Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

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Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("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 B.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1) "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.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. 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 study area as a whole.

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 "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

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

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

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

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

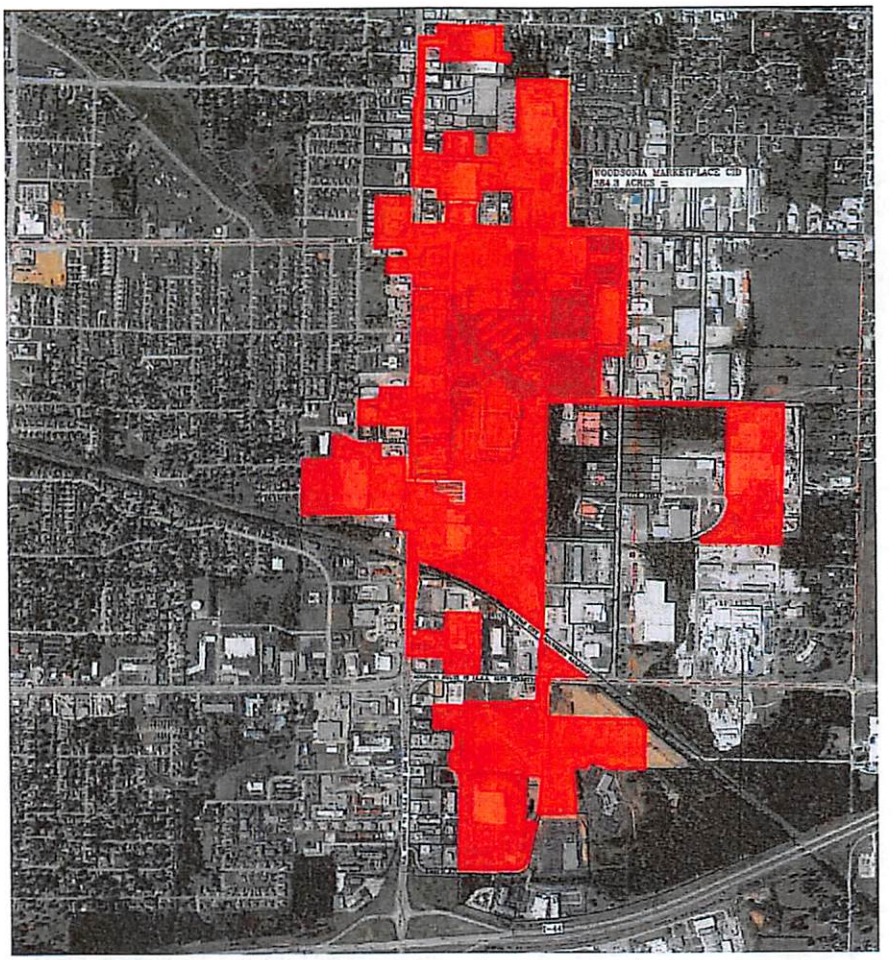
It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much 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. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

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, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many 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.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 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 just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

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 at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th 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 thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

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

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

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.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
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.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, 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)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

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 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

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 near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	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	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+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 the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

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 Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. 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 conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

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

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

> *(1) "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.* (99.805(1), RSMo.)

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 numerous 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/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four 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. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

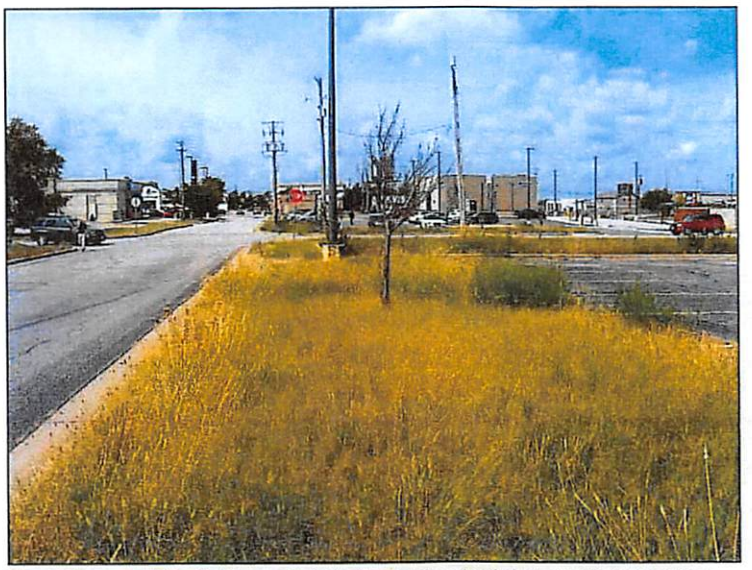
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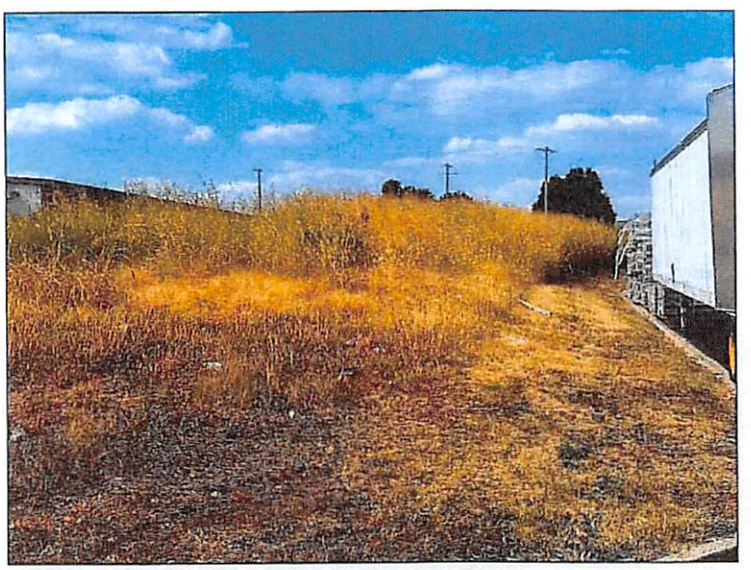
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



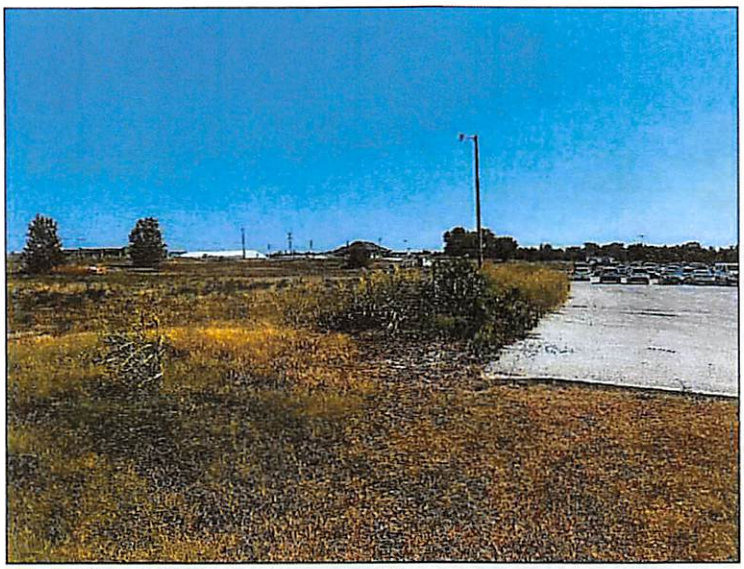
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



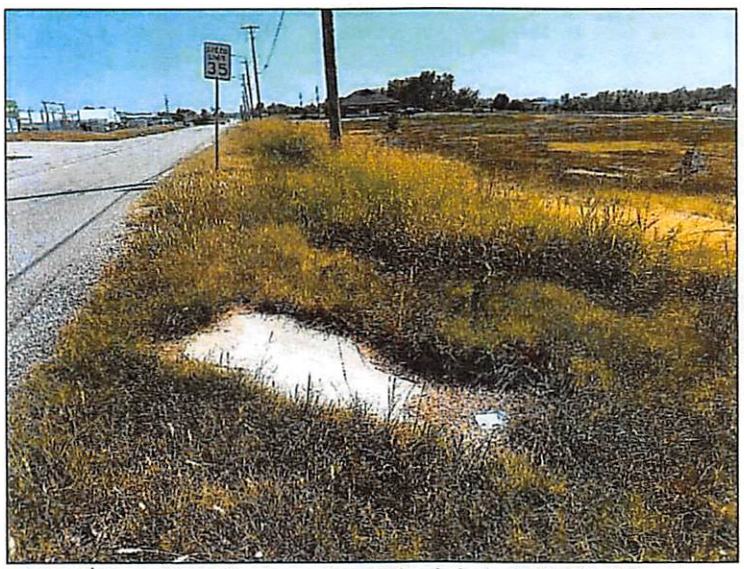
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



