The Joplin Recovery
TIF Redevelopment Plan and Project

Cost/Benefit Analysis

DRAFT

Prepared for:
The City of Joplin, MO

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TECHNICAL MEMORANDUM

To: City of Joplin TIF Commission

Cc: City Manager R. Mark Rohr
Mayor Melodee Colber-Kean

Date: November 26, 2012

From: Andy Struckhoff

Re: Cost/Benefit Analysis

Project Name: The Joplin Recovery TIF Redevelopment Project

Project No: 81029

I. INTRODUCTION

This Memorandum and the accompanying tables comprise the Cost/Benefit Analysis for the Joplin Recovery TIF Redevelopment Plan (the "Plan") proposed by Wallace-Bajjali Development Partners (the "Developer") for the Joplin Recovery Redevelopment Area (the "Redevelopment Area" or "Area") as described in the Plan. Section 99.810, R.S.Mo. requires the preparation of this analysis for the proposed Redevelopment Project or defined in the Plan.

The projections of incremental tax revenues contained in this analysis are based on the Plan and related financial information presented by the Developer. The Developer proposes to redevelop the Area, which is located in the City of Joplin (the "City") and is as depicted in Plate 1 in the Appendix.

These projections are for a Redevelopment Project that is not yet constructed and are based on the construction of residential and commercial uses. The projected tax revenues to be generated by the Redevelopment Project are based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this

analysis is cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs.

II. AVAILABILITY OF INCREMENTAL TAX REVENUES

The availability of the projected incremental tax revenues for both the affected taxing districts and for deposit into the Special Allocation Fund is affected by a time lag between the taxable event and the payment and administrative processing of the tax payments. Real property taxes are typically paid in full by the end of the tax year and are available for deposit in the Special Allocation Fund two to three months after the first of the following year. Payment due dates for EATs (Economic Activity Taxes) vary depending on the tax, and, in some cases, the amount of sales taxes generated. Typically, EATs are available for deposit in the Special Allocation Fund three to four months after the time they are generated.

III. TAX REVENUE PROJECTION TABLES

The attached revenue tables comprise the substance of this analysis and are identified in the "List of Tables" located in **Appendix A**.

The Baseline Tables establish the basic assumptions about the proposed Project and identify the Base Equalized Assessed Value and Base Sales Taxes.

The Tax Increment Financing Revenue Projection tables detail the projection of tax revenues and the potential incremental tax revenues generated as a result of the Redevelopment Project. The Fiscal Impact Analysis tables for the Build Alternative show the distribution of taxes to the affected taxing districts over the life of the Redevelopment Project. The Fiscal Impact Analysis tables for the No Build Alternative illustrate the distribution of taxes to affected taxing districts should tax increment financing not be adopted and the Redevelopment Project not be built.

For the purposes of this analysis, 23 years of incremental revenues and related fiscal impacts are shown. The estimated date for substantial completion of the Redevelopment Project is 2018. It is projected that all reimbursable project costs will be fully repaid within 23 years after TIF is initially activated, or 18 years after the substantial completion of the Redevelopment Project.

IV. Build Scenario Project Assumptions

As noted earlier, assumptions have been developed with regard to the future performance of the Redevelopment Project scope, scale, uses and future tax liability. These assumptions are identified in the following paragraphs.

A. REDEVELOPMENT PROJECT ASSUMPTIONS

Building sizes, site placement, the nature and type of tenants or end users, or other details of the Project as generally described in the Redevelopment Plan and shown on Table 1 – Project Concept, in the Appendix. The Project may be subject to modification as the Developer continues negotiations with tenants or end users, and as site and building designs are completed.

B. REAL PROPERTY TAXES (PILOTS)

1. Base Equalized Assessed Value (EAV)

The annual assessed value must exceed the Base EAV in order for payments in lieu of taxes, (i.e. incremental real property taxes or PILOTs) to be generated. The current total equalized assessed value, and the estimated Base EAV, of the Redevelopment Area is $73,169,420.

2. Tax Rates

The total property tax rate levied against Area residential property is currently $4.8022 per $100 of assessed valuation. The total property tax rate is levied against Area commercial property is $5.8222 per $100 of assessed valuation.

The TIF Act prohibits the collection of incremental revenues from both the Merchant's and Manufacturer's Replacement Tax (Commercial Surcharge) and the State of Missouri Blind Pension Fund. After deducting rates associated with the Commercial Surcharge ($1.02 per $100 of assessed valuation) and the State of Missouri's Blind Pension Fund levy ($0.03 per $100 of assessed valuation), the total property tax rate eligible for capture by TIF is currently $4.7722 per $100 of assessed valuation. This property tax rate is applied to estimated assessed values for the year 2012. Because future tax rates are unknown and tax rates are subject to "rollback," under the Hancock Amendment to the Missouri Constitution, the tax rate will not be otherwise changed or modified throughout these projections.

3. Projected Market Value and Assessed Value

See Table 2 and Table 8 attached. The assumptions used in this analysis to project future market values are based on information on comparable facilities obtained from the Jasper County Assessor's Office. At the time the buildings are completed, the Assessor will appraise the actual project as constructed. Since the Redevelopment Project has not yet been built, the Jasper County Assessor cannot determine the future appraised value for purposes of levying real property taxes. Note, future appeals of the County Assessor's appraisal may impact the amount of PILOTs generated by the Redevelopment Project.

4. Growth in Market Value

The market value is assumed to grow two percent (2%) after full build-out at each reassessment year (on odd-numbered years).

C. SALES TAXES (ECONOMIC ACTIVITY TAXES OR EATS)

1. Base Sales Taxes

The estimated base retail sales volume for the Area is $100,000,000. This figure represents an estimate of the total taxable sales within the Redevelopment Area for the preceding calendar year (2012).

2. Sales Taxes Applied

The sales taxes that are affected by tax increment financing are as follows:

Jasper County	0.975%
City General Sales Tax	1.500%
City Parks & Stormwater	0.250%
City Transportation	0.500%
Capital Improvement Sales Tax	0.375%
Total Base Local Sales Taxes	**3.600%**

3. Projected Sales Volume and Growth

Taxable sales projections take into account growth in 2012 and 2013 over retail activity in 2011, in which year retail activity was adversely affected by the tornado. Table 3 and Table 9 illustrate the sales volume and growth assumptions.

4. Utility Taxes

Utility taxes are also an economic activity tax eligible for capture by TIF. The administration, determination, and collection of utility tax revenues from the various utility providers (e.g., electric, gas, and sewer) is difficult. For the purposes of this report, incremental utility tax revenues are not included in the projected revenues that will be available for debt retirement or reimbursement of eligible Redevelopment Project costs. Any utility tax revenues the City is ultimately able to collect will be in addition to the projections herein and will be deposited in the Special Allocation Fund and available for debt retirement or reimbursement of eligible Redevelopment Project costs.

V. ASSUMPTIONS USED TO PROJECT THE NO BUILD SCENARIO

This scenario is illustrated at Tables 19 – 24. This analysis assumes that the market value of real property in the Area will increase over time at an average rate of two percent (2%) each reassessment year.

This analysis also assumes that retail sales within the Area would increase over time at an average annual rate of one percent (1%).

VI. IMPACT ANALYSIS

Table 25 directly compares the fiscal impact to affected taxing jurisdictions if the Redevelopment Project is built or not built pursuant to the Redevelopment Plan. Table 25 shows the fiscal impact for these two scenarios by comparing annual projected tax revenues to each affected taxing jurisdiction pursuant per the Build Alternative and the No Build Alternative.

VII. PAYMENTS IN LIEU OF TAXES EVALUATION

Attached hereto as Appendix C is Table C-1, which compares the amount of PILOTs attributable to each real property tax levy imposed by affected taxing jurisdictions within the Redevelopment Area and the amount of taxes paid to each affected taxing jurisdiction from: real property taxes paid on the base equalized assessed valuation; personal property taxes; and commercial surcharge tax payments. This table is presented for the affected taxing jurisdictions so they may better understand the how the revenues committed to TIF, as PILOTs, according to their real property tax levy compare to the taxes each district is likely to receive until such time as the Redevelopment Area is terminated.

The PILOTs and tax collections shown in Table C-1 are based on the Redevelopment Project as described in the Plan and on the analysis contained in the Cost/Benefit Analysis. In the absence of tax increment financing, the incremental real property tax revenues, incremental sales tax revenues and additional personal property and commercial surcharge revenues shown in this analysis and summarized, with the exception of sales tax revenues, in Table C-1 will likely not be generated.

VIII. GENERAL ASSUMPTIONS AND CONDITIONS

These projections are intended to be interpreted and used based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

This Memorandum and the financial projections contained herein are based on assumptions, projections, and information provided by the Developer and various other sources considered reliable. PGAV neither verified nor audited the information that was provided by the other sources. Information provided by others is assumed to be reliable, but PGAV Planners assumes no responsibility for its accuracy or certainty.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City, and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product.

IX. FINANCIAL FEASIBILITY

The TIF Act requires the Developer to provide sufficient information to the TIF Commission such that the TIF Commission can evaluate whether or not the Project as proposed is financially feasible. A statement regarding the Project's financial feasibility (prepared by the Developer) is attached to this document as **Appendix B** for the TIF Commission's consideration.

APPENDIX A

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Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

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Baseline Tables

Table 1
Project Concept [1]
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Project Component	Number	Units	Project Costs	Build-out Assumptions
Market Rate Single-Family Housing	1,300	Homes	$ 162,500,000	2013-2018
Principal Reduction Plan Housing	400	Homes	$ 40,000,000	2013-2016
Affordable Mult-Family Housing	200	Units	$ 19,000,000	2014
Market Rate Multi-Family Housing	300	Units	$ 37,000,000	2015
Senior Living	100	Units	$ 10,000,000	2015-2016
Senior Living - Assited Living/Memory Care	200	Units	$ 25,000,000	2015
Salvation Army Homes	10	Homes	$ 1,500,000	2016
Residential Apartments	300	Units	$ 32,000,000	2015
Commercial Space - Office	62,500	Sq.Ft.	$ 12,000,000	2015
Commercial Space - Retail	62,500	Sq.Ft.	$ 12,000,000	2015
Medical Office	328,000	Sq.Ft.	$ 74,000,000	2016
Downtown Education Complex	300,000	Sq.Ft.	$ 73,000,000	2016
Government Office Facility	200,000	Sq.Ft.	$ 45,000,000	2016
Library/Theatre Complex	50,000	Sq.Ft.	$ 20,000,000	2016
School Facilities	TBD		$ 12,000,000	TBD
SPARK Performing and Visual Arts Center	TBD		$ 68,000,000	2016
Multi-Purpose Event Venue & Sports Complex	TBD		$ 55,000,000	2016
		Subtotal - Taxable Projects	**$ 543,000,000**	
		Subtotal - Tax-Exempt Projects	**$ 155,000,000**	
		Total	**$ 698,000,000**	

Source: Wallace-Bajjali

[1] Shaded project components are projected to be publicly owned and therefore not taxable. This list does not include other Redevelopment Project Cost items described in the Plan, such as Land Acquisition, Neighborhood Infrastructure, and the Hotel and Convention Center.

Table 2

Absorption Schedule and Projections of Real Property Assessments for Redeveloped Property [1,2,3]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Redevelopment Project	Market Value per Unit	Units	Redevelopment Absorption					
			2013	2014	2015	2016	2017	2018
			0	1	2	3	4	5
Market Rate Housing Development	$ 70,000	Homes	0	250	500	300	150	100
Principal Reduction Plan Housing	$ 63,000	Homes		100	100	100	100	
Multi-Family Housing (Affordable)	$ 46,500	Apartments			200			
Multi-Family Housing (Market Rate)	$ 61,000	Apartments				300		
Senior Living	$ 50,000	Apartments				50	50	
Senior Living - Assisted Living/Memory Care	$ 62,500	Apartments				200		
Mixed-Use (Residential Portion)	$ 62,500	Apartments				300		
Mixed-Use (Commercial Portion)	$ 75	Sq.Ft.				125,000		
Medical Office Building	$ 90	Sq.Ft.					328,000	
Downtown Education Complex	$ 90	Sq.Ft.					300,000	
Consolidated Government Office Facility	$ 90	Sq.Ft.					200,000	
Cumulative Residential Redevelopment ($$)			$ 46,245,415	$ 70,045,415	$ 120,645,415	$ 199,995,415	$ 219,295,415	$ 226,295,415
Cumulative Commercial Redevelopment ($$)						$ 9,375,000	$ 83,895,000	
Cumulative Total Redevelopment			**$ 46,245,415**	**$ 70,045,415**	**$ 120,645,415**	**$ 209,370,415**	**$ 303,190,415**	**$ 226,295,415**

Additional Taxable Value Year Following Construction

Redevelopment Project	Projected Valuation of Real Property					
	2014	2015	2016	2017	2018	2019
	1	2	3	4	5	6
Increase in Residential Real Property Market Value	46,245,415	70,045,415	120,645,415	199,995,415	219,295,415	226,295,415
Increase in Commercial Real Property Market Value	0	0	0	9,375,000	83,895,000	85,572,900
Increase in Residential Real Property Assessed Value	8,786,629	13,308,629	22,922,629	37,999,129	41,666,129	42,996,129
Increase in Commercial Real Property Assessed Value	0	0	0	3,000,000	26,846,400	27,383,328
Total Assessed Value from Redevelopment	**$ 8,786,629**	**$ 13,308,629**	**$ 22,922,629**	**$ 40,999,129**	**$ 68,512,529**	**$ 70,379,457**

[1] The top section of this table shows Redevelopment Project components per the year construction is anticipated to be completed. The bottom section of this table shows the assessed values related to these improvements per the year following construction completion, in which year each component will be fully assessed.

[2] The residential value shown in the year 2013 is the projected additional value from building permits active within the Redevelopment Area in 2012. This analysis assumes that construction related to these building permits will restore the affected parcels to their 2010 assessed values.

