ 3,991,619	$ -	$ 170,028.44
	$ -	$ 1,505,714	$ -	$ 662,514	$ -	$ 4,071,452	$ -	$ 173,429.01
	$ -	$ 1,535,829	$ -	$ 675,765	$ -	$ 4,152,881	$ -	$ 176,897.59
	$ -	$ 1,566,545	$ -	$ 689,280	$ -	$ 4,235,938	$ -	$ 180,435.54
	$ -	$ 1,597,876	$ -	$ 703,065	$ -	$ 4,320,657	$ -	$ 184,044.26
	$ -	$ 1,629,834	$ -	$ 717,127	$ -	$ 4,407,070	$ -	$ 187,725.14
	$ -	$ 1,662,430	$ -	$ 731,469	$ -	$ 4,495,212	$ -	$ 191,479.64
	$ -	$ 1,695,679	$ -	$ 746,099	$ -	$ 4,585,116	$ -	$ 195,309.24
	$ -	$ 1,729,592	$ -	$ 761,021	$ -	$ 4,676,818	$ -	$ 199,215.42
	$ -	$ 1,764,184	$ -	$ 776,241	$ -	$ 4,770,354	$ -	$ 203,199.73
	$ -	$ 1,799,468	$ -	$ 791,766	$ -	$ 4,865,762	$ -	$ 207,263.72
	$ -	$ 1,835,457	$ -	$ 807,601	$ -	$ 4,963,077	$ -	$ 211,409.00
	$ -	$ 1,872,167	$ -	$ 823,753	$ -	$ 5,062,338	$ -	$ 215,637.18
	$ -	$ 1,909,610	$ -	$ 840,228	$ -	$ 5,163,585	$ -	$ 219,949.92
	$ -	$ 1,947,802	$ -	$ 857,033	$ -	$ 5,266,857	$ -	$ 224,348.92
	$ -	$ 1,986,758	$ -	$ 874,174	$ -	$ 5,372,194	$ -	$ 228,835.90
	$ -	$ 2,026,493	$ -	$ 891,657	$ -	$ 5,479,638	$ -	$ 233,412.62
	$ -	$ 2,035,137	$ -	$ 895,460	$ -	$ 5,503,011	$ -	$ 238,080.87
	$ -	$ 2,062,289	$ -	$ 907,407	$ -	$ 5,576,428	$ -	$ 242,842.49

TOTAL (GROSS)	$ -	$ 35,138,767	$ -	$ 15,461,057	$ -	$ 95,015,225	$ -	$ 4,050,239
TOTAL (NPV)	$ -	$ 15,602,582	$ -	$ 6,865,136	$ -	$ 42,189,381	$ -	$ 1,793,770