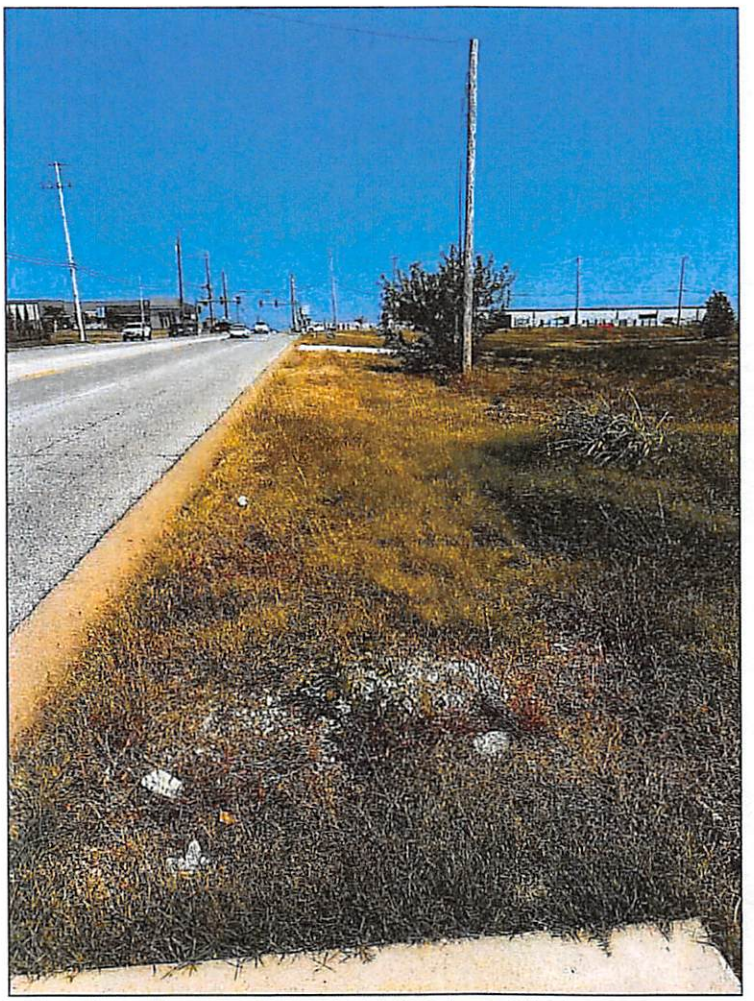
2600 S. Range Line Rd – looking northwest – overgrown vegetation



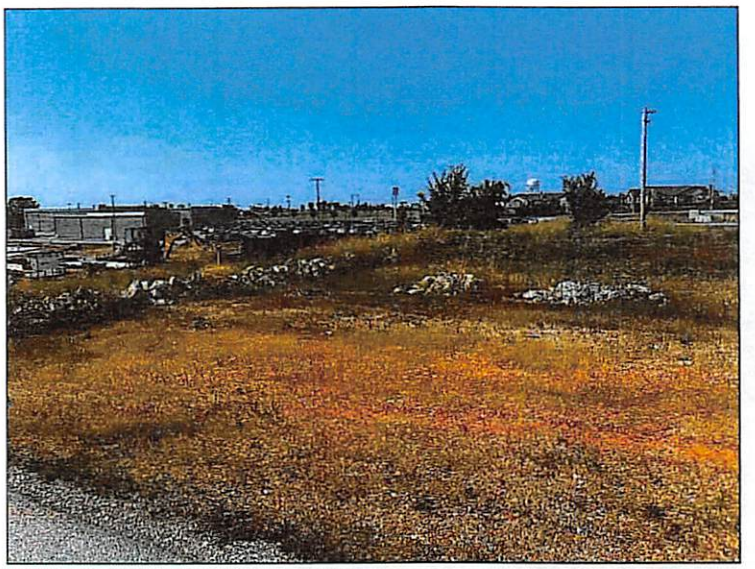
3534 E. 20th St – looking south – overgrown vegetation



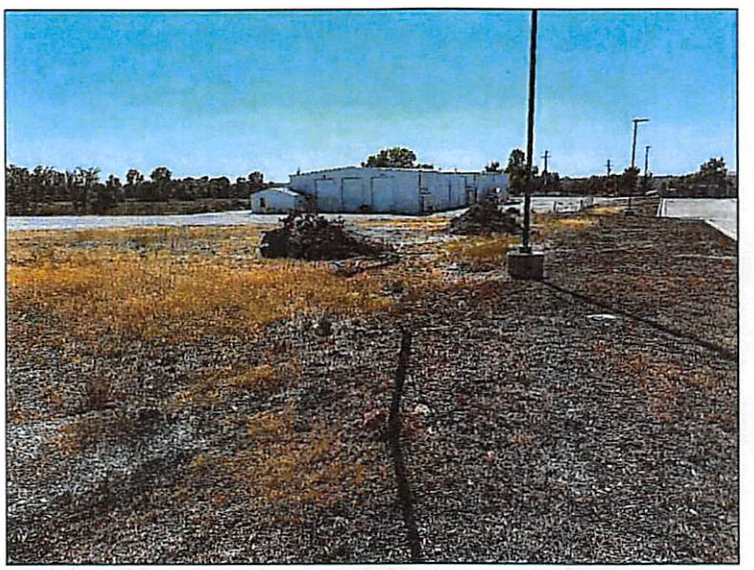
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



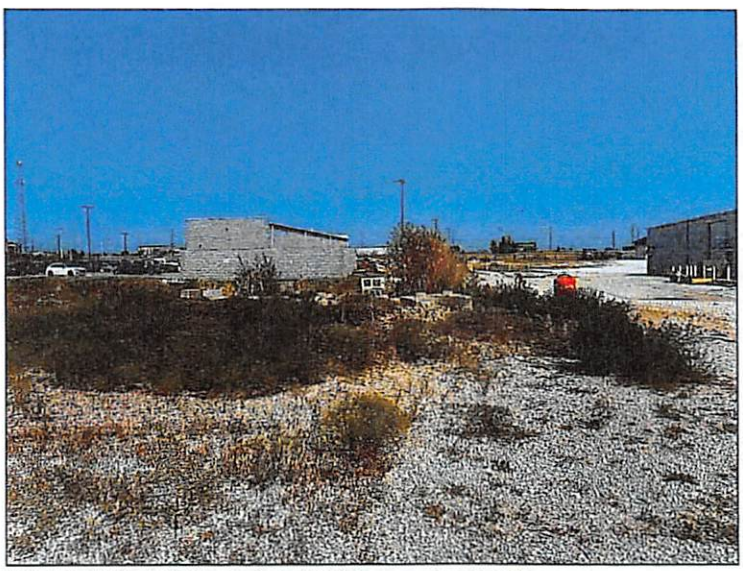
3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



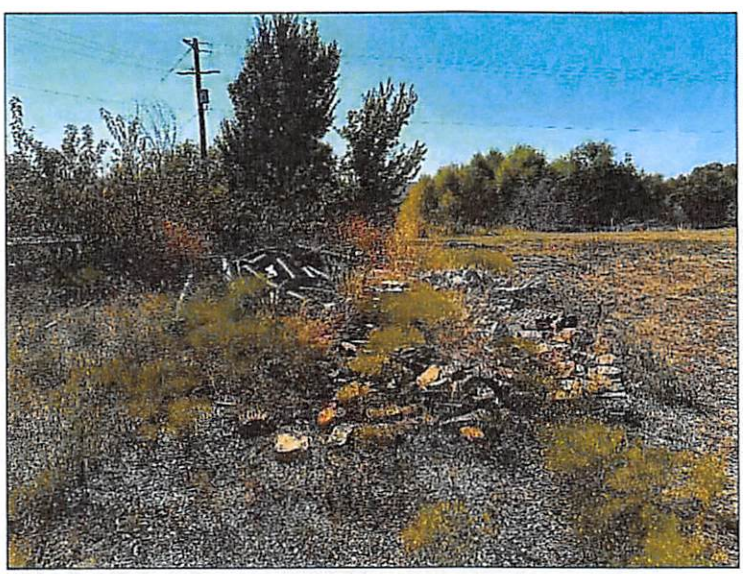
3435 E. 20th St – looking northwest – trash/debris