Table 3

Impact of Redevelopment Program on Future Retail Sales [1]

Joplin Recovery TIF Redevelopment Plan

		2013	2014	2015	2016	2017	2018
	Prog.Yr.	**0**	**1**	**2**	**3**	**4**	**5**
Base Sales Volume		$110,000,000	$111,100,000	$112,211,000	$115,833,110	$119,491,441	$121,936,356
Cumulative Addition of Retail Square Footage		0	0	0	25,000	50,000	62,500
Net Yearly Addition of Retail Square Footage		0	0	0	25,000	25,000	12,500
Sales per Square Foot of Retail Space		$0	$0	$0	$100	$100	$100
Additional Sales per Program Year		**0**	**0**	**0**	**2,500,000**	**2,500,000**	**1,250,000**
Cumulative Additional Retail Sales		**$0**	**$0**	**$0**	**$2,500,000**	**$5,000,000**	**$6,250,000**

[1] **This table assumes the addition of retail sales, over the base, as commercial redevelopment within the Redevelopment Area continues.**

Table 4

Payroll Projections [1,2]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Use	Size	Units	Employees per 1,000 sq.ft.	Percent Occupied	Estimated Total Employees	Estimated Payroll per Employee	Estimated Total Payroll at Stabilization	2016	2017	2018
Affordable Multi-Family	200	Apartments			3	$ 31,200	$ 93,600	$ 93,600	$ 93,600	$ 93,600
Market-Rate Multi-Family	300	Apartments			4	$ 31,200	$ 124,800		$ 124,800	$ 124,800
Senior Living	100	Apartments			4	$ 41,600	$ 166,400		$ 166,400	$ 166,400
Senior Living - Assisted Memory Care	200	Apartments			13	$ 41,600	$ 554,667		$ 554,667	$ 554,667
Mixed-Use Building - Residential Portion	300	Apartments			4	$ 31,200	$ 124,800		$ 124,800	$ 124,800
Mixed-Use Building - Office Space	62,500	Sq.Ft.	2	90%	113	$ 39,520	$ 4,446,000	$ 1,778,400	$ 3,556,800	$ 4,446,000
Mixed-Use Building - Retail Space	62,500	Sq.Ft.	3	100%	188	$ 31,200	$ 5,850,000	$ 2,340,000	$ 4,680,000	$ 5,850,000
Medical Office	328,000	Sq.Ft.	2	90%	590	$ 62,400	$ 36,840,960			$ 36,840,960
Library/Theatre Complex	50,000	Sq.Ft.	2	100%	100	$ 41,600	$ 4,160,000	$ 4,160,000	$ 4,160,000	$ 4,160,000
SPARK Performing and Visual Arts Center					25	$ 35,360	$ 884,000	$ 884,000	$ 884,000	$ 884,000
Multi-Purpose Event Venue & Sports Complex					25	$ 35,360	$ 884,000	$ 884,000	$ 884,000	$ 884,000
Downtown Education Complex	300,000	Sq.Ft.	0.77	90%	230	$ 41,600	$ 9,568,000			$ 9,568,000
						Totals	**$ 63,697,227**	**$ 10,140,000**	**$ 15,229,067**	**$ 63,697,227**
						Projected % Qualified Net New to State	**100%**	**100%**	**100%**	**100%**
						Net New Payroll to State	**$ 63,697,227**	**$ 10,140,000**	**$ 15,229,067**	**$ 63,697,227**

[1] Payroll estimates are based on average hourly wage information from the Bureau of Labor Statistics pertaining to the Springfield, MO Metropolitan Statistical Area as no similar information was available for the City of Joplin

[2] Employee estimates are based on information from the U.S. Energy Information Administration 2003 Commercial Buildings Energy Consumption Survey. With respect to multi-family employment estimates, these are PGAV estimates.

Table 5
Estimated Base Sales Taxes [1,2,3]
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Estimated Base Taxable Sales Volume		$100,000,000
Sales Taxes	**Tax Rate**	**Base Taxes ($)**
Local Sales Taxes Captured by TIF		
Jasper County	0.975%	$ 945,750
City General Sales Tax	1.500%	$ 1,455,000
City Parks & Stormwater	0.250%	$ 242,500
City Transportation	0.500%	$ 485,000
Capital Improvement Sales Tax	0.375%	$ 363,750
Total Base Local Sales Taxes	**3.600%**	**$ 3,492,000**
State Sales Tax	**4.225%**	**$ 4,098,000**
Total Sales Tax Rate	**7.825%**	**$ 7,590,000**

[1] Estimated Base Taxable Sales Volume represents an estimate of taxable retail sales within the Redevelopment Area.

[2] The City Parks & Stormwater Sales Tax sunsets on March 31, 2022. This analysis does not assume that this sales tax will be renewed by voters and imposed after this date.

[3] The Capital Improvement Sales Tax sunsets on January 1, 2015. This analysis does not assume that this sales tax will be renewed by voters and imposed after this date.

Table 6

2012 Real Property Tax Rates per $100 [1]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Taxing Jurisdictions	Rate
City of Joplin - Parks and Recreation	0.0540
City of Joplin - Library	0.2545
City of Joplin - Health	0.0540
City of Joplin - Garbage	0.0540
Joplin Road District	0.2161
Joplin R-VIII School District	3.6600
Jasper County - General Revenue	0.0753
Jasper County - Common Road District	0.2397
Jasper County - Mental Health	0.0823
Jasper County - Sheltered Workshop	0.0823
Tax Rate for TIF	**4.7722**
Merchants' and Manufacturers' Replacement Tax [2]	1.0200
State of Missouri [3]	0.0300
Total Tax Rate	**5.8222**

Source: Jasper County and Missouri State Auditor

[1] Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

[2] The Commercial Surcharge is not captured by TIF per the TIF Act

[3] The State of Missouri Blind Pension Fund tax levy is not captured by TIF per the TIF Act.

Table 7
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data [1]
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

	2012 Total Assesed Valuation [1]
Total Base EAV	**$ 73,169,420**

[1] **Source: Jasper County Assessor**

Fiscal Impact Analysis - Build Alternative

Table 8

Summary of Projected TIF Revenues (PILOTS + EATs) [1,2]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		0	1	2	3	4	5	6	7	8	9	10	11
Real Property Tax Revenues													
Commercial Market Value from Redevelopment		0	0	0	0	9,375,000	83,895,000	85,572,900	85,572,900	87,284,358	87,284,358	89,030,045	89,030,045
Commercial Assessed Value from Redevelopment		0	0	0	0	3,000,000	27,383,328	27,383,328	27,930,995	27,930,995	28,489,614	28,489,614	28,489,614
Residential Market Value from Redevelopment		46,245,415	46,245,415	70,045,415	120,645,415	199,995,415	219,295,415	226,295,415	226,295,415	230,821,324	230,821,324	235,437,750	235,437,750
Residential Assessed Value from Redevelopment		8,786,629	8,786,629	13,308,629	22,922,629	37,999,129	41,666,129	42,996,129	42,996,129	43,856,051	43,856,051	44,733,173	44,733,173
Total Assessed Value (Current)		74,632,808	74,632,808	76,125,465	76,125,465	77,647,974	77,647,974	79,200,933	79,200,933	80,784,952	80,784,952	82,400,651	82,400,651
Total Assessed Value from Redevelopment Project		8,786,629	8,786,629	13,308,629	22,922,629	40,999,129	69,049,457	70,379,457	70,927,123	71,787,046	72,345,666	73,222,787	73,222,787
Total Assessed Value (Existing Property + Redevelopment)		83,419,437	83,419,437	89,434,093	99,048,093	118,647,103	146,697,431	149,580,390	150,128,057	152,571,998	153,130,618	155,623,438	155,623,438
Base Equalized (2012) Assessed Value		73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420
Incremental EAV		**10,250,017**	**10,250,017**	**16,264,673**	**25,878,673**	**45,477,683**	**73,528,011**	**76,410,970**	**76,958,637**	**79,402,578**	**79,961,198**	**82,454,018**	**82,454,018**
Per $100 of EAV & Multiply by 2012 Tax Rate		4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722
Projected Incremental Real Property Taxes		$ 489,200	$ 489,200	$ 776,200	$ 1,235,000	$ 2,170,300	$ 3,508,900	$ 3,646,500	$ 3,672,600	$ 3,789,200	$ 3,815,900	$ 3,934,900	3,934,900
Total Projected Incremental EATS for TIF		$ 193,800	$ 191,000	$ 247,600	$ 304,900	$ 343,100	$ 362,200	$ 381,400	$ 400,900	$ 388,000	$ 406,300	$ 424,800	443,400
Total Annual Incremental Revenues for TIF		**$ 683,000**	**$ 680,200**	**$ 1,023,800**	**$ 1,539,900**	**$ 2,513,400**	**$ 3,871,100**	**$ 4,027,900**	**$ 4,073,500**	**$ 4,177,200**	**$ 4,222,200**	**$ 4,359,700**	**$ 4,378,300**

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		12	13	14	15	16	17	18	19	20	21	22	23
Real Property Tax Revenues													
Commercial Market Value from Redevelopment		90,810,646	90,810,646	92,626,859	92,626,859	94,479,396	94,479,396	96,368,984	96,368,984	98,296,364	98,296,364	100,262,291	100,262,291
Commercial Assessed Value from Redevelopment		29,059,407	29,059,407	29,640,595	29,640,595	30,233,407	30,233,407	30,838,075	30,838,075	31,454,836	31,454,836	32,083,933	32,083,933
Residential Market Value from Redevelopment		240,146,505	240,146,505	244,949,435	244,949,435	249,848,424	249,848,424	254,845,392	254,845,392	259,942,300	259,942,300	265,141,146	265,141,146
Residential Assessed Value from Redevelopment		45,627,836	45,627,836	46,540,393	46,540,393	47,471,201	47,471,201	48,420,625	48,420,625	49,389,037	49,389,037	50,376,818	50,376,818
Total Assessed Value (Current)		84,048,664	84,048,664	85,729,637	85,729,637	87,444,230	87,444,230	89,193,115	89,193,115	90,976,977	90,976,977	92,796,517	92,796,517
Total Assessed Value from Redevelopment Project		74,687,243	76,180,988	76,180,988	77,704,607	77,704,607	79,258,699	79,258,699	80,843,873	80,843,873	82,460,751	82,460,751	84,109,966
Total Assessed Value (Existing Property + Redevelopment)		158,735,907	160,229,652	161,910,625	163,434,245	165,148,837	166,702,930	168,451,814	170,036,988	171,820,850	173,437,728	175,257,267	176,906,482
Base Equalized (2012) Assessed Value		73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420
Incremental EAV		**85,566,487**	**87,060,232**	**88,741,205**	**90,264,825**	**91,979,417**	**93,533,510**	**95,282,394**	**96,867,568**	**98,651,430**	**100,268,308**	**102,087,847**	**103,737,062**
Per $100 of EAV & Multiply by 2012 Tax Rate		4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722	4.7722
Projected Incremental Real Property Taxes		$ 4,083,400	$ 4,154,700	$ 4,234,900	$ 4,307,600	$ 4,389,400	$ 4,463,600	$ 4,547,100	$ 4,622,700	$ 4,707,800	$ 4,785,000	$ 4,871,800	$ -
Total Projected Incremental EATS for TIF		$ 443,400	$ 462,300	$ 481,300	$ 500,600	$ 520,000	$ 539,600	$ 559,500	$ 579,500	$ 599,700	$ 620,100	$ 640,800	$ -
Total Annual Incremental Revenues for TIF		**$ 4,526,800**	**$ 4,617,000**	**$ 4,716,200**	**$ 4,808,200**	**$ 4,909,400**	**$ 5,003,200**	**$ 5,106,600**	**$ 5,202,200**	**$ 5,307,500**	**$ 5,405,100**	**$ 5,512,600**	**$ -**

[1] Assuming the City adopts and approves tax increment financing within the Area by March 2013, the TIF District may exist for a maximum of 23 calendar years from the date the Plan is approved.

[2] The Market Value of real property is projected to grow at an average rate of two percent (2%) each reassessment (odd) year.

Table 9
Summary of Projected TIF Revenues (EATS) [1,2]
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 1 of 2

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars										
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
		0	1	2	3	4	5	6	7	8	9	10
Projected Taxable Sales Volume		110,000,000	111,100,000	112,211,000	115,833,110	119,491,441	121,936,356	123,155,719	124,387,276	125,631,149	126,887,461	128,156,335
Projected Sales Tax Revenues												
Jasper County	0.975%	1,040,325	1,050,728	1,061,236	1,095,492	1,130,090	1,153,213	1,164,745	1,176,393	1,188,157	1,200,038	1,212,039
City General Sales Tax	1.500%	1,600,500	1,616,505	1,632,670	1,685,372	1,738,600	1,774,174	1,791,916	1,809,835	1,827,933	1,846,213	1,864,675
City Parks & Stormwater	0.250%	266,750	269,418	272,112	280,895	289,767	295,696	298,653	301,639	304,656	76,926	0
City Transportation	0.500%	533,500	538,835	544,223	561,791	579,533	591,391	597,305	603,278	609,311	615,404	621,558
Capital Improvement Sales Tax	0.375%	400,125	404,126	0	0	0	0	0	0	0	0	0
Total Projected Sales Tax Revenues	**3.600%**	**3,841,200**	**3,879,612**	**3,510,241**	**3,623,549**	**3,737,991**	**3,814,474**	**3,852,619**	**3,891,145**	**3,930,056**	**3,738,580**	**3,698,271**
Base Sales Taxes												
Jasper County	0.975%	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)
City General Sales Tax	1.500%	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)
City Parks & Stormwater	0.250%	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	0
City Transportation	0.500%	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)
Capital Improvement Sales Tax	0.375%	(363,750)	(363,750)	0	0	0	0	0	0	0	0	0
Total Base Sales Taxes	**3.600%**	**(3,492,000)**	**(3,492,000)**	**(3,128,250)**	**(3,128,250)**	**(3,128,250)**	**(3,128,250)**	**(3,128,250)**	**(3,128,250)**	**(3,128,250)**	**(3,128,250)**	**(2,885,750)**
Total Incremental Sales Taxes												
Jasper County	0.975%	94,575	104,978	115,486	149,742	184,340	207,463	218,995	230,643	242,407	254,288	266,289
City General Sales Tax	1.500%	145,500	161,505	177,670	230,372	283,600	319,174	336,916	354,835	372,933	391,213	409,675
City Parks & Stormwater	0.250%	24,250	26,918	29,612	38,395	47,267	53,196	56,153	59,139	62,156	0	0
City Transportation	0.500%	48,500	53,835	59,223	76,791	94,533	106,391	112,305	118,278	124,311	130,404	136,558
Capital Improvement Sales Tax	0.375%	36,375	40,376	0	0	0	0	0	0	0	0	0
100% of Incremental Sales Taxes	**3.600%**	**349,200**	**387,612**	**381,991**	**495,299**	**609,741**	**686,224**	**724,369**	**762,895**	**801,806**	**775,905**	**812,521**
50% of Incremental Sales Taxes												
Jasper County	0.975%	47,288	52,489	57,743	74,871	92,170	103,732	109,498	115,321	121,203	127,144	133,144
City General Sales Tax	1.500%	72,750	80,753	88,835	115,186	141,800	159,587	168,458	177,417	186,467	195,606	204,837
City Parks & Stormwater	0.250%	12,125	13,459	14,806	19,198	23,633	26,598	28,076	29,570	31,078	0	0
City Transportation	0.500%	24,250	26,918	29,612	38,395	47,267	53,196	56,153	59,139	62,156	65,202	68,279
Capital Improvement Sales Tax	0.375%	18,188	20,188	0	0	0	0	0	0	0	0	0
50% of Incremental Sales Taxes	**3.600%**	**$ 174,600**	**$ 193,800**	**$ 191,000**	**$ 247,600**	**$ 304,900**	**$ 343,100**	**$ 362,200**	**$ 381,400**	**$ 400,900**	**$ 388,000**	**$ 406,300**
State of Missouri	**4.225%**	**$ 4,508,075**	**$ 4,553,156**	**$ 4,598,687**	**$ 4,747,130**	**$ 4,897,058**	**$ 4,997,257**	**$ 5,047,229**	**$ 5,097,702**	**$ 5,148,679**	**$ 5,200,165**	**$ 5,252,167**

[1] Projected Sales Tax totals are shown after accounting for Administration Fee and Early Pay Discounts, as required by the Missouri Dept. of Revenue.