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



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



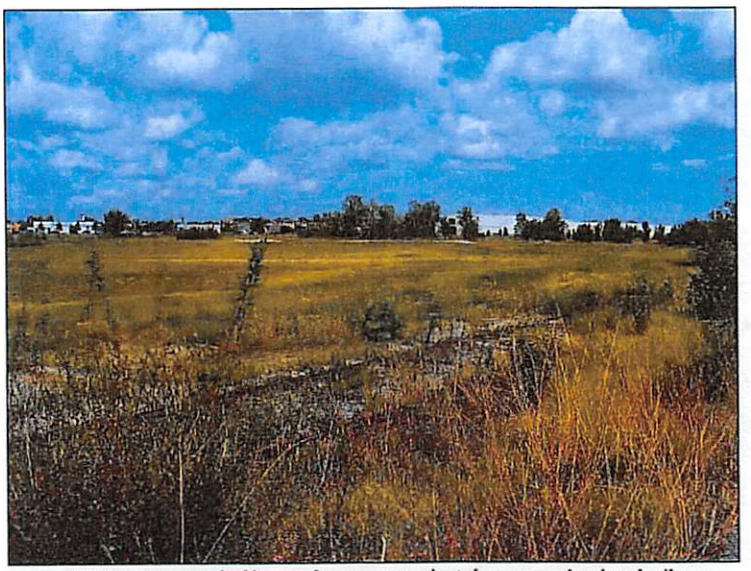
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



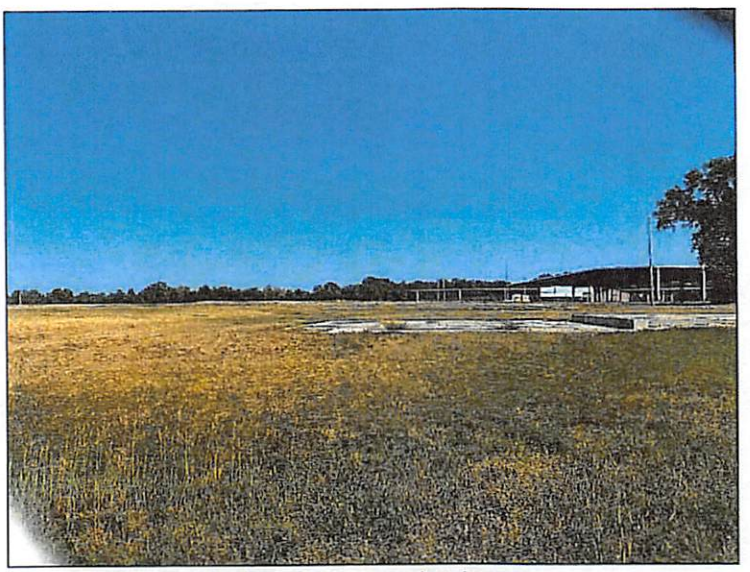
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



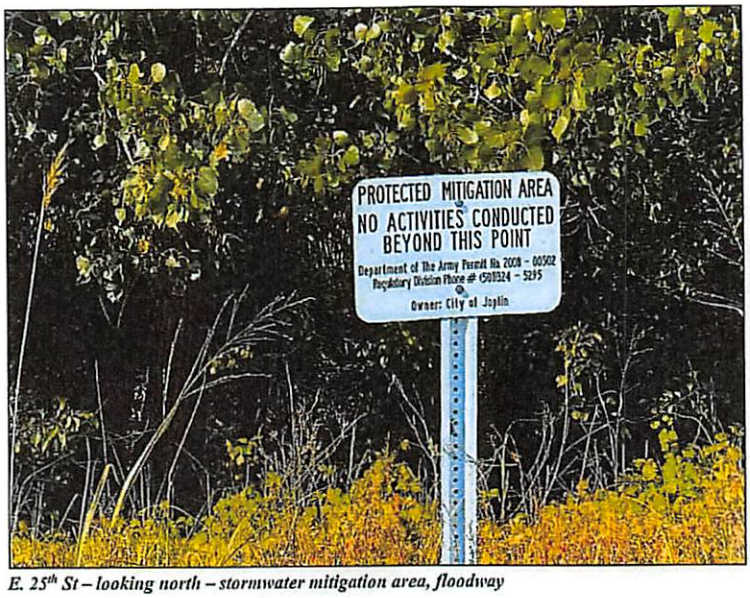
1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



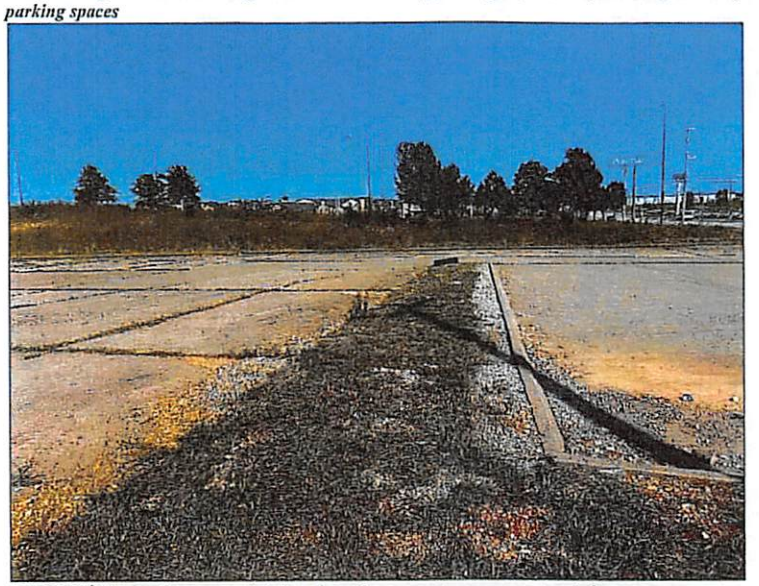
International Paper Co. – looking northwest – contaminated property



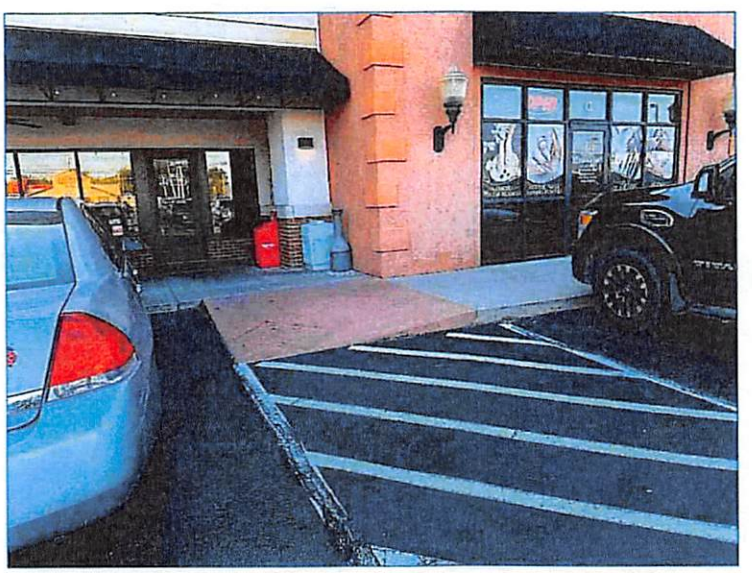
E. 25th St – looking north – stormwater mitigation area, floodway



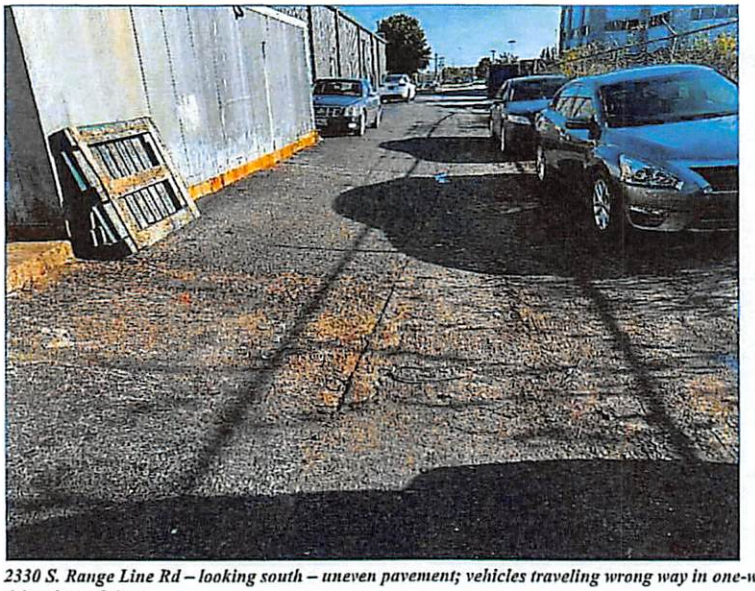
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



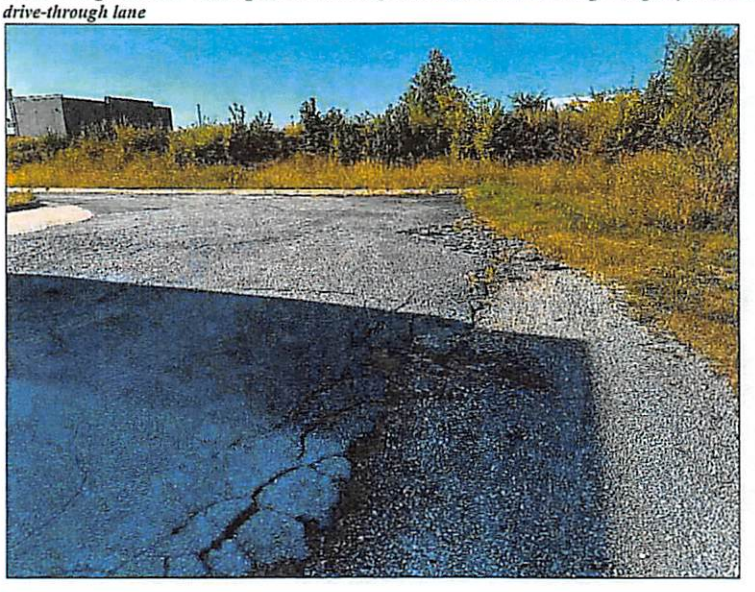
3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



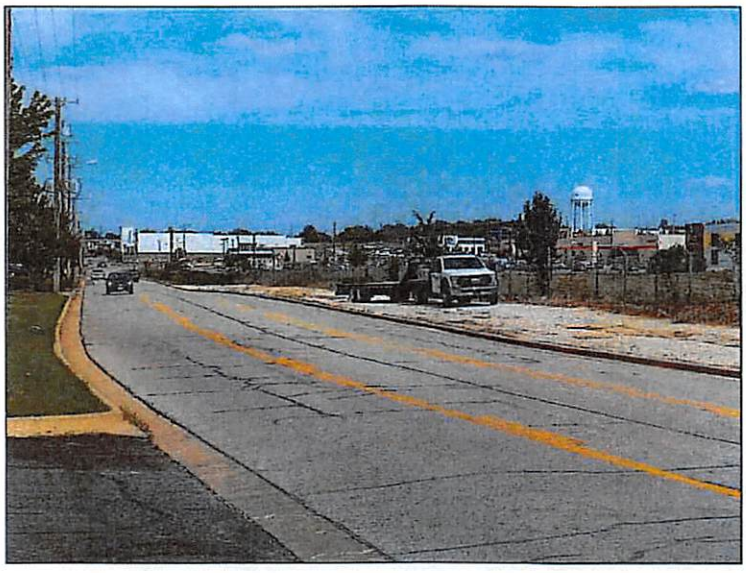
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



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



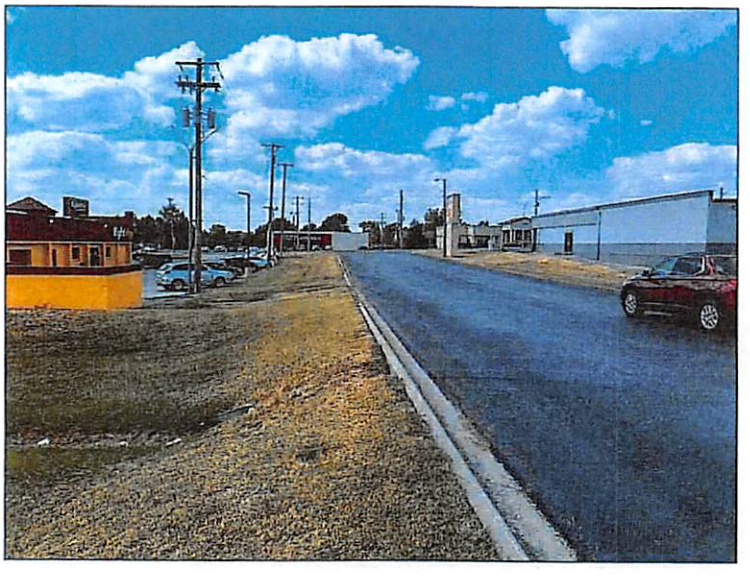
2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



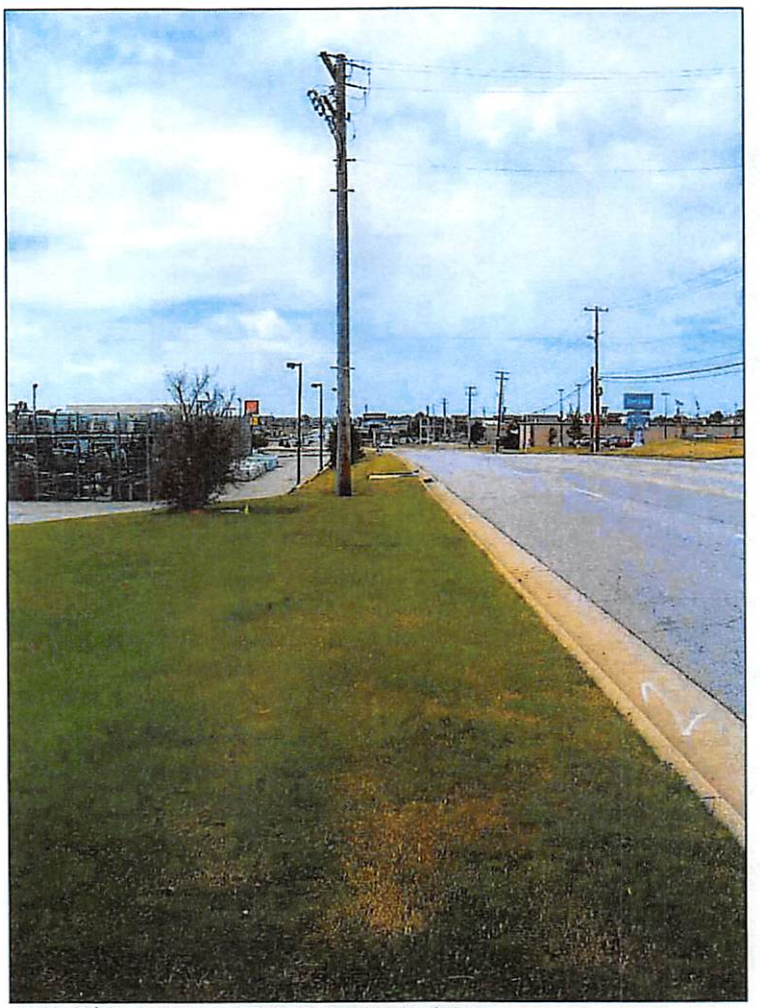
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



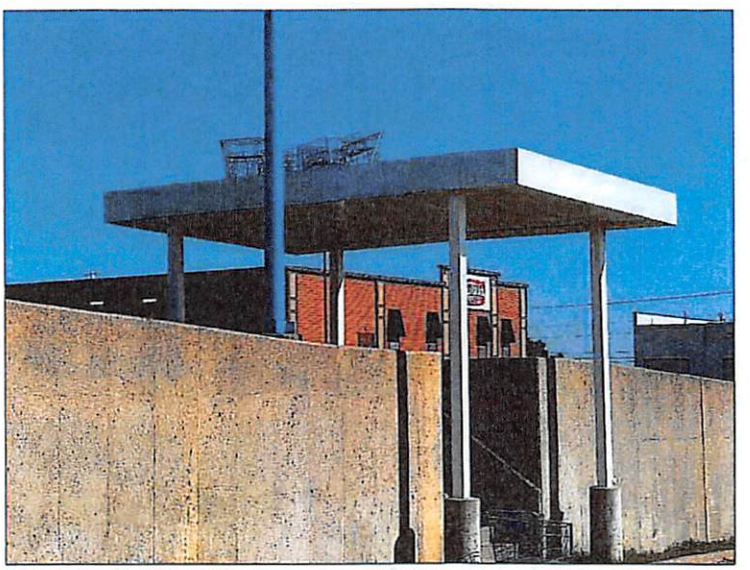
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



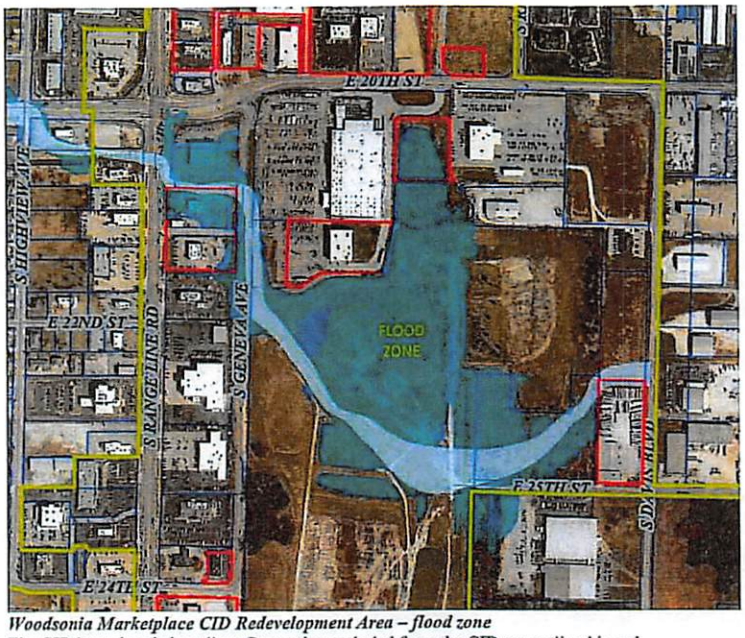
3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

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).