Table 9
Summary of Projected TIF Revenues (EATS) [1,2]
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 2 of 2

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars												
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Taxable Sales Volume		129,437,898	130,732,277	132,039,600	133,359,996	134,693,596	136,040,532	137,400,937	138,774,947	140,162,696	141,564,323	142,979,967	144,409,766	145,853,864
Projected Sales Tax Revenues														
Jasper County	0.975%	1,224,159	1,236,401	1,248,765	1,261,252	1,273,865	1,286,603	1,299,469	1,312,464	1,325,589	1,338,845	1,352,233	1,365,755	1,379,413
City General Sales Tax	1.500%	1,883,321	1,902,155	1,921,176	1,940,388	1,959,792	1,979,390	1,999,184	2,019,175	2,039,367	2,059,761	2,080,359	2,101,162	2,122,174
City Parks & Stormwater	0.250%	0	0	0	0	0	0	0	0	0	0	0	0	0
City Transportation	0.500%	627,774	634,052	640,392	646,796	653,264	659,797	666,395	673,058	679,789	686,587	693,453	700,387	707,391
Capital Improvement Sales Tax	0.375%	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Sales Tax Revenues	**3.600%**	**3,735,254**	**3,772,607**	**3,810,333**	**3,848,436**	**3,886,920**	**3,925,790**	**3,965,048**	**4,004,698**	**4,044,745**	**4,085,192**	**4,126,044**	**4,167,305**	**4,208,978**
Base Sales Taxes														
Jasper County	0.975%	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)	(945,750)
City General Sales Tax	1.500%	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)	(1,455,000)
City Parks & Stormwater	0.250%	0	0	0	0	0	0	0	0	0	0	0	0	0
City Transportation	0.500%	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)
Capital Improvement Sales Tax	0.375%	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Sales Tax Revenues	**3.600%**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**	**(2,885,750)**
Total Incremental Sales Taxes														
Jasper County	0.975%	278,409	290,651	303,015	315,502	328,115	340,853	353,719	366,714	379,839	393,095	406,483	420,005	0
City General Sales Tax	1.500%	428,321	447,155	466,176	485,388	504,792	524,390	544,184	564,175	584,367	604,761	625,359	646,162	0
City Parks & Stormwater	0.250%	0	0	0	0	0	0	0	0	0	0	0	0	0
City Transportation	0.500%	142,774	149,052	155,392	161,796	168,264	174,797	181,395	188,058	194,789	201,587	208,453	215,387	0
Capital Improvement Sales Tax	0.375%	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Sales Tax Revenues	**3.600%**	**849,504**	**886,857**	**924,583**	**962,686**	**1,001,170**	**1,040,040**	**1,079,298**	**1,118,948**	**1,158,995**	**1,199,442**	**1,240,294**	**1,281,555**	**0**
50% of Incremental Sales Taxes														
Jasper County	0.975%	139,204	145,325	151,507	157,751	164,057	170,427	176,860	183,357	189,919	196,547	203,242	210,003	0
City General Sales Tax	1.500%	214,161	223,577	233,088	242,694	252,396	262,195	272,092	282,088	292,184	302,380	312,679	323,081	0
City Parks & Stormwater	0.250%	0	0	0	0	0	0	0	0	0	0	0	0	0
City Transportation	0.500%	71,387	74,526	77,696	80,898	84,132	87,398	90,697	94,029	97,395	100,793	104,226	107,694	0
Capital Improvement Sales Tax	0.375%	0	0	0	0	0	0	0	0	0	0	0	0	0
50% of Incremental Sales Taxes	**3.600%**	**$ 424,800**	**$ 443,400**	**$ 462,300**	**$ 481,300**	**$ 500,600**	**$ 520,000**	**$ 539,600**	**$ 559,500**	**$ 579,500**	**$ 599,700**	**$ 620,100**	**$ 640,800**	**$ -**
State of Missouri	**4.225%**	**$ 5,304,689**	**$ 5,357,736**	**$ 5,411,313**	**$ 5,465,426**	**$ 5,520,080**	**$ 5,575,281**	**$ 5,631,034**	**$ 5,687,344**	**$ 5,744,218**	**$ 5,801,660**	**$ 5,859,676**	**$ 5,918,273**	**$ 5,977,456**

[1] **Projected Sales Tax totals are shown after accounting for Administration Fee and Early Pay Discounts, as required by the Missouri Dept. of Revenue.**

Table 10
Projected Incremental State Revenues
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Revenue Sources	Year	Projected Revenues by Program Year in Dollars											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		0	1	2	3	4	5	6	7	8	9	10	11
State Sales Taxes													
Total Projected Sales		110,000,000	111,100,000	112,211,000	115,833,110	119,491,441	121,936,356	123,155,719	124,387,276	125,631,149	126,887,461	128,156,335	129,437,898
Projected State Sales Taxes	3.000%	3,201,000	3,233,010	3,265,340	3,370,744	3,477,201	3,548,348	3,583,831	3,619,670	3,655,866	3,692,425	3,729,349	3,766,643
Baseline Sales Taxes		2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000
100% of Incremental Sales Taxes		291,000	323,010	355,340	460,744	567,201	638,348	673,831	709,670	745,866	782,425	819,349	856,643
50% of Incremental Sales Taxes		**145,500**	**161,505**	**177,670**	**230,372**	**283,600**	**319,174**	**336,916**	**354,835**	**372,933**	**391,213**	**409,675**	**428,321**
State Income Taxes													
Projected Payroll		0	0	0	10,140,000	15,229,067	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227
Projected Withholding	3.000%	0	0	0	304,200	456,872	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917
50% of Incremental State Income Taxes		**0**	**0**	**0**	**152,100**	**228,436**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**
Total New State Revenues		**145,500**	**161,505**	**177,670**	**382,472**	**512,036**	**1,274,632**	**1,292,374**	**1,310,293**	**1,328,392**	**1,346,671**	**1,365,133**	**1,383,780**

Revenue Sources	Year	Projected Revenues by Program Year in Dollars											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		12	13	14	15	16	17	18	19	20	21	22	23
State Sales Taxes													
Total Projected Sales		130,732,277	132,039,600	133,359,996	134,693,596	136,040,532	137,400,937	138,774,947	140,162,696	141,564,323	142,979,967	144,409,766	145,853,864
Projected State Sales Taxes	3.000%	3,804,309	3,842,352	3,880,776	3,919,584	3,958,779	3,998,367	4,038,351	4,078,734	4,119,522	4,160,717	4,202,324	4,244,347
Baseline Sales Taxes		2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000	2,910,000
100% of Incremental Sales Taxes		894,309	932,352	970,776	1,009,584	1,048,779	1,088,367	1,128,351	1,168,734	1,209,522	1,250,717	1,292,324	0
50% of Incremental Sales Taxes		**447,155**	**466,176**	**485,388**	**504,792**	**524,390**	**544,184**	**564,175**	**584,367**	**604,761**	**625,359**	**646,162**	**0**
State Income Taxes													
Projected Payroll		63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	63,697,227	15,924,307
Projected Withholding	3.000%	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	1,910,917	477,729
50% of Incremental State Income Taxes		**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**238,865**
Total New State Revenues		**1,402,613**	**1,421,635**	**1,440,846**	**1,460,250**	**1,479,848**	**1,499,642**	**1,519,634**	**1,539,826**	**1,560,219**	**1,580,817**	**1,601,620**	**238,865**

[1] Projected Sales Tax totals are shown after accounting for Administration Fee and Early Pay Discounts, as required by the Missouri Dept. of Revenue.
[2] Projected withholding income taxes are based on an average rate for Missouri income tax payers. Actual payments will be per a range of withholding rates per each individual taxpayers individual withholding allowances and wages.

Table 11
Summary of Projected Local and State TIF Revenues to Support Financing of Project
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Revenue Sources	Year	Projected Revenues by Year (Program Year) in Dollars											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		0	1	2	3	4	5	6	7	8	9	10	11
Local TIF Revenues													
PILOTS (Real Property Taxes)		489,200	489,200	776,200	1,235,000	2,170,300	3,508,900	3,646,500	3,672,600	3,789,200	3,815,900	3,934,900	3,934,900
EATS (Top 50%)		193,800	191,000	247,600	304,900	343,100	362,200	381,400	400,900	388,000	406,300	424,800	443,400
Total Local Revenues		**$683,000**	**$680,200**	**$1,023,800**	**$1,539,900**	**$2,513,400**	**$3,871,100**	**$4,027,900**	**$4,073,500**	**$4,177,200**	**$4,222,200**	**$4,359,700**	**$4,378,300**
New State Revenues													
50% of Incremental State Sales Tax		$145,500	$161,505	$177,670	$230,372	$283,600	$319,174	$336,916	$354,835	$372,933	$391,213	$409,675	$428,321
50% State Withholding Income Tax		$0	$0	$0	$152,100	$228,436	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458
Total New State Revenues		**$145,500**	**$161,505**	**$177,670**	**$382,472**	**$512,036**	**$1,274,632**	**$1,292,374**	**$1,310,293**	**$1,328,392**	**$1,346,671**	**$1,365,133**	**$1,383,780**
Total Revenues		**$828,500**	**$841,705**	**$1,201,470**	**$1,922,372**	**$3,025,436**	**$5,145,732**	**$5,320,274**	**$5,383,793**	**$5,505,592**	**$5,568,871**	**$5,724,833**	**$5,762,080**

Revenue Sources	Year	Projected Revenues by Year (Program Year) in Dollars											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		12	13	14	15	16	17	18	19	20	21	22	23
Local TIF Revenues													
PILOTS (Real Property Taxes)		4,083,400	4,154,700	4,234,900	4,307,600	4,389,400	4,463,600	4,547,100	4,622,700	4,707,800	4,785,000	4,871,800	0
EATS (Top 50%)		443,400	462,300	481,300	500,600	520,000	539,600	559,500	579,500	599,700	620,100	640,800	0
Total Local Revenues		**$4,526,800**	**$4,617,000**	**$4,716,200**	**$4,808,200**	**$4,909,400**	**$5,003,200**	**$5,106,600**	**$5,202,200**	**$5,307,500**	**$5,405,100**	**$5,512,600**	**$0**
New State Revenues													
State Sales Tax (50%)		$447,155	$466,176	$485,388	$504,792	$524,390	$544,184	$564,175	$584,367	$604,761	$625,359	$646,162	$0
States Income Tax (50%)		$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$238,865
Total New State Revenues		**$1,402,613**	**$1,421,635**	**$1,440,846**	**$1,460,250**	**$1,479,848**	**$1,499,642**	**$1,519,634**	**$1,539,826**	**$1,560,219**	**$1,580,817**	**$1,601,620**	**$238,865**
Total Revenues		**$5,929,413**	**$6,038,635**	**$6,157,046**	**$6,268,450**	**$6,389,248**	**$6,502,842**	**$6,626,234**	**$6,742,026**	**$6,867,719**	**$6,985,917**	**$7,114,220**	**$238,865**

Table 12

Distribution of Base Economic Activity Taxes + Sales Tax Revenues Not Captured by TIF [1,2,3]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	0	1	2	3	4	5	6	7	8	9	10	11
New EATS Revenues												
Jasper County	998,239	998,239	1,003,493	1,020,621	1,037,920	1,049,482	1,055,248	1,061,071	1,066,953	1,072,894	1,078,894	1,084,954
City General Sales Tax	1,535,753	1,535,753	1,543,835	1,570,186	1,596,800	1,614,587	1,623,458	1,632,417	1,641,467	1,650,606	1,659,837	1,669,161
City Parks & Stormwater	255,959	255,959	257,306	261,698	266,133	269,098	270,576	272,070	273,578	242,500	0	0
City Transportation	511,918	511,918	514,612	523,395	532,267	538,196	541,153	544,139	547,156	550,202	553,279	556,387
Capital Improvement Sales Tax	383,938	383,938	0	0	0	0	0	0	0	0	0	0
State of Missouri	4,362,575	4,391,651	4,421,017	4,516,759	4,613,458	4,678,083	4,710,314	4,742,867	4,775,745	4,808,953	4,842,492	4,876,367
Total New EATS	**$8,048,381**	**$8,077,457**	**$7,740,263**	**$7,892,658**	**$8,046,578**	**$8,149,445**	**$8,200,748**	**$8,252,564**	**$8,304,899**	**$8,325,155**	**$8,134,503**	**$8,186,869**

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	12	13	14	15	16	17	18	19	20	21	22	23
New EATS Revenues												
Jasper County	1,091,075	1,097,257	1,103,501	1,109,807	1,116,177	1,122,610	1,129,107	1,135,669	1,142,297	1,148,992	1,155,753	1,379,413
City General Sales Tax	1,678,577	1,688,088	1,697,694	1,707,396	1,717,195	1,727,092	1,737,088	1,747,184	1,757,380	1,767,679	1,778,081	2,122,174
City Parks & Stormwater	0	0	0	0	0	0	0	0	0	0	0	0
City Transportation	559,526	562,696	565,898	569,132	572,398	575,697	579,029	582,395	585,793	589,226	592,694	707,391
Capital Improvement Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0
State of Missouri	4,910,581	4,945,137	4,980,038	5,015,288	5,050,891	5,086,850	5,123,169	5,159,850	5,196,899	5,234,318	5,272,111	5,977,456
Total New EATS	**$8,239,759**	**$8,293,178**	**$8,347,131**	**$8,401,624**	**$8,456,661**	**$8,512,249**	**$8,568,393**	**$8,625,098**	**$8,682,370**	**$8,740,215**	**$8,798,639**	**$10,186,434**

[1] This table presents revenues distributed to the taxing districts and not captured for deposit to the TIF Special Allocation Fund during the life of the TIF. These revenues include: "base" sales tax revenues, the "bottom-half" sales tax revenues not captured by TIF, and sales taxes paid on hotel room charges.