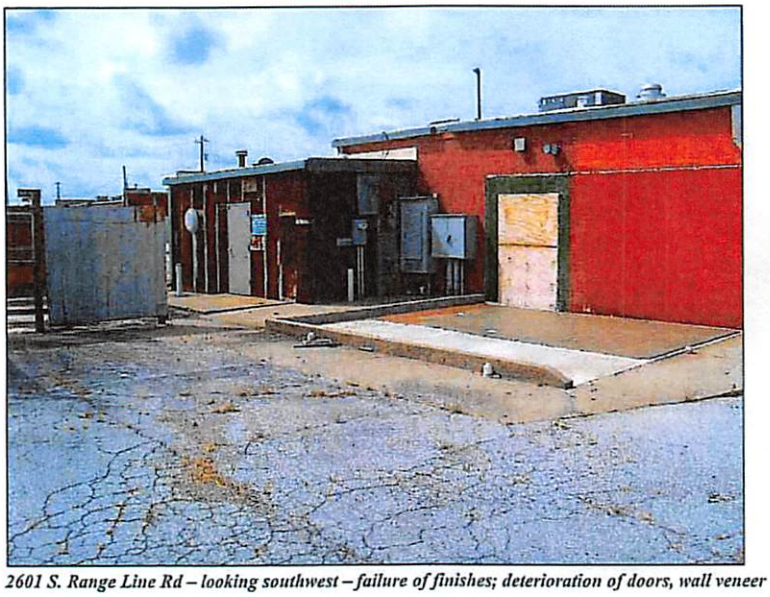
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



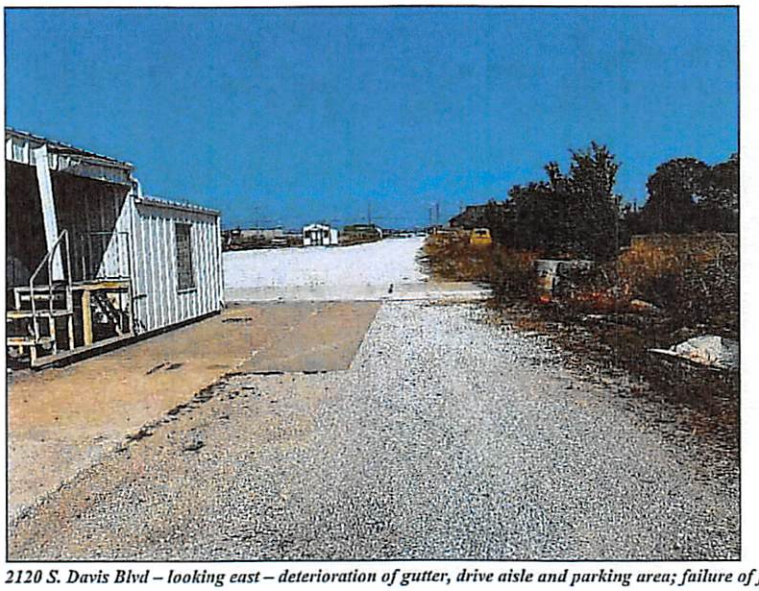
3110 E. 20th St – looking west – failure of finishes



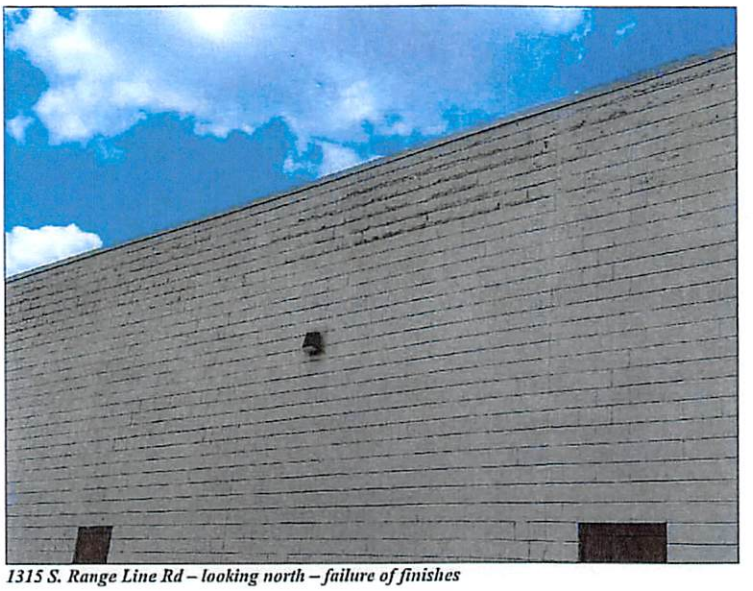
2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



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



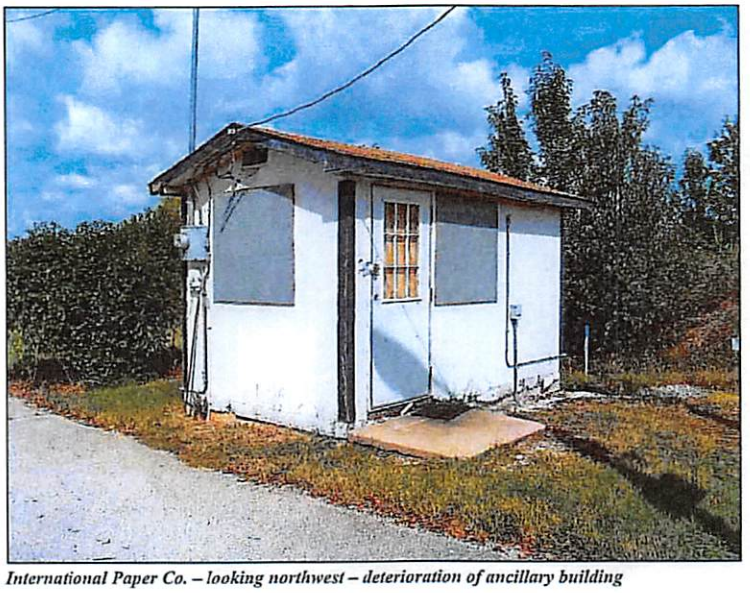
1315 S. Range Line Rd – looking north – failure of finishes



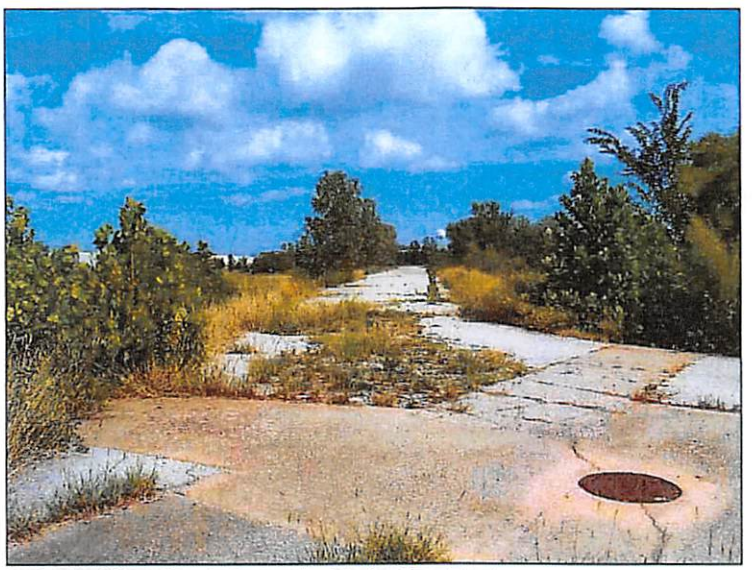
2600 S. Range Line Rd – looking west – deterioration of masonry

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, equipment, fences, and unenclosed trash dumpsters.

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



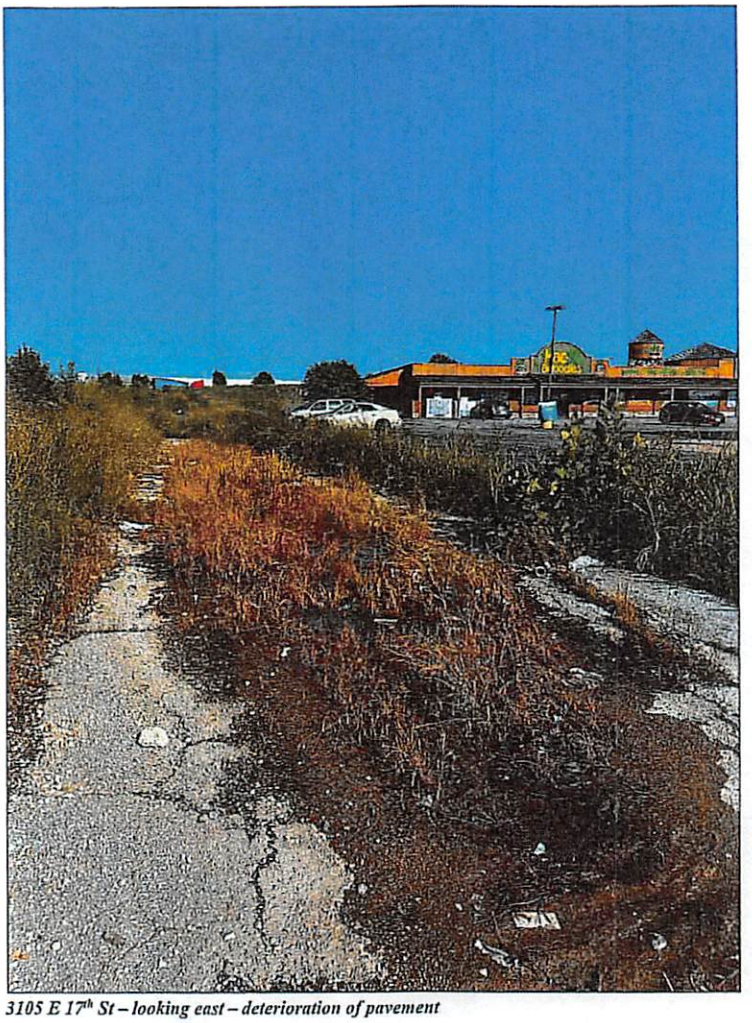
International Paper Co. – looking northwest – deterioration of ancillary building



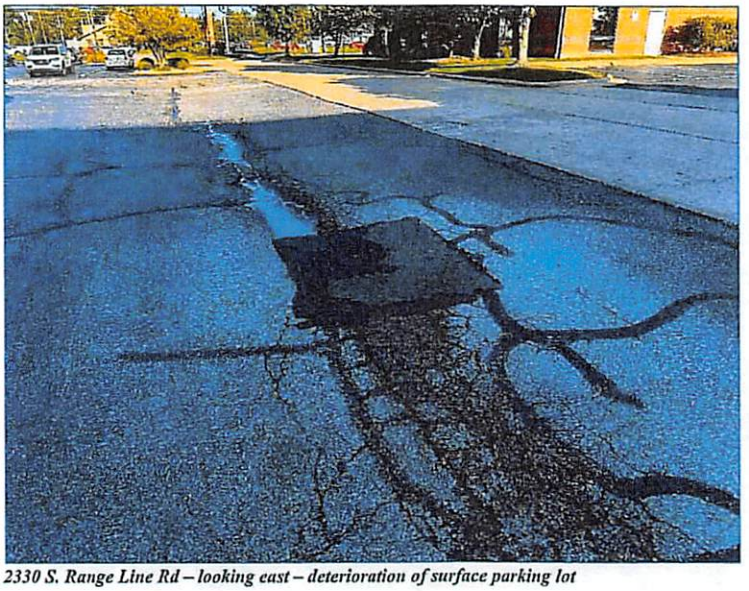
International Paper Co. – looking north – deterioration of street



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



3105 E 17th St – looking east – deterioration of pavement

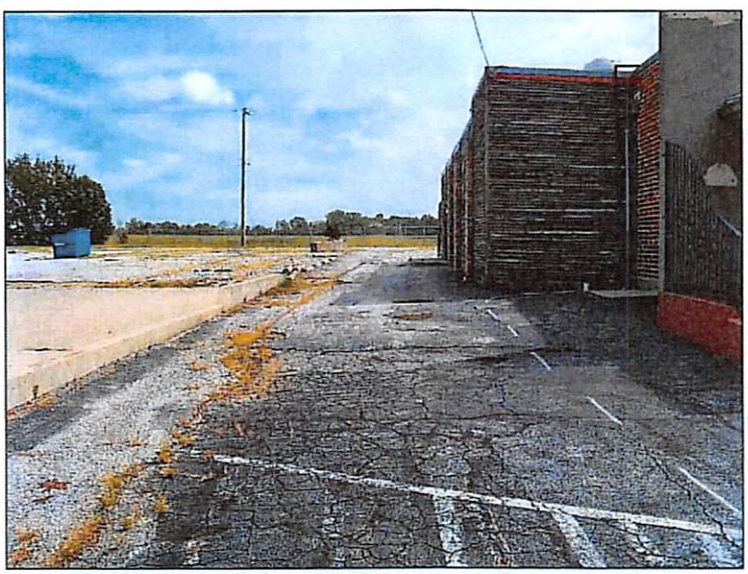


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

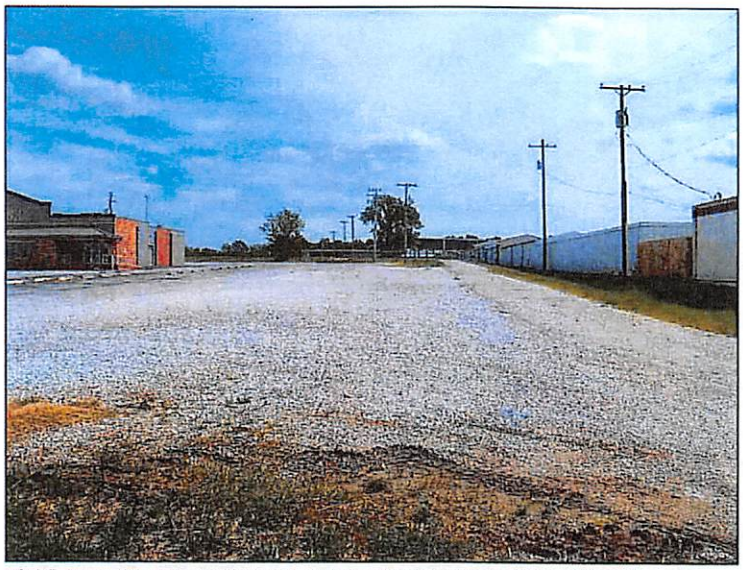




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



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



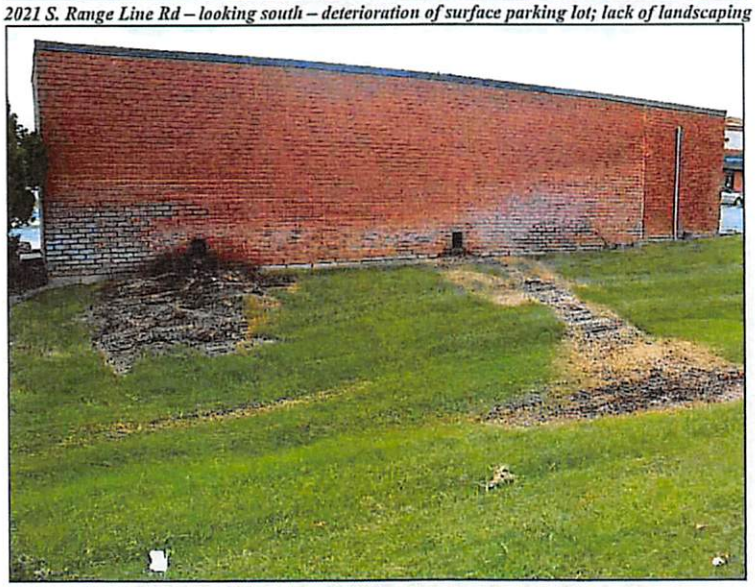
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