[2] These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

[3] The maximum term of the TIF leads to a last-possible expiration date in the spring of 2036. This column assumes that no incremental revenues will be captured in 2036.

Table 13
Distribution of Real Property Tax Revenues from Base Equalized Assessed Value
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Real Property Taxes			Projected Assessed Value by Year in Dollars											
			2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
			0	1	2	3	4	5	6	7	8	9	10	11
2011 Base Equalized Assessed Value			73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420
Taxing Jurisdiction	**Tax Rate**	**% of Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0540	1.12%	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510
City of Joplin - Library	0.2545	5.30%	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220
City of Joplin - Health	0.0540	1.12%	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510
City of Joplin - Garbage	0.0540	1.12%	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510
Joplin Road District	0.2161	4.50%	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120
Joplin R-VIII School District	3.6600	76.22%	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000
Jasper County - General Revenue	0.0753	1.57%	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100
Jasper County - Common Road District	0.2397	4.99%	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390
Jasper County - Mental Health	0.0823	1.71%	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220
Jasper County - Sheltered Workshop	0.0823	1.71%	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220
State of Missouri - Blind Pension Fund	0.0300	0.62%	25,030	25,030	26,830	29,710	35,590	44,010	44,870	45,040	45,770	45,940	46,690	46,690
Total Project Real Property Taxes	**4.8022**	**100%**	**$3,516,830**	**$3,516,830**	**$3,518,630**	**$3,521,510**	**$3,527,390**	**$3,535,810**	**$3,536,670**	**$3,536,840**	**$3,537,570**	**$3,537,740**	**$3,538,490**	**$3,538,490**

Real Property Taxes			Projected Assessed Value by Year in Dollars											
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
			12	13	14	15	16	17	18	19	20	21	22	23
2011 Base Equalized Assessed Value			73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	73,169,420	176,906,482
Taxing Jurisdiction	**Tax Rate**	**% of Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0540	1.12%	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	95,530
City of Joplin - Library	0.2545	5.30%	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	450,230
City of Joplin - Health	0.0540	1.12%	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	95,530
City of Joplin - Garbage	0.0540	1.12%	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	95,530
Joplin Road District	0.2161	4.50%	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	382,290
Joplin R-VIII School District	3.6600	76.22%	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	6,474,780
Jasper County - General Revenue	0.0753	1.57%	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	133,210
Jasper County - Common Road District	0.2397	4.99%	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	424,040
Jasper County - Mental Health	0.0823	1.71%	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	145,590
Jasper County - Sheltered Workshop	0.0823	1.71%	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	145,590
State of Missouri - Blind Pension Fund	0.0300	0.62%	47,620	48,070	48,570	49,030	49,540	50,010	50,540	51,010	51,550	52,030	52,580	53,070
Total Project Real Property Taxes	**4.8022**	**100%**	**$3,539,420**	**$3,539,870**	**$3,540,370**	**$3,540,830**	**$3,541,340**	**$3,541,810**	**$3,542,340**	**$3,542,810**	**$3,543,350**	**$3,543,830**	**$3,544,380**	**$8,495,390**

Table 14A

Personal Property [1]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Project Component	Number	Units	Assessed Value Per Unit	Average Annual Personal Property Value [2]	2013	2014	2015	2016	2017	2018
Market Rate Single-Family Housing	1,300	Sq.Ft.	1,000	$ 1,300,000	$ -	$ 250,000	$ 500,000	$ 300,000	$ 150,000	$ 100,000
Principal Reduction Plan Housing	400	Sq.Ft.	1,000	$ 400,000	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ -
Affordable Mult-Family Housing	200	Sq.Ft.	1,000	$ 200,000	$ -	$ -	$ 200,000	$ -	$ -	$ -
Market Rate Multi-Family Housing	300	Sq.Ft.	1,000	$ 300,000	$ -	$ -	$ -	$ 300,000	$ -	$ -
Senior Living	100	Sq.Ft.	1,000	$ 100,000	$ -	$ -	$ -	$ 50,000	$ 50,000	$ -
Senior Living - Assited Living/Memory Care	200	Sq.Ft.	1,000	$ 200,000	$ -	$ -	$ -	$ 200,000	$ -	$ -
Salvation Army Homes	10	Sq.Ft.	1,000	$ 10,000	$ -	$ -	$ -	$ 10,000	$ -	$ -
Residential Apartments	300	Sq.Ft.	1,000	$ 300,000	$ -	$ -	$ -	$ 300,000	$ -	$ -
Commercial Space - Office	62,500	Sq.Ft.	3	$ 187,500	$ -	$ -	$ -	$ -	$ 187,500	$ -
Commercial Space - Retail	62,500	Sq.Ft.	3	$ 187,500	$ -	$ -	$ -	$ -	$ 187,500	$ -
Medical Office	328,000	Sq.Ft.	3	$ 984,000	$ -	$ -	$ -	$ -	$ 984,000	$ -
Downtown Education Complex	300,000	Sq.Ft.	3	$ 900,000	$ -	$ -	$ -	$ -	$ 900,000	$ -
Consolidated Government Offices	200,000	Sq.Ft.	3	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000	$ -
Total				**$ 5,669,000**	**$ -**	**$ 350,000**	**$ 1,150,000**	**$ 2,410,000**	**$ 5,569,000**	**$ 5,669,000**

[1] These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

[2] Average Personal Property value taxed upon full build-out.

Table 14B

Distribution of Projected Average Annual Personal Property Taxes [1,2,3]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Taxing District	Tax Rate per $100 of AV	Average Annual PP Tax Collected	2013	2014	2015	2016	2017	2018
City of Joplin - Parks and Recreation	0.0540	3,100	0	200	600	1,300	3,000	3,100
City of Joplin - Library	0.2545	14,400	0	900	2,900	6,100	14,200	14,400
City of Joplin - Health	0.0540	3,100	0	200	600	1,300	3,000	3,100
City of Joplin - Garbage	0.0540	3,100	0	200	600	1,300	3,000	3,100
Joplin Road District	0.2161	12,300	0	800	2,500	5,200	12,000	12,300
Joplin R-VIII School District	3.6600	207,500	0	12,800	42,100	88,200	203,800	207,500
Jasper County - General Revenue	0.0753	4,300	0	300	900	1,800	4,200	4,300
Jasper County - Common Road District	0.2397	13,600	0	800	2,800	5,800	13,300	13,600
Jasper County - Mental Health	0.0823	4,700	0	300	900	2,000	4,600	4,700
Jasper County - Sheltered Workshop	0.0823	4,700	0	300	900	2,000	4,600	4,700
State of Missouri - Blind Pension Fund	0.0300	1,700	0	100	300	700	1,700	1,700
Total	**4.8022**	**$272,500**	**$0**	**$16,900**	**$55,100**	**$115,700**	**$267,400**	**$272,500**

[1] These projections represent annual averages and do not account for depreciation or replacement.

[2] Differences in sums due to rounded totals.

[3] The Commercial Surcharge is not levied against personal property.

Table 15
Distribution of Projected Commercial Surcharge
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Assesed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		0	1	2	3	4	5	6	7	8	9	10	11
Projected Total Commercial Assessed Value After Redevelopment		**0**	**0**	**0**	**0**	**3,000,000**	**27,383,328**	**27,383,328**	**27,930,995**	**27,930,995**	**28,489,614**	**28,489,614**	**28,489,614**
Total Commercial Assessed Value (Existing Property)		**33,253,590**	**33,253,590**	**33,918,662**	**33,918,662**	**34,597,035**	**34,597,035**	**35,288,976**	**35,288,976**	**35,994,755**	**35,994,755**	**36,714,650**	**36,714,650**
Total Projected Commercial Assessed Value		**33,253,590**	**33,253,590**	**33,918,662**	**33,918,662**	**37,597,035**	**61,980,363**	**62,672,304**	**63,219,970**	**63,925,750**	**64,484,370**	**65,204,265**	**65,204,265**
Commercial Surcharge Revenue		**339,187**	**339,187**	**345,970**	**345,970**	**383,490**	**632,200**	**639,257**	**644,844**	**652,043**	**657,741**	**665,084**	**665,084**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.112017	37,995	37,995	38,754	38,754	42,957	70,817	71,607	72,233	73,040	73,678	74,500	74,500
Joplin Road District	0.055072	18,680	18,680	19,053	19,053	21,120	34,817	35,205	35,513	35,910	36,223	36,628	36,628
Joplin R-VIII School District	0.385237	130,667	130,667	133,281	133,281	147,735	243,547	246,266	248,418	251,191	253,386	256,215	256,215
Jasper County - General Revenue	0.047517	16,117	16,117	16,439	16,439	18,222	30,040	30,375	30,641	30,983	31,254	31,602	31,602
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.024814	8,416	8,416	8,585	8,585	9,516	15,687	15,862	16,001	16,180	16,321	16,503	16,503
Jasper County - Sheltered Workshop	0.024814	8,416	8,416	8,585	8,585	9,516	15,687	15,862	16,001	16,180	16,321	16,503	16,503
State of Missouri - Blind Pension Fund	0.007445	2,525	2,525	2,576	2,576	2,855	4,707	4,759	4,801	4,854	4,897	4,951	4,951
Total Commercial Surcharge Taxing Districts in Area	**0.656915**	**$222,817**	**$222,817**	**$227,273**	**$227,273**	**$251,920**	**$415,301**	**$419,938**	**$423,607**	**$428,337**	**$432,080**	**$436,903**	**$436,903**

Assesed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		12	13	14	15	16	17	18	19	20	21	22	23
Projected Total Assessed Value After Redevelopment		**29,059,407**	**29,059,407**	**29,640,595**	**29,640,595**	**30,233,407**	**30,233,407**	**30,838,075**	**30,838,075**	**31,454,836**	**31,454,836**	**32,083,933**	**32,083,933**
Total Commercial Assessed Value (Existing Property)		**37,448,943**	**37,448,943**	**38,197,922**	**38,197,922**	**38,961,881**	**38,961,881**	**39,741,118**	**39,741,118**	**40,535,941**	**40,535,941**	**41,346,659**	**41,346,659**
Total Projected Commercial Assessed Value		**66,508,350**	**66,508,350**	**67,838,517**	**67,838,517**	**69,195,287**	**69,195,287**	**70,579,193**	**70,579,193**	**71,990,777**	**71,990,777**	**73,430,593**	**73,430,593**
Commercial Surcharge Revenue		**678,385**	**678,385**	**691,953**	**691,953**	**705,792**	**705,792**	**719,908**	**719,908**	**734,306**	**734,306**	**748,992**	**748,992**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.112017	75,990	75,990	77,510	77,510	79,060	79,060	80,642	80,642	82,254	82,254	83,900	83,900
Joplin Road District	0.055072	37,360	37,360	38,107	38,107	38,870	38,870	39,647	39,647	40,440	40,440	41,249	41,249
Joplin R-VIII School District	0.385237	261,339	261,339	266,566	266,566	271,897	271,897	277,335	277,335	282,882	282,882	288,540	288,540
Jasper County - General Revenue	0.047517	32,235	32,235	32,879	32,879	33,537	33,537	34,208	34,208	34,892	34,892	35,590	35,590
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.024814	16,833	16,833	17,170	17,170	17,513	17,513	17,864	17,864	18,221	18,221	18,585	18,585
Jasper County - Sheltered Workshop	0.024814	16,833	16,833	17,170	17,170	17,513	17,513	17,864	17,864	18,221	18,221	18,585	18,585
State of Missouri - Blind Pension Fund	0.007445	5,051	5,051	5,152	5,152	5,255	5,255	5,360	5,360	5,467	5,467	5,576	5,576
Total Commercial Surcharge Taxing Districts in Area	**0.656915**	**$445,641**	**$445,641**	**$454,554**	**$454,554**	**$463,645**	**$463,645**	**$472,918**	**$472,918**	**$482,377**	**$482,377**	**$492,024**	**$492,024**

Table 16
Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 1 of 3

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
	0	1	2	3	4	5	6	7	8	9	10
City of Joplin											
Property Taxes											
Parks and Recreation Real Estate Tax Levy	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510
Parks and Recreation Personal Property Levy	0	200	600	1,300	3,000	3,100	3,100	3,100	3,100	3,100	3,100
Parks and Recreation Commercial Surcharge Revenue	37,995	37,995	38,754	38,754	42,957	70,817	71,607	72,233	73,040	73,678	74,500
Library Real Estate Tax Levy	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220
Library Personal Property Levy	0	900	2,900	6,100	14,200	14,400	14,400	14,400	14,400	14,400	14,400
Library Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Health Real Estate Tax Levy	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510
Health Personal Property Levy	0	200	600	1,300	3,000	3,100	3,100	3,100	3,100	3,100	3,100
Health Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Garbage Real Estate Tax Levy	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510
Garbage Personal Property Levy	0	200	600	1,300	3,000	3,100	3,100	3,100	3,100	3,100	3,100
Garbage Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Sales Taxes											
City General Sales Tax	1,535,753	1,535,753	1,543,835	1,570,186	1,596,800	1,614,587	1,623,458	1,632,417	1,641,467	1,650,606	1,659,837
City Parks & Stormwater	255,959	255,959	257,306	261,698	266,133	269,098	270,576	272,070	273,578	242,500	0
City Transportation	511,918	511,918	514,612	523,395	532,267	538,196	541,153	544,139	547,156	550,202	553,279
Capital Improvement Sales Tax	383,938	383,938	0	0	0	0	0	0	0	0	0
Total - All City Taxing Jurisdictions	**3,030,311**	**3,031,811**	**2,663,957**	**2,708,783**	**2,766,108**	**2,821,147**	**2,835,244**	**2,849,309**	**2,863,689**	**2,845,436**	**2,616,067**
Joplin R-VIII School District											
Real Estate Taxes	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000
Personal Property	0	12,800	42,100	88,200	203,800	207,500	207,500	207,500	207,500	207,500	207,500
Commercial Surcharge	130,667	130,667	133,281	133,281	147,735	243,547	246,266	248,418	251,191	253,386	256,215
Total	**2,808,667**	**2,821,467**	**2,853,381**	**2,899,481**	**3,029,535**	**3,129,047**	**3,131,766**	**3,133,918**	**3,136,691**	**3,138,886**	**3,141,715**
Joplin Road District											
Real Estate Taxes	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120
Personal Property	0	800	2,500	5,200	12,000	12,300	12,300	12,300	12,300	12,300	12,300
Commercial Surcharge	18,680	18,680	19,053	19,053	21,120	34,817	35,205	35,513	35,910	36,223	36,628
Total	**176,800**	**177,600**	**179,673**	**182,373**	**191,240**	**205,237**	**205,625**	**205,933**	**206,330**	**206,643**	**207,048**
Jasper County											
Property Taxes											
General Revenue Real Estate Tax Levy	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100
General Revenue Personal Property Levy	0	300	900	1,800	4,200	4,300	4,300	4,300	4,300	4,300	4,300
General Revenue Commercial Surcharge Revenue	16,117	16,117	16,439	16,439	18,222	30,040	30,375	30,641	30,983	31,254	31,602
Common Road District Real Estate Tax Levy	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390
Common Road District Personal Property Levy	0	800	2,800	5,800	13,300	13,600	13,600	13,600	13,600	13,600	13,600
Common Road District Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Mental Health Real Estate Tax Levy	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220
Mental Health Personal Property Levy	0	300	900	2,000	4,600	4,700	4,700	4,700	4,700	4,700	4,700
Mental Health Commercial Surcharge Revenue	8,416	8,416	8,585	8,585	9,516	15,687	15,862	16,001	16,180	16,321	16,503
Sheltered Workshop Real Estate Tax Levy	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220
Sheltered Workshop Personal Property Levy	0	300	900	2,000	4,600	4,700	4,700	4,700	4,700	4,700	4,700
Sheltered Workshop Commercial Surcharge Revenue	8,416	8,416	8,585	8,585	9,516	15,687	15,862	16,001	16,180	16,321	16,503
Sales Taxes											
Jasper County	998,239	998,239	1,003,493	1,020,621	1,037,920	1,049,482	1,055,248	1,061,071	1,066,953	1,072,894	1,078,894
Total - All County Taxing Jurisdictions	**1,382,119**	**1,383,819**	**1,393,532**	**1,416,760**	**1,452,804**	**1,489,126**	**1,495,578**	**1,501,944**	**1,508,525**	**1,515,020**	**1,521,733**

Table 16
Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 2 of 3

Affected Taxing District	Projected Revenues by Program Year in Dollars												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	11	12	13	14	15	16	17	18	19	20	21	22	23
City of Joplin													
Property Taxes													
Parks and Recreation Real Estate Tax Levy	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	95,530
Parks and Recreation Personal Property Levy	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Parks and Recreation Commercial Surcharge Revenue	74,500	75,990	75,990	77,510	77,510	79,060	79,060	80,642	80,642	82,254	82,254	83,900	83,900
Library Real Estate Tax Levy	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	186,220	450,230
Library Personal Property Levy	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Library Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Health Real Estate Tax Levy	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	95,530
Health Personal Property Levy	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Health Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage Real Estate Tax Levy	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	95,530
Garbage Personal Property Levy	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Garbage Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales Taxes													
City General Sales Tax	1,669,161	1,678,577	1,688,088	1,697,694	1,707,396	1,717,195	1,727,092	1,737,088	1,747,184	1,757,380	1,767,679	1,778,081	2,122,174
City Parks & Stormwater	0	0	0	0	0	0	0	0	0	0	0	0	0
City Transportation	556,387	559,526	562,696	565,898	569,132	572,398	575,697	579,029	582,395	585,793	589,226	592,694	707,391
Capital Improvement Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - All City Taxing Jurisdictions	**2,628,498**	**2,642,543**	**2,655,224**	**2,669,552**	**2,682,488**	**2,697,104**	**2,710,299**	**2,725,209**	**2,738,670**	**2,753,878**	**2,767,610**	**2,783,124**	**3,673,984**
Joplin R-VIII School District													
Real Estate Taxes	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	2,678,000	6,474,780
Personal Property	207,500	207,500	207,500	207,500	207,500	207,500	207,500	207,500	207,500	207,500	207,500	207,500	207,500
Commercial Surcharge	256,215	261,339	261,339	266,566	266,566	271,897	271,897	277,335	277,335	282,882	282,882	288,540	288,540
Total	**3,141,715**	**3,146,839**	**3,146,839**	**3,152,066**	**3,152,066**	**3,157,397**	**3,157,397**	**3,162,835**	**3,162,835**	**3,168,382**	**3,168,382**	**3,174,040**	**6,970,820**
Joplin Road District													
Real Estate Taxes	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	158,120	382,290
Personal Property	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300
Commercial Surcharge	36,628	37,360	37,360	38,107	38,107	38,870	38,870	39,647	39,647	40,440	40,440	41,249	41,249
Total	**207,048**	**207,780**	**207,780**	**208,527**	**208,527**	**209,290**	**209,290**	**210,067**	**210,067**	**210,860**	**210,860**	**211,669**	**435,839**
Jasper County													
Property Taxes													
General Revenue Real Estate Tax Levy	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	55,100	133,210
General Revenue Personal Property Levy	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300
General Revenue Commercial Surcharge Revenue	31,602	32,235	32,235	32,879	32,879	33,537	33,537	34,208	34,208	34,892	34,892	35,590	35,590
Common Road District Real Estate Tax Levy	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	175,390	424,040
Common Road District Personal Property Levy	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600
Common Road District Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Mental Health Real Estate Tax Levy	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	145,590
Mental Health Personal Property Levy	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
Mental Health Commercial Surcharge Revenue	16,503	16,833	16,833	17,170	17,170	17,513	17,513	17,864	17,864	18,221	18,221	18,585	18,585
Sheltered Workshop Real Estate Tax Levy	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	60,220	145,590
Sheltered Workshop Personal Property Levy	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
Sheltered Workshop Commercial Surcharge Revenue	16,503	16,833	16,833	17,170	17,170	17,513	17,513	17,864	17,864	18,221	18,221	18,585	18,585
Sales Taxes													
Jasper County	1,084,954	1,091,075	1,097,257	1,103,501	1,109,807	1,116,177	1,122,610	1,129,107	1,135,669	1,142,297	1,148,992	1,155,753	1,379,413
Total - All County Taxing Jurisdictions	**1,527,793**	**1,535,206**	**1,541,388**	**1,548,950**	**1,555,256**	**1,562,970**	**1,569,403**	**1,577,272**	**1,583,834**	**1,591,861**	**1,598,555**	**1,606,743**	**2,327,903**

Table 17
Fiscal Impact of New Redevelopment Project on the State of Missour
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	0	1	2	3	4	5	6	7	8	9	10	11	12
State of Missouri													
Blind Pension Fund	25,030	25,030	26,830	29,710	35,590	44,010	44,870	45,040	45,770	45,940	46,690	46,690	47,620
Income Tax	0	0	0	152,100	228,436	955,458	955,458	955,458	955,458	955,458	955,458	955,458	955,458
Personal Property	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
Commercial Surcharge	2,525	2,525	2,576	2,576	2,855	4,707	4,759	4,801	4,854	4,897	4,951	4,951	5,051
State of Missouri Sales Tax	4,362,575	4,391,651	4,421,017	4,516,759	4,613,458	4,678,083	4,710,314	4,742,867	4,775,745	4,808,953	4,842,492	4,876,367	4,910,581
Total - All State Taxes	**$ 4,391,830**	**$ 4,420,906**	**$ 4,452,123**	**$ 4,702,844**	**$ 4,882,039**	**$ 5,683,958**	**$ 5,717,101**	**$ 5,749,866**	**$ 5,783,528**	**$ 5,816,948**	**$ 5,851,292**	**$ 5,885,167**	**$ 5,920,410**

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	13	14	15	16	17	18	19	20	21	22	23
State of Missouri											
Blind Pension Fund	48,070	48,570	49,030	49,540	50,010	50,540	51,010	51,550	52,030	52,580	53,070
Income Tax	955,458	955,458	955,458	955,458	955,458	955,458	955,458	955,458	955,458	955,458	955,458
Personal Property	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
Commercial Surcharge	5,051	5,152	5,152	5,255	5,255	5,360	5,360	5,467	5,467	5,576	5,576
State of Missouri Sales Tax	4,945,137	4,980,038	5,015,288	5,050,891	5,086,850	5,123,169	5,159,850	5,196,899	5,234,318	5,272,111	5,977,456
Total - All State Taxes	**$ 5,955,416**	**$ 5,990,918**	**$ 6,026,628**	**$ 6,062,844**	**$ 6,099,273**	**$ 6,136,227**	**$ 6,173,379**	**$ 6,211,074**	**$ 6,248,973**	**$ 6,287,426**	**$ 6,993,261**

Table 18
Summary of Fiscal Impact of New Redevelopment Project on Affected Local Taxing Districts (Base and Increment)
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	0	1	2	3	4	5	6	7	8	9	10	11
City of Joplin	3,030,311	3,031,811	2,663,957	2,708,783	2,766,108	2,821,147	2,835,244	2,849,309	2,863,689	2,845,436	2,616,067	2,628,498
R-VIII School District	2,808,667	2,821,467	2,853,381	2,899,481	3,029,535	3,129,047	3,131,766	3,133,918	3,136,691	3,138,886	3,141,715	3,141,715
Joplin Road District	176,800	177,600	179,673	182,373	191,240	205,237	205,625	205,933	206,330	206,643	207,048	207,048
Jasper County	1,382,119	1,383,819	1,393,532	1,416,760	1,452,804	1,489,126	1,495,578	1,501,944	1,508,525	1,515,020	1,521,733	1,527,793
Total	**$ 7,397,898**	**$ 7,414,698**	**$ 7,090,543**	**$ 7,207,397**	**$ 7,439,686**	**$ 7,644,557**	**$ 7,668,213**	**$ 7,691,104**	**$ 7,715,235**	**$ 7,705,985**	**$ 7,486,563**	**$ 7,505,054**

Affected Taxing District	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	12	13	14	15	16	17	18	19	20	21	22	23
City of Joplin	2,642,543	2,655,224	2,669,552	2,682,488	2,697,104	2,710,299	2,725,209	2,738,670	2,753,878	2,767,610	2,783,124	3,673,984
R-VIII School District	3,146,839	3,146,839	3,152,066	3,152,066	3,157,397	3,157,397	3,162,835	3,162,835	3,168,382	3,168,382	3,174,040	6,970,820
Joplin Road District	207,780	207,780	208,527	208,527	209,290	209,290	210,067	210,067	210,860	210,860	211,669	435,839
Jasper County	1,535,206	1,541,388	1,548,950	1,555,256	1,562,970	1,569,403	1,577,272	1,583,834	1,591,861	1,598,555	1,606,743	2,327,903
Total	**$ 7,532,369**	**$ 7,551,232**	**$ 7,579,096**	**$ 7,598,338**	**$ 7,626,761**	**$ 7,646,390**	**$ 7,675,383**	**$ 7,695,406**	**$ 7,724,981**	**$ 7,745,407**	**$ 7,775,575**	**$ 13,408,546**

Fiscal Impact Analysis Tables - No Build Alternative

Table 19
Distribution of Projected Sales Tax Revenues
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	0	1	2	3	4	5	6	7	8	9	10	11
Jasper County	1,040,325	1,050,728	1,061,236	1,071,848	1,082,566	1,093,392	1,104,326	1,115,369	1,126,523	1,137,788	1,149,166	1,160,658
City General Sales Tax	1,600,500	1,616,505	1,632,670	1,648,997	1,665,487	1,682,142	1,698,963	1,715,953	1,733,112	1,750,443	1,767,948	1,785,627
City Parks & Stormwater	266,750	269,418	272,112	274,833	277,581	280,357	283,161	285,992	288,852	291,741	294,658	297,605
City Transportation	533,500	538,835	544,223	549,666	555,162	560,714	566,321	571,984	577,704	583,481	589,316	595,209
Capital Improvement Sales Tax	400,125	404,126	408,168	412,249	416,372	420,535	424,741	428,988	433,278	437,611	441,987	446,407
State of Missouri	4,508,075	4,553,156	4,598,687	4,644,674	4,691,121	4,738,032	4,785,412	4,833,267	4,881,599	4,930,415	4,979,719	5,029,517
Total	**$ 8,349,275**	**$ 8,432,768**	**$ 8,517,095**	**$ 8,602,266**	**$ 8,688,289**	**$ 8,775,172**	**$ 8,862,924**	**$ 8,951,553**	**$ 9,041,068**	**$ 9,131,479**	**$ 9,222,794**	**$ 9,315,022**