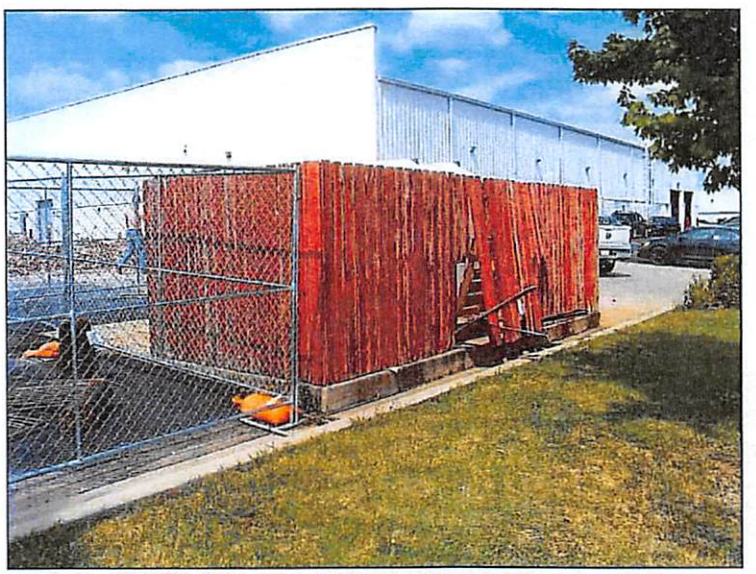
2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



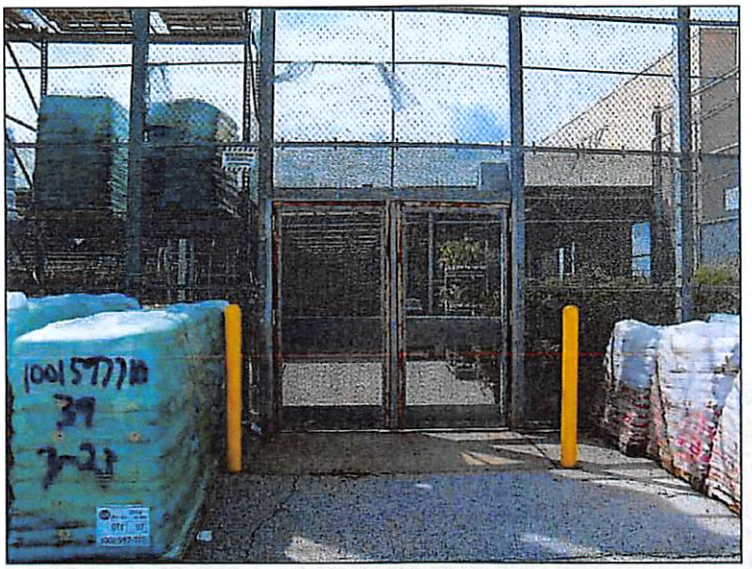
2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



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



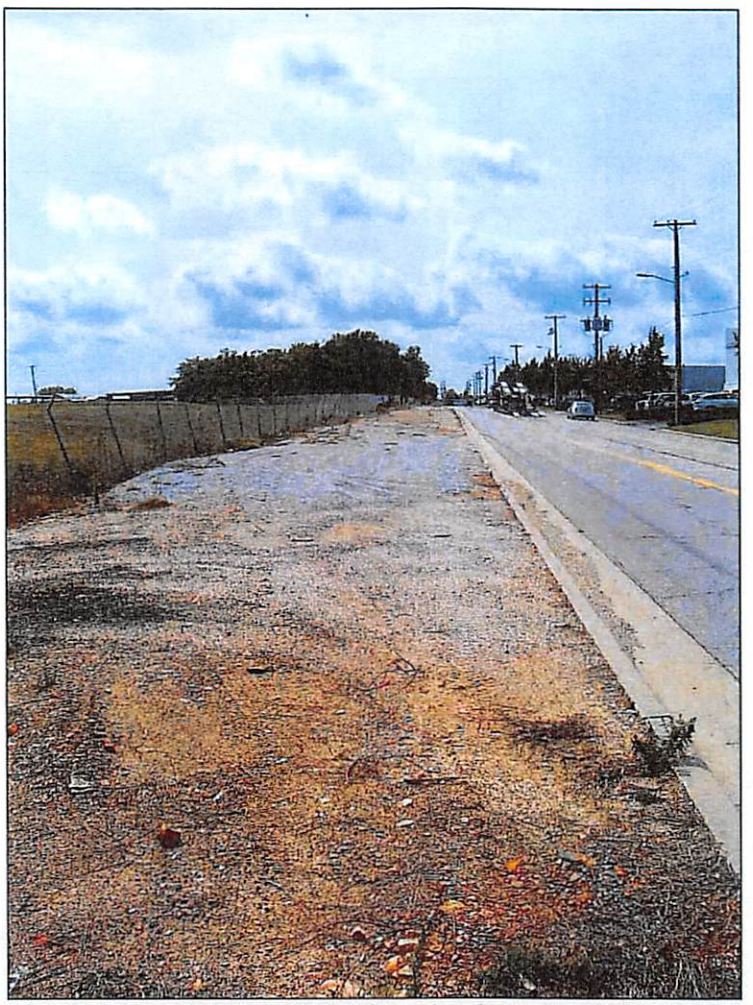
2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



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



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

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

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/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, impacting 39.3% of the Study Area.

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

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	24	44.4%	179.30	51.5%

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties 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 declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

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 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 and now Prospect Village, 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 older 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 three 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. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, 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.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of 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 Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community 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		04-4.0-19-000-020-005.000	SAMS REAL ESTATE BUSINESS TRUST	BEG 1938.05' S & 660.30' E NW COR N 836.18' E 775' S 545' E 13 E.71' S 12° W 490.12' W 401.18' S 5° W 232.46' S 86° W 11.48' W 453.75' TO POB
2		04-4.0-19-000-020-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1937' E 660.30' N 836.18' E 775' S 545' E 1 38.71' SW 138.14' TO POB SW ALG CURVE 445' W 210.02' N 33° N 86 ° W 11.48' N 5° W 25.46
3		04-4.0-19-000-020-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1343.05' S 49' W 35.85' TO POB S 2 17.56' E 246.45 FM 281.65' TO CURVE R S 39° E 55.49' S 229.39' E 11' ETC
4		04-4.0-19-000-020-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1343.05' S 445.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR R/W W 1125.83' N 18.57' N 63° W 143' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-13-040-019-018.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 488.9' TO W R/W RANGELINE RD S 111.17' W 296.25' S 349 05" TO N R/W 20TH ST S 85 DEG W 113.39' N TO POB
6	1930 S RANGE LINE RD	19-1.0-13-040-019-018.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.3' W & 50' N SE COR SE N 89 DEG W 72.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 294.25' S 01 DEG W 166.15' S 10 DEG W 136.45' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-4.0-13-010-001-018.000	FUGATE J LARRY TR	KINDRENS SUB S 179' LOT 1 EX HWY
8	2330 S RANGE LINE STR A-F	19-4.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.03' S 88 DEG W 317.69' N 150.85' E TO POB
9	2330 S RANGE LINE RD STE O-H	19-4.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-4.0-13-010-013-013.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2450 S RANGE LINE RD	19-4.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-4.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.89' E 141.5' TO S R/W 34TH ST S 34 DEG E 30.13' CURV TO LFT CH DIST 105.48' W/BEARING OF S 72 DEG E E ALG S R/W LN
13	2603 RANGELINE	19-4.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 139.5' N & 30' W SE COR NE SE N 63 DEG E 165.17' N 444.62' W TO CL TEXAS AVE S 571.33' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 28.98' E 614.15' S 79 DEG E 54.76' E 99.91' N 100' W 183.95' N 216' W 75' TO POB
15	3165 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 337.2' E & 833.2' N SW SEC COR N 210.75' E 326.38' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-029.000	WARREN DAVIS PROPERTIES % WILLIAM P HARRINGTON	JOP MISC BEG 460.2' N & 60.5' E SW COR SEC N 260.04' N 43 DEG E 71.75' S 47 DEG E 515.45' E 172.5' S 310.2' W 246.72' S 436.69' W 39' N 293.17' W 454.69' S 278.15' S 84 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.28' E SW SEC COR N 28.50' NWLY 7.37' N 132.95' E 200' S 142.18' W 12' S 20' W 149' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/WS
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 429' N & 508.64' E SW SEC COR N 233.18' E 199' 238.23' W 135' N 21 DEG W 59' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	MAHMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 434.67' E 348' E 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3724 E 15TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.48' E & 30' N SW SEC COR W 432.06' N 436.67' W 348' N 344.57' W 126.8' N 230.78' E 310.7' N 648.15' E 590.5' S 281.7' W P S 772.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 36TH ST & W R/W REX AVE W 135' TO POB W 169' N 48 DEG W 47.42' N 100' E 200' S 125.26' TO POB
22	2534 E 20TH ST	20-4.0-18-000-000-013.000	FLETCHER REALTY LLC	JOP MISC BEG 114.75' W NE COR NW TH S 680' W 442.41' N 660' E TO BEG EX N 30' & EX E 30'
23	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 203.6' N 425' E TO POB EX COM NE CFR NW 1/4 S 89 DEG W 635.13' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONFIDENCE RESTORATION CENTER	JOP MISC BEG 2458.35' W & 630' S NE COR S 770' W 225.3' N 770' 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 543.37' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 503.12' S 89 DEG W 541.30' N 45 DEG W 64.08' N 455.22' TO N L'N NW 1/4 N 89 DEG E 518.19' TO POB EX RD R/W
26	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 543.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	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 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.002	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 212.45'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	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 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 3 COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 217.45' S 46 DEG E 57.5' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 777.12' N 88 DEG W 132.87' S 01 DEG W 180' N 88 DEG W 100' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 332' E & 70.85' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 165.04' N 12.45' E 36.79' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.25' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 333' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 225' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 333' S NW COR SEC E 335' S 150' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.71' S & 65' E OF NW SEC COR N 54 DEG W 53.21' E 250.65' S 167.45' W 334.93' N 134.5' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 343.71' S & 65' E OF NW SEC COR E 334.93' S 41' W 250.65' S 54 DEG W 55.21' N 24' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNSUDOR SQUARE	JOP MISC BEG 933' S OF N SEC LINE & 405' E OF W SEC LINE W 340' S 215' E 360' N TO BEG EX HWY
41	2259 S RANGE LINE RD	20-4.0-18-000-000-023.000	FLETCHER REALTY	JOP MISC BEG 1197' S & 45' E NW COR SEC E 360' S 515' W 360' N TO BEG EX HWY
42	2457 S RANGE LINE RD	20-4.0-18-000-000-024.000	FLETCHER REALTY	JOP MISC BEG 1596' S & 45' E NW COR SEC S 343.34' E 99.45' N 10' E 332.47' N 115' NW 114.85' N 84.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	3415 S RANGE LINE RD	20-4-0-18-000-000-027.001	4 STATE CORRAL	JOP MISC DEG 2051.68' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 202.8 1' W 362.9' N 250.29' TO BEG
44	3433 S RANGE LINE RD	20-4-0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 450' S 23.18' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	3431 D RANGE LINE RD	20-4-0-18-000-000-029.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 450' S 23.18' TO POB S 134.36' S 37 DEG W 26.05' W 102' N 18' S 72 DEG E 18.72' N 144' E 111.28' TO POB
46	2525 S RANGE LINE RD	20-4-0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 350' N 125' NW 28.28' W 350' SW 32.68' TO POB
47	2601 S RANGE LINE RD	20-4-0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.3' S 201.10 W 116.72' N 63° W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4-0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 2128' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 292.53' N TO POB
49	2705 S RANGE LINE RD	20-4-0-18-000-000-034.000	BURKAT	JOP MISC DEG 373.3' & 62.3.5' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.28' S 110.52' W 328.95' N 83 DEG W 63.86' N 01 DEG W 100.15' N
50	2603 S RANGE LINE RD	20-4-0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC DEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 83.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4-0-18-000-000-043.001	FLETCHER REALTY	JOP MISC DEG 350' N & 62.50' E FR SW COR SW1/4 SEC 18 N 249' E 467' N 41.09' E 314.75' S 291' W TO POB
52	3111 E 32ND RD	20-4-0-18-000-000-045.003	FLETCHER REALTY	JOP MISC DEG 418.9' E & 427' N SW COR SEC N 723.35' E 295' S 733.35' W 295' TO POB
53	3323 E 32ND ST	20-4-0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 730.9' E & 427' N SE COR SW SW W 869.7' N 466.1' TO RCS R/W SE 1036.4' TO BEG EX W 330' EX COM SW COR SEC 18 S 88 DEG E 817.54' TH CONT S E9 DEG E 772.43' N 467
54	3377 E 27TH ST	20-4-0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC DEG 3288.44' & 897.25' W OF SE SEC COR S 1615' W 943.46' N 26 24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 505.52' E 616.97' N 60' W 454.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value					Taxes	
		2021	2022	2023	2024	2025	2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