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	12	13	14	15	16	17	18	19	20	21	22	23
Jasper County	1,172,264	1,183,987	1,195,827	1,207,785	1,219,863	1,232,062	1,244,382	1,256,826	1,269,394	1,282,088	1,294,909	1,307,858
City General Sales Tax	1,803,483	1,821,518	1,839,733	1,858,131	1,876,712	1,895,479	1,914,434	1,933,578	1,952,914	1,972,443	1,992,168	2,012,089
City Parks & Stormwater	300,581	303,586	306,622	309,688	312,785	315,913	319,072	322,263	325,486	328,741	332,028	335,348
City Transportation	601,161	607,173	613,244	619,377	625,571	631,826	638,145	644,526	650,971	657,481	664,056	670,696
Capital Improvement Sales Tax	450,871	455,380	459,933	464,533	469,178	473,870	478,609	483,395	488,229	493,111	498,042	503,022
State of Missouri	5,079,812	5,130,610	5,181,916	5,233,735	5,286,072	5,338,933	5,392,323	5,446,246	5,500,708	5,555,715	5,611,272	5,667,385
Total	**$ 9,408,172**	**$ 9,502,254**	**$ 9,597,276**	**$ 9,693,249**	**$ 9,790,182**	**$ 9,888,083**	**$ 9,986,964**	**$ 10,086,834**	**$ 10,187,702**	**$10,289,579**	**$ 10,392,475**	**$ 10,496,400**

Table 20
Distribution of Real Property Tax Revenues
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

		Projected Assessed Value by Year in Dollars											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		0	1	2	3	4	5	6	7	8	9	10	11
2012 Base Equalized Assessed Value		**83,419,437**	**83,419,437**	**85,087,826**	**85,087,826**	**86,789,583**	**86,789,583**	**88,525,374**	**88,525,374**	**90,295,882**	**90,295,882**	**92,101,799**	**92,101,799**
Taxing Jurisdiction	**Tax Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0540	45,050	45,050	45,950	45,950	46,870	46,870	47,800	47,800	48,760	48,760	49,730	49,730
City of Joplin - Library	0.2545	212,300	212,300	216,550	216,550	220,880	220,880	225,300	225,300	229,800	229,800	234,400	234,400
City of Joplin - Health	0.0540	45,050	45,050	45,950	45,950	46,870	46,870	47,800	47,800	48,760	48,760	49,730	49,730
City of Joplin - Garbage	0.0540	45,050	45,050	45,950	45,950	46,870	46,870	47,800	47,800	48,760	48,760	49,730	49,730
Joplin Road District	0.2161	180,270	180,270	183,870	183,870	187,550	187,550	191,300	191,300	195,130	195,130	199,030	199,030
Joplin R-VIII School District	3.6600	3,053,150	3,053,150	3,114,210	3,114,210	3,176,500	3,176,500	3,240,030	3,240,030	3,304,830	3,304,830	3,370,930	3,370,930
Jasper County - General Revenue	0.0753	62,810	62,810	64,070	64,070	65,350	65,350	66,660	66,660	67,990	67,990	69,350	69,350
Jasper County - Common Road District	0.2397	199,960	199,960	203,960	203,960	208,030	208,030	212,200	212,200	216,440	216,440	220,770	220,770
Jasper County - Mental Health	0.0823	68,650	68,650	70,030	70,030	71,430	71,430	72,860	72,860	74,310	74,310	75,800	75,800
Jasper County - Sheltered Workshop	0.0823	68,650	68,650	70,030	70,030	71,430	71,430	72,860	72,860	74,310	74,310	75,800	75,800
State of Missouri - Blind Pension Fund	0.0300	25,030	25,030	25,530	25,530	26,040	26,040	26,560	26,560	27,090	27,090	27,630	27,630
Total Project Real Property Taxes	**4.8022**	**$4,005,970**	**$4,005,970**	**$4,086,100**	**$4,086,100**	**$4,167,820**	**$4,167,820**	**$4,251,170**	**$4,251,170**	**$4,336,180**	**$4,336,180**	**$4,422,900**	**$4,422,900**

		Projected Assessed Value by Year in Dollars											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		12	13	14	15	16	17	18	19	20	21	22	23
2012 Base Equalized Assessed Value		**93,943,835**	**93,943,835**	**95,822,712**	**95,822,712**	**97,739,166**	**97,739,166**	**99,693,950**	**99,693,950**	**101,687,829**	**101,687,829**	**103,721,585**	**103,721,585**
Taxing Jurisdiction	**Tax Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0540	50,730	50,730	51,740	51,740	52,780	52,780	53,830	53,830	54,910	54,910	56,010	56,010
City of Joplin - Library	0.2545	239,090	239,090	243,870	243,870	248,750	248,750	253,720	253,720	258,800	258,800	263,970	263,970
City of Joplin - Health	0.0540	50,730	50,730	51,740	51,740	52,780	52,780	53,830	53,830	54,910	54,910	56,010	56,010
City of Joplin - Garbage	0.0540	50,730	50,730	51,740	51,740	52,780	52,780	53,830	53,830	54,910	54,910	56,010	56,010
Joplin Road District	0.2161	203,010	203,010	207,070	207,070	211,210	211,210	215,440	215,440	219,750	219,750	224,140	224,140
Joplin R-VIII School District	3.6600	3,438,340	3,438,340	3,507,110	3,507,110	3,577,250	3,577,250	3,648,800	3,648,800	3,721,770	3,721,770	3,796,210	3,796,210
Jasper County - General Revenue	0.0753	70,740	70,740	72,150	72,150	73,600	73,600	75,070	75,070	76,570	76,570	78,100	78,100
Jasper County - Common Road District	0.2397	225,180	225,180	229,690	229,690	234,280	234,280	238,970	238,970	243,750	243,750	248,620	248,620
Jasper County - Mental Health	0.0823	77,320	77,320	78,860	78,860	80,440	80,440	82,050	82,050	83,690	83,690	85,360	85,360
Jasper County - Sheltered Workshop	0.0823	77,320	77,320	78,860	78,860	80,440	80,440	82,050	82,050	83,690	83,690	85,360	85,360
State of Missouri - Blind Pension Fund	0.0300	28,180	28,180	28,750	28,750	29,320	29,320	29,910	29,910	30,510	30,510	31,120	31,120
Total Project Real Property Taxes	**4.8022**	**$4,511,370**	**$4,511,370**	**$4,601,580**	**$4,601,580**	**$4,693,630**	**$4,693,630**	**$4,787,500**	**$4,787,500**	**$4,883,260**	**$4,883,260**	**$4,980,910**	**$4,980,910**

Table 21
Distribution of Projected Commercial Surcharge Revenues
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Assesed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		0	1	2	3	4	5	6	7	8	9	10	11
Projected Total Commercial Assessed Value After Redevelopment		**33,253,590**	**33,253,590**	**33,918,662**	**33,918,662**	**34,597,035**	**34,597,035**	**35,288,976**	**35,288,976**	**35,994,755**	**35,994,755**	**36,714,650**	**36,714,650**
Commercial Surcharge Revenue		**339,187**	**339,187**	**345,970**	**345,970**	**352,890**	**352,890**	**359,948**	**359,948**	**367,147**	**367,147**	**374,489**	**374,489**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.11201654	37,995	37,995	38,754	38,754	39,529	39,529	40,320	40,320	41,126	41,126	41,949	41,949
Joplin Road District	0.05507236	18,680	18,680	19,053	19,053	19,434	19,434	19,823	19,823	20,220	20,220	20,624	20,624
Joplin R-VIII School District	0.38523731	130,667	130,667	133,281	133,281	135,946	135,946	138,665	138,665	141,439	141,439	144,267	144,267
Jasper County - General Revenue	0.04751654	16,117	16,117	16,439	16,439	16,768	16,768	17,103	17,103	17,446	17,446	17,794	17,794
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.02481366	8,416	8,416	8,585	8,585	8,756	8,756	8,932	8,932	9,110	9,110	9,292	9,292
Jasper County - Sheltered Workshop	0.02481366	8,416	8,416	8,585	8,585	8,756	8,756	8,932	8,932	9,110	9,110	9,292	9,292
State of Missouri - Blind Pension Fund	0.00744492	2,525	2,525	2,576	2,576	2,627	2,627	2,680	2,680	2,733	2,733	2,788	2,788
Total Commercial Surcharge Taxing Districts in Area	**0.65691500**	**$222,817**	**$222,817**	**$227,273**	**$227,273**	**$231,819**	**$231,819**	**$236,455**	**$236,455**	**$241,184**	**$241,184**	**$246,008**	**$246,008**

Assesed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		12	13	14	15	16	17	18	19	20	21	22	23
Projected Total Assessed Value After Redevelopment		**37,448,943**	**37,448,943**	**38,197,922**	**38,197,922**	**38,961,881**	**38,961,881**	**39,741,118**	**39,741,118**	**40,535,941**	**40,535,941**	**41,346,659**	**41,346,659**
Commercial Surcharge Revenue		**381,979**	**381,979**	**389,619**	**389,619**	**397,411**	**397,411**	**405,359**	**405,359**	**413,467**	**413,467**	**421,736**	**421,736**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.11201654	42,788	42,788	43,644	43,644	44,517	44,517	45,407	45,407	46,315	46,315	47,241	47,241
Joplin Road District	0.05507236	21,036	21,036	21,457	21,457	21,886	21,886	22,324	22,324	22,771	22,771	23,226	23,226
Joplin R-VIII School District	0.38523731	147,153	147,153	150,096	150,096	153,098	153,098	156,160	156,160	159,283	159,283	162,468	162,468
Jasper County - General Revenue	0.04751654	18,150	18,150	18,513	18,513	18,884	18,884	19,261	19,261	19,647	19,647	20,039	20,039
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.02481366	9,478	9,478	9,668	9,668	9,861	9,861	10,058	10,058	10,260	10,260	10,465	10,465
Jasper County - Sheltered Workshop	0.02481366	9,478	9,478	9,668	9,668	9,861	9,861	10,058	10,058	10,260	10,260	10,465	10,465
State of Missouri - Blind Pension Fund	0.00744492	2,844	2,844	2,901	2,901	2,959	2,959	3,018	3,018	3,078	3,078	3,140	3,140
Total Commercial Surcharge Taxing Districts in Area	**0.65691500**	**$250,928**	**$250,928**	**$255,946**	**$255,946**	**$261,065**	**$261,065**	**$266,287**	**$266,287**	**$271,612**	**$271,612**	**$277,045**	**$277,045**

Table 22
Fiscal Impact of No Build Alternative on Affected Taxing Districts
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 1 of 3

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
	0	1	2	3	4	5	6	7	8	9	10
City of Joplin											
Property Taxes											
Parks and Recreation Real Estate Tax Levy	45,050	45,050	45,950	45,950	46,870	46,870	47,800	47,800	48,760	48,760	49,730
Parks and Recreation Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200
Parks and Recreation Commercial Surcharge Revenue	37,995	37,995	38,754	38,754	39,529	39,529	40,320	40,320	41,126	41,126	41,949
Library Real Estate Tax Levy	212,300	212,300	216,550	216,550	220,880	220,880	225,300	225,300	229,800	229,800	234,400
Library Personal Property Levy	900	900	900	900	900	900	900	900	900	900	900
Library Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Health Real Estate Tax Levy	45,050	45,050	45,950	45,950	46,870	46,870	47,800	47,800	48,760	48,760	49,730
Health Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200
Health Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Garbage Real Estate Tax Levy	45,050	45,050	45,950	45,950	46,870	46,870	47,800	47,800	48,760	48,760	49,730
Garbage Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200
Garbage Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Sales Taxes											
City General Sales Tax	1,600,500	1,616,505	1,632,670	1,648,997	1,665,487	1,682,142	1,698,963	1,715,953	1,733,112	1,750,443	1,767,948
City Parks & Stormwater	266,750	269,418	272,112	274,833	277,581	280,357	283,161	285,992	288,852	291,741	294,658
City Transportation	533,500	538,835	544,223	549,666	555,162	560,714	566,321	571,984	577,704	583,481	589,316
Capital Improvement Sales Tax	400,125	404,126	408,168	412,249	416,372	420,535	424,741	428,988	433,278	437,611	441,987
Total - All City Taxing Jurisdictions	**3,187,820**	**3,215,828**	**3,251,827**	**3,280,399**	**3,317,121**	**3,346,267**	**3,383,705**	**3,413,437**	**3,451,653**	**3,481,982**	**3,520,948**
Joplin R-VIII School District											
Real Estate Taxes	3,053,150	3,053,150	3,114,210	3,114,210	3,176,500	3,176,500	3,240,030	3,240,030	3,304,830	3,304,830	3,370,930
Personal Property	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800
Commercial Surcharge	130,667	130,667	133,281	133,281	135,946	135,946	138,665	138,665	141,439	141,439	144,267
Total	**3,196,617**	**3,196,617**	**3,260,291**	**3,260,291**	**3,325,246**	**3,325,246**	**3,391,495**	**3,391,495**	**3,459,069**	**3,459,069**	**3,527,997**
Joplin Road District											
Real Estate Taxes	180,270	180,270	183,870	183,870	187,550	187,550	191,300	191,300	195,130	195,130	199,030
Personal Property	800	800	800	800	800	800	800	800	800	800	800
Commercial Surcharge	18,680	18,680	19,053	19,053	19,434	19,434	19,823	19,823	20,220	20,220	20,624
Total	**199,750**	**199,750**	**203,723**	**203,723**	**207,784**	**207,784**	**211,923**	**211,923**	**216,150**	**216,150**	**220,454**
Jasper County											
Property Taxes											
General Revenue Real Estate Tax Levy	62,810	62,810	64,070	64,070	65,350	65,350	66,660	66,660	67,990	67,990	69,350
General Revenue Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300
General Revenue Commercial Surcharge Revenue	16,117	16,117	16,439	16,439	16,768	16,768	17,103	17,103	17,446	17,446	17,794
Common Road District Real Estate Tax Levy	199,960	199,960	203,960	203,960	208,030	208,030	212,200	212,200	216,440	216,440	220,770
Common Road District Personal Property Levy	800	800	800	800	800	800	800	800	800	800	800
Common Road District Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Mental Health Real Estate Tax Levy	68,650	68,650	70,030	70,030	71,430	71,430	72,860	72,860	74,310	74,310	75,800
Mental Health Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300
Mental Health Commercial Surcharge Revenue	8,416	8,416	8,585	8,585	8,756	8,756	8,932	8,932	9,110	9,110	9,292
Sheltered Workshop Real Estate Tax Levy	68,650	68,650	70,030	70,030	71,430	71,430	72,860	72,860	74,310	74,310	75,800
Sheltered Workshop Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300
Sheltered Workshop Commercial Surcharge Revenue	8,416	8,416	8,585	8,585	8,756	8,756	8,932	8,932	9,110	9,110	9,292
Sales Taxes											
Jasper County	1,040,325	1,050,728	1,061,236	1,071,848	1,082,566	1,093,392	1,104,326	1,115,369	1,126,523	1,137,788	1,149,166
Total - All County Taxing Jurisdictions	**1,475,045**	**1,485,448**	**1,504,634**	**1,515,247**	**1,534,787**	**1,545,613**	**1,565,573**	**1,576,616**	**1,596,939**	**1,608,204**	**1,628,965**

Table 22
Fiscal Impact of No Build Alternative on Affected Taxing Districts
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 2 of 3

Affected Taxing District	Projected Revenues by Program Year in Dollars												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	11	12	13	14	15	16	17	18	19	20	21	22	23
City of Joplin													
Property Taxes													
Parks and Recreation Real Estate Tax Levy	49,730	50,730	50,730	51,740	51,740	52,780	52,780	53,830	53,830	54,910	54,910	56,010	56,010
Parks and Recreation Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200	200	200
Parks and Recreation Commercial Surcharge Revenue	41,949	42,788	42,788	43,644	43,644	44,517	44,517	45,407	45,407	46,315	46,315	47,241	47,241
Library Real Estate Tax Levy	234,400	239,090	239,090	243,870	243,870	248,750	248,750	253,720	253,720	258,800	258,800	263,970	263,970
Library Personal Property Levy	900	900	900	900	900	900	900	900	900	900	900	900	900
Library Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Health Real Estate Tax Levy	49,730	50,730	50,730	51,740	51,740	52,780	52,780	53,830	53,830	54,910	54,910	56,010	56,010
Health Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200	200	200
Health Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage Real Estate Tax Levy	49,730	50,730	50,730	51,740	51,740	52,780	52,780	53,830	53,830	54,910	54,910	56,010	56,010
Garbage Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200	200	200
Garbage Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales Taxes													
City General Sales Tax	1,785,627	1,803,483	1,821,518	1,839,733	1,858,131	1,876,712	1,895,479	1,914,434	1,933,578	1,952,914	1,972,443	1,992,168	2,012,089
City Parks & Stormwater	297,605	300,581	303,586	306,622	309,688	312,785	315,913	319,072	322,263	325,486	328,741	332,028	335,348
City Transportation	595,209	601,161	607,173	613,244	619,377	625,571	631,826	638,145	644,526	650,971	657,481	664,056	670,696
Capital Improvement Sales Tax	446,407	450,871	455,380	459,933	464,533	469,178	473,870	478,609	483,395	488,229	493,111	498,042	503,022
Total - All City Taxing Jurisdictions	**3,551,887**	**3,591,664**	**3,623,225**	**3,663,767**	**3,695,963**	**3,737,353**	**3,770,195**	**3,812,377**	**3,845,879**	**3,888,945**	**3,923,121**	**3,967,035**	**4,001,898**
Joplin R-VIII School District													
Real Estate Taxes	3,370,930	3,438,340	3,438,340	3,507,110	3,507,110	3,577,250	3,577,250	3,648,800	3,648,800	3,721,770	3,721,770	3,796,210	3,796,210
Personal Property	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800
Commercial Surcharge	144,267	147,153	147,153	150,096	150,096	153,098	153,098	156,160	156,160	159,283	159,283	162,468	162,468
Total	**3,527,997**	**3,598,293**	**3,598,293**	**3,670,006**	**3,670,006**	**3,743,148**	**3,743,148**	**3,817,760**	**3,817,760**	**3,893,853**	**3,893,853**	**3,971,478**	**3,971,478**
Joplin Road District													
Real Estate Taxes	199,030	203,010	203,010	207,070	207,070	211,210	211,210	215,440	215,440	219,750	219,750	224,140	224,140
Personal Property	800	800	800	800	800	800	800	800	800	800	800	800	800
Commercial Surcharge	20,624	21,036	21,036	21,457	21,457	21,886	21,886	22,324	22,324	22,771	22,771	23,226	23,226
Total	**220,454**	**224,846**	**224,846**	**229,327**	**229,327**	**233,896**	**233,896**	**238,564**	**238,564**	**243,321**	**243,321**	**248,166**	**248,166**
Jasper County													
Property Taxes													
General Revenue Real Estate Tax Levy	69,350	70,740	70,740	72,150	72,150	73,600	73,600	75,070	75,070	76,570	76,570	78,100	78,100
General Revenue Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300	300	300
General Revenue Commercial Surcharge Revenue	17,794	18,150	18,150	18,513	18,513	18,884	18,884	19,261	19,261	19,647	19,647	20,039	20,039
Common Road District Real Estate Tax Levy	220,770	225,180	225,180	229,690	229,690	234,280	234,280	238,970	238,970	243,750	243,750	248,620	248,620
Common Road District Personal Property Levy	800	800	800	800	800	800	800	800	800	800	800	800	800
Common Road District Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Mental Health Real Estate Tax Levy	75,800	77,320	77,320	78,860	78,860	80,440	80,440	82,050	82,050	83,690	83,690	85,360	85,360
Mental Health Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300	300	300
Mental Health Commercial Surcharge Revenue	9,292	9,478	9,478	9,668	9,668	9,861	9,861	10,058	10,058	10,260	10,260	10,465	10,465
Sheltered Workshop Real Estate Tax Levy	75,800	77,320	77,320	78,860	78,860	80,440	80,440	82,050	82,050	83,690	83,690	85,360	85,360
Sheltered Workshop Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300	300	300
Sheltered Workshop Commercial Surcharge Revenue	9,292	9,478	9,478	9,668	9,668	9,861	9,861	10,058	10,058	10,260	10,260	10,465	10,465
Sales Taxes													
Jasper County	1,160,658	1,172,264	1,183,987	1,195,827	1,207,785	1,219,863	1,232,062	1,244,382	1,256,826	1,269,394	1,282,088	1,294,909	1,307,858
Total - All County Taxing Jurisdictions	**1,640,457**	**1,661,631**	**1,673,354**	**1,694,936**	**1,706,894**	**1,728,929**	**1,741,128**	**1,763,600**	**1,776,044**	**1,798,960**	**1,811,654**	**1,835,018**	**1,847,967**

Table 23
Fiscal Impact of No Build Alternative on the State of Missouri
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	0	1	2	3	4	5	6	7	8	9	10	11	12
State of Missouri													
Blind Pension Fund	25,030	25,030	25,530	25,530	26,040	26,040	26,560	26,560	27,090	27,090	27,630	27,630	28,180
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	2,525	2,525	2,576	2,576	2,627	2,627	2,680	2,680	2,733	2,733	2,788	2,788	2,844
State of Missouri Sales Tax	4,508,075	4,553,156	4,598,687	4,644,674	4,691,121	4,738,032	4,785,412	4,833,267	4,881,599	4,930,415	4,979,719	4,979,719	4,979,719
Total - All State Taxes	**$ 4,535,630**	**$ 4,580,711**	**$ 4,626,793**	**$ 4,672,780**	**$ 4,719,788**	**$ 4,766,699**	**$ 4,814,652**	**$ 4,862,506**	**$ 4,911,423**	**$ 4,960,239**	**$ 5,010,137**	**$ 5,010,137**	**$ 5,010,743**

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	13	14	15	16	17	18	19	20	21	22	23
State of Missouri											
Blind Pension Fund	28,180	28,750	28,750	29,320	29,320	29,910	29,910	30,510	30,510	31,120	31,120
Personal Property	0	0	0	0	0	0	0	0	0	0	0
Commercial Surcharge	2,844	2,901	2,901	2,959	2,959	3,018	3,018	3,078	3,078	3,140	3,140
State of Missouri Sales Tax	5,130,610	5,181,916	5,233,735	5,286,072	5,338,933	5,392,323	5,446,246	5,500,708	5,555,715	5,611,272	5,667,385
Total - All State Taxes	**$ 5,161,634**	**$ 5,213,567**	**$ 5,265,386**	**$ 5,318,351**	**$ 5,371,212**	**$ 5,425,250**	**$ 5,479,174**	**$ 5,534,296**	**$ 5,589,304**	**$ 5,645,532**	**$ 5,701,645**

Table 24
Summary of the Fiscal Impact of the No Build Alternative on Affected Local Taxing Districts
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	0	1	2	3	4	5	6	7	8	9	10	11
City of Joplin	3,187,820	3,215,828	3,251,827	3,280,399	3,317,121	3,346,267	3,383,705	3,413,437	3,451,653	3,481,982	3,520,948	3,551,887
R-VIII School District	3,196,617	3,196,617	3,260,291	3,260,291	3,325,246	3,325,246	3,391,495	3,391,495	3,459,069	3,459,069	3,527,997	3,527,997
Joplin Road District	199,750	199,750	203,723	203,723	207,784	207,784	211,923	211,923	216,150	216,150	220,454	220,454
Jasper County	1,475,045	1,485,448	1,504,634	1,515,247	1,534,787	1,545,613	1,565,573	1,576,616	1,596,939	1,608,204	1,628,965	1,640,457
Total	**$ 8,059,232**	**$ 8,097,644**	**$ 8,220,476**	**$ 8,259,660**	**$ 8,384,939**	**$ 8,424,911**	**$ 8,552,696**	**$ 8,593,471**	**$ 8,723,810**	**$ 8,765,405**	**$ 8,898,364**	**$ 8,940,795**

Affected Taxing District	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	12	13	14	15	16	17	18	19	20	21	22	23
City of Joplin	3,591,664	3,591,664	3,623,225	3,663,767	3,695,963	3,737,353	3,770,195	3,812,377	3,845,879	3,888,945	3,923,121	3,967,035
R-VIII School District	3,598,293	3,598,293	3,670,006	3,670,006	3,743,148	3,743,148	3,817,760	3,817,760	3,893,853	3,893,853	3,971,478	3,971,478
Joplin Road District	224,846	224,846	229,327	229,327	233,896	233,896	238,564	238,564	243,321	243,321	248,166	248,166
Jasper County	1,661,631	1,673,354	1,694,936	1,706,894	1,728,929	1,741,128	1,763,600	1,776,044	1,798,960	1,811,654	1,835,018	1,847,967
Total	**$ 9,076,434**	**$ 9,088,157**	**$ 9,217,494**	**$ 9,269,994**	**$ 9,401,936**	**$ 9,455,524**	**$ 9,590,119**	**$ 9,644,744**	**$ 9,782,012**	**$ 9,837,772**	**$ 9,977,783**	**$ 10,034,647**

Table 25

"Build" / "No Build" Fiscal Impact Comparison [1,2,3]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	0	1	2	3	4	5	6	7	8	9	10	11
City of Joplin - Build	3,030,311	3,031,811	2,663,957	2,708,783	2,766,108	2,821,147	2,835,244	2,849,309	2,863,689	2,845,436	2,616,067	2,628,498
City of Joplin - No Build	3,187,820	3,215,828	3,251,827	3,280,399	3,317,121	3,346,267	3,383,705	3,413,437	3,451,653	3,481,982	3,520,948	3,551,887
Difference - Positive or (Negative)	*$ (157,508)*	*$ (184,017)*	*$ (587,870)*	*$ (571,616)*	*$ (551,014)*	*$ (525,120)*	*$ (548,461)*	*$ (564,128)*	*$ (587,963)*	*$ (636,546)*	*$ (904,881)*	*$ (923,389)*
R-VIII School District - Build	2,808,667	2,821,467	2,853,381	2,899,481	3,029,535	3,129,047	3,131,766	3,133,918	3,136,691	3,138,886	3,141,715	3,141,715
R-VIII School District - No Build	3,196,617	3,196,617	3,260,291	3,260,291	3,325,246	3,325,246	3,391,495	3,391,495	3,459,069	3,459,069	3,527,997	3,527,997
Difference - Positive or (Negative)	*$ (387,950)*	*$ (375,150)*	*$ (406,910)*	*$ (360,810)*	*$ (295,712)*	*$ (196,199)*	*$ (259,729)*	*$ (257,577)*	*$ (322,377)*	*$ (320,182)*	*$ (386,282)*	*$ (386,282)*
Joplin Road District - Build	176,800	177,600	179,673	182,373	191,240	205,237	205,625	205,933	206,330	206,643	207,048	207,048
Joplin Road District - No Build	199,750	199,750	203,723	203,723	207,784	207,784	211,923	211,923	216,150	216,150	220,454	220,454
Difference - Positive or (Negative)	*$ (22,950)*	*$ (22,150)*	*$ (24,050)*	*$ (21,350)*	*$ (16,545)*	*$ (2,548)*	*$ (6,298)*	*$ (5,990)*	*$ (9,820)*	*$ (9,506)*	*$ (13,406)*	*$ (13,406)*
Jasper County - Build	1,382,119	1,383,819	1,393,532	1,416,760	1,452,804	1,489,126	1,495,578	1,501,944	1,508,525	1,515,020	1,521,733	1,527,793
Jasper County - No Build	1,475,045	1,485,448	1,504,634	1,515,247	1,534,787	1,545,613	1,565,573	1,576,616	1,596,939	1,608,204	1,628,965	1,640,457
Difference - Positive or (Negative)	*$ (92,926)*	*$ (101,629)*	*$ (111,103)*	*$ (98,487)*	*$ (81,984)*	*$ (56,487)*	*$ (69,995)*	*$ (74,672)*	*$ (88,414)*	*$ (93,185)*	*$ (107,232)*	*$ (112,664)*
Total	**$ 14,915,592**	**$ 14,960,292**	**$ 14,270,510**	**$ 14,527,091**	**$ 15,020,722**	**$ 15,493,655**	**$ 15,470,985**	**$ 15,512,553**	**$ 15,489,435**	**$ 15,466,635**	**$ 14,954,976**	**$ 14,985,899**