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	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

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
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		36	49	14	90	347.99	24
	Acreage of Parcels Exhibiting Condition		222.77	258.13	136.88			179.30
	Percentage of Study Area Exhibiting Condition		64.0%	74.2%	39.3%			51.5%

Appendix D

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 (1992) (other). Ellipsoid is GRS80. Differences in datum, ellipsoid 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/.

Base map information shown on all FIRM panels was derived from 2-foot orthophotos 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 floodplains delineated from those of previous FIRMs 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 this 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 the 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 digitized from the DFIRM.

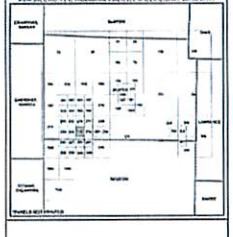
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

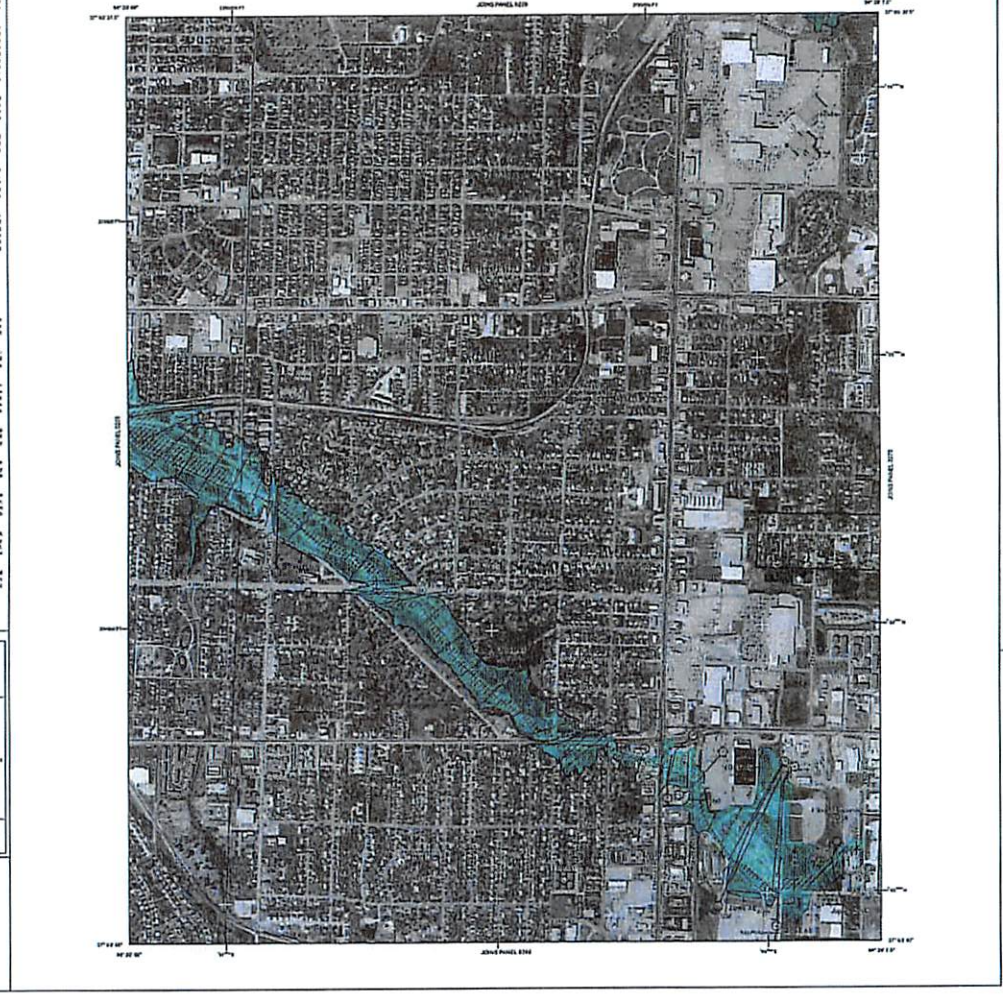
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which 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, 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 the result of actions on Coastal Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Limits of Moderate Wave Action (LiMWA)
- Jurisdiction boundary
- Limit of study
- Coastal transect
- Coastal transect baseline
- Profile baseline
- Hydrographic feature
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- 513 — Cross section line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD83)
- 4276000 mN — 1000-meter Universal Transverse Mercator grid values, zone 15
- 1968000 FT — State Plane coordinate system (Missouri West, FIPSZONE 2403) grid values, Transverse Mercator projection
- 5000 m Ω — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M5513 — Bench Mark
- Rockford, Calvert, Flume, Fernbank, or Shoal Creek — Road or Railroad Name

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

November 2, 2012 – to update corporate limits, to change Special Flood Hazard Areas, to reflect incorporation of new topographic information, to incorporate previously issued Letters of Map Revision, and to change flood risk.

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

PANEL 0278C

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI AND INCORPORATED AREAS

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

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JASPER, CITY OF	290628	0278	C
JOPLIN, CITY OF	290644	0278	C

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
29097C0278C
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

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 September 6, 2025 and on October 5, 2025.
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 & W8 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

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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