Affected Taxing District	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Net-Present Value of Build Alternative	Net-Present Value of No Build Alternative	Net-Present Value of Difference btwn. Build and No Build
	12	13	14	15	16	17	18	19	20	21	22	23			
City of Joplin - Build	2,642,543	2,655,224	2,669,552	2,682,488	2,697,104	2,710,299	2,725,209	2,738,670	2,753,878	2,767,610	2,783,124	3,673,984	**$ 35,316,664**		
City of Joplin - No Build	3,591,664	3,591,664	3,623,225	3,663,767	3,695,963	3,737,353	3,770,195	3,812,377	3,845,879	3,888,945	3,923,121	3,967,035		**$ 44,043,182**	
Difference - Positive or (Negative)	*$ (949,121)*	*$ (936,440)*	*$ (953,673)*	*$ (981,279)*	*$ (998,859)*	*$ (1,027,053)*	*$ (1,044,987)*	*$ (1,073,707)*	*$ (1,092,001)*	*$ (1,121,335)*	*$ (1,139,997)*	*$ (293,050)*			**$ (8,726,518)**
R-VIII School District - Build	3,146,839	3,146,839	3,152,066	3,152,066	3,157,397	3,157,397	3,162,835	3,162,835	3,168,382	3,168,382	3,174,040	6,970,820	**$ 38,811,385**		
R-VIII School District - No Build	3,598,293	3,598,293	3,670,006	3,670,006	3,743,148	3,743,148	3,817,760	3,817,760	3,893,853	3,893,853	3,971,478	3,971,478		**$ 44,089,247**	
Difference - Positive or (Negative)	*$ (451,453)*	*$ (451,453)*	*$ (517,940)*	*$ (517,940)*	*$ (585,750)*	*$ (585,750)*	*$ (654,924)*	*$ (654,924)*	*$ (725,471)*	*$ (725,471)*	*$ (797,439)*	*$ 2,999,341*			**$ (5,277,863)**
Joplin Road District - Build	207,780	207,780	208,527	208,527	209,290	209,290	210,067	210,067	210,860	210,860	211,669	435,839	**$ 2,525,052**		
Joplin Road District - No Build	224,846	224,846	229,327	229,327	233,896	233,896	238,564	238,564	243,321	243,321	248,166	248,166		**$ 2,755,012**	
Difference - Positive or (Negative)	*$ (17,066)*	*$ (17,066)*	*$ (20,800)*	*$ (20,800)*	*$ (24,607)*	*$ (24,607)*	*$ (28,497)*	*$ (28,497)*	*$ (32,461)*	*$ (32,461)*	*$ (36,497)*	*$ 187,673*			**$ (229,960)**
Jasper County - Build	1,535,206	1,541,388	1,548,950	1,555,256	1,562,970	1,569,403	1,577,272	1,583,834	1,591,861	1,598,555	1,606,743	2,327,903	**$ 18,945,886**		
Jasper County - No Build	1,661,631	1,673,354	1,694,936	1,706,894	1,728,929	1,741,128	1,763,600	1,776,044	1,798,960	1,811,654	1,835,018	1,847,967		**$ 20,423,345**	
Difference - Positive or (Negative)	*$ (126,425)*	*$ (131,966)*	*$ (145,986)*	*$ (151,638)*	*$ (165,959)*	*$ (171,725)*	*$ (186,329)*	*$ (192,210)*	*$ (207,099)*	*$ (213,099)*	*$ (228,275)*	*$ 479,936*			**$ (1,477,460)**

[1] **The "Difference - Positive or (Negative)" line shows the result of subtracting "No Build" projected revenues from "Build" projected revenues in an effort to show the revenues gained or, in the case of a negative result, "diverted" to TIF pursuant to the "Build" scenario.**

[2] **The last possible year in which the TIF District can terminate is 2036. In this year, no PILOTs will be captured by TIF.**

[3] **The Net-Present Value calculation computes the value of the difference between the "Build" and "No Build" alternatives, assuming an interest rate of 5.65%, and considering revenues for the years 2013-2035 as no incremental revenues are projected to be captured by TIF from assessed values in the year 2036 or from sales activity in the year 2036.**

APPENDIX B

MEMORANDUM

TO: Tax Increment Financing Commission of the City of Joplin, Missouri

FROM: Wallace Bajjali Development Partners, L.P.
David G. Wallace, Chief Executive Officer

DATE: September 25, 2012

RE: Joplin Recovery TIF Redevelopment Plan and Project

The TIF Act requires that the TIF Commission be supplied with sufficient information from the Developer, in this case Wallace Bajjali Development Partners, L.P., so that the TIF Commission can make an informed determination regarding the financial feasibility of the Redevelopment Project proposed in the Joplin Recover Tax Increment Finance Redevelopment Plan (the "Plan").

The purpose of the TIF is to support, with incremental TIF revenues, the implementation of public development and improvement projects within the TIF Redevelopment Area. This memorandum provides an overview of the scope of projects in which TIF may be utilized as a source of capital. It is expected that TIF revenues will support the issuance of TIF bonds or other financial obligations, allowing the projects to be implemented shortly after issuance of the obligations; TIF revenues in future years, together with revenues generated by the projects so financed, will be utilized to repay principal and interest on the obligations.

Given the financial information currently available and the use of funding sources other than TIF for the successful completion of the Redevelopment Project, the Developer believes that the TIF Redevelopment Plan and Project is financially feasible. Furthermore, without the use of TIF, the Redevelopment Project would not be feasible.

DESCRIPTION OF THE PROJECTS

As a result of the disastrous tornado that struck Joplin on May 22, 2011, a large number of needed projects have been identified by the City and by the Citizens Advisory Recovery Team ("CART") which facilitated public input into the recovery and rebuilding process. These projects include replacement of physical assets which were destroyed in the storm, improvements or expansion of assets or initiatives which existed prior to the storm, and opportunities to create new civic assets which will support and encourage the City's redevelopment, growth, and economic progress for many years into the future.

The Redevelopment Project addresses projects identified by CART and includes , without limitation, eighteen significant, component projects identified as important for the City of Joplin's recovery and rebuilding process. Aggregate Redevelopment Project expenditures potentially exceed $800 million. While other projects may be identified as the recovery and rebuilding process proceeds, Tax Increment Financing ("TIF") will be one of numerous financing tools utilized to achieve the City's objectives. In addition to TIF, the City expects to utilize a combination of Community Development Block Grant funding, Economic Development Administration Disaster Relief assistance, New Market Tax Credits, Brownfield Tax Credits, Historic Preservation Tax Credits, city tax revenues, and private

contributions. All of these will encourage or enable substantive private lending and investment to fund the projects.

REVENUE AND EXPENSE PROJECTIONS

Table A, on the following page, enumerates the total costs of the component parts of the Redevelopment Project, which costs will be funded, in part, with TIF, a combination with other funding sources, as outlined above, and private financing.

The Cost/Benefit Analysis prepared by PGAV Planners indicates that up to $57 million of TIF will be available through issuance of TIF bonds or other financial obligations for the Redevelopment Project. This financing will be allocated to specific projects in a manner expected to maximize private lending and investment for the projects and facilitate maximum availability of funding from the other sources listed above.

FINANCIAL COMMITMENT

City staff, Wallace Bajjali, and the investment banking firm of Stifel, Nicolaus & Company, Inc. are actively engaged in obtaining capital from all sources listed above. (Stifel, Nicolaus commitment letter attached). Availability of funding for each project will be subject to the financing plan developed for the project.

An application for a New Market Tax Credit allocation has been filed with the U. S. Department of the Treasury. In connection with that application, four major banks have committed equity and/or debt financing in the aggregate amount of $215 million. Copies of the letters from these banks are also attached hereto. Funding under the New Market Tax Credit program may be included in the financing plans to supplement TIF.

The City of Joplin has submitted an allocation plan to utilize $43 million of Community Development Block Grant funding for projects included in Table A; CDBG funding for the City has been approved, and approval of the allocation plan is expected before December 31, 2012.

The Salvation Army has committed to provide $3.5 million of funding for the Principal Reduction Plan Affordable Housing project, and will fund the Transitional Living project in its entirety.

Wallace Bajjali Development Partners, L.P.

By: _____

David G. Wallace, Chief Executive Officer

TABLE A

	Potential Capital Requirement ($Million)
Land acquisition	$ 30.0
Housing Reconstruction:	
Residential Principal Reduction Program	$ 40.0
Affordable Multi-Family	$ 19.0
Market-rate Single Family	$ 162.5
Market-rate Multi-Family	$ 37.0
SPARK—Performing and Visual Arts center, Depot renovation	$ 68.0
Library / Theater complex	$ 20.0
Downtown education complex [current library site]	$ 73.0
Salvation Army Transitional-living Program	$ 1.5
Senior Housing	
Independent living	$ 10.0
Assisted Living / Memory Care / Skilled Nursing	$ 25.0
Consolidated Post Office / State agency office facility	$ 45.0
Mixed-Use Residential over Retail / Commercial	$ 56.0
Medical Office Building Office / Clinic facilities Complementary Medical Services facilities Retail and Complementary Services space	$ 74.0
Multi-Purpose Event Center	$ 55.0
Convention Center and Hotel	$ 70.0
School Construction Assistance	$ 12.0
Neighborhood infrastructure	$ 8.0
TOTAL	$ 806.0

APPENDIX C

Table C-1
PILOTs Attributable to each Real Property Tax Levy Compared with Taxes Paid per each Real Property Tax Levy During the Life of the TIF District
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 1 of 2

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
	0	1	2	3	4	5	6	7	8	9	10
City of Joplin											
Property Taxes											
PILOTs Attributable to Parks and Recreation Levy	$ 5,535	$ 5,535	$ 8,783	$ 13,974	$ 24,558	$ 39,705	$ 41,262	$ 41,558	$ 42,877	$ 43,179	$ 44,525
Taxes Paid to Parks and Recreation	$ 77,505	$ 77,705	$ 78,864	$ 79,564	$ 85,467	$ 113,427	$ 114,217	$ 114,843	$ 115,650	$ 116,288	$ 117,110
PILOTs Attributable to Library Levy	$ 26,086	$ 26,086	$ 41,394	$ 65,861	$ 115,741	$ 187,129	$ 194,466	$ 195,860	$ 202,080	$ 203,501	$ 209,845
Taxes Paid to Library	$ 186,220	$ 187,120	$ 189,120	$ 192,320	$ 200,420	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620
PILOTs Attributable to Health Levy	$ 5,535	$ 5,535	$ 8,783	$ 13,974	$ 24,558	$ 39,705	$ 41,262	$ 41,558	$ 42,877	$ 43,179	$ 44,525
Taxes Paid to Health	$ 39,510	$ 39,710	$ 40,110	$ 40,810	$ 42,510	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610
PILOTs Attributable to Garbage Levy	$ 5,535	$ 5,535	$ 8,783	$ 13,974	$ 24,558	$ 39,705	$ 41,262	$ 41,558	$ 42,877	$ 43,179	$ 44,525
Taxes Paid to Garbage District	$ 39,510	$ 39,710	$ 40,110	$ 40,810	$ 42,510	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610
Joplin R-VIII School District											
PILOTs Attributable to Joplin R-VIII Levy	$ 375,151	$ 375,151	$ 595,287	$ 947,159	$ 1,664,483	$ 2,691,125	$ 2,796,642	$ 2,816,686	$ 2,906,134	$ 2,926,580	$ 3,017,817
Taxes Paid to Joplin R-VIII	$ 2,808,667	$ 2,821,467	$ 2,853,381	$ 2,899,481	$ 3,029,535	$ 3,129,047	$ 3,131,766	$ 3,133,918	$ 3,136,691	$ 3,138,886	$ 3,141,715
Joplin Road District											
PILOTs Attributable to Joplin Road District Levy	$ 22,150	$ 22,150	$ 35,148	$ 55,924	$ 98,277	$ 158,894	$ 165,124	$ 166,308	$ 171,589	$ 172,796	$ 178,183
Taxes Paid to Road District	$ 176,800	$ 177,600	$ 179,673	$ 182,373	$ 191,240	$ 205,237	$ 205,625	$ 205,933	$ 206,330	$ 206,643	$ 207,048
Jasper County											
Property Taxes											
PILOTs Attributable to County General Revenue Levy	$ 7,718	$ 7,718	$ 12,247	$ 19,487	$ 34,245	$ 55,367	$ 57,537	$ 57,950	$ 59,790	$ 60,211	$ 62,088
Taxes Paid to County General Revenue	$ 71,217	$ 71,517	$ 72,439	$ 73,339	$ 77,522	$ 89,440	$ 89,775	$ 90,041	$ 90,383	$ 90,654	$ 91,002
PILOTs Attributable to Common Road Levy	$ 24,569	$ 24,569	$ 38,986	$ 62,031	$ 109,010	$ 176,247	$ 183,157	$ 184,470	$ 190,328	$ 191,667	$ 197,642
Taxes Paid to Common Road	$ 175,390	$ 176,190	$ 178,190	$ 181,190	$ 188,690	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990
PILOTs Attributable to Mental Health Levy	$ 8,436	$ 8,436	$ 13,386	$ 21,298	$ 37,428	$ 60,514	$ 62,886	$ 63,337	$ 65,348	$ 65,808	$ 67,860
Taxes Paid to Mental Health Levy	$ 68,636	$ 68,936	$ 69,705	$ 70,805	$ 74,336	$ 80,607	$ 80,782	$ 80,921	$ 81,100	$ 81,241	$ 81,423
PILOTs Paid to Sheltered Workshop Levy	$ 8,436	$ 8,436	$ 13,386	$ 21,298	$ 37,428	$ 60,514	$ 62,886	$ 63,337	$ 65,348	$ 65,808	$ 67,860
Taxes Paid to Sheltered Workshop Levy	$ 68,636	$ 68,936	$ 69,705	$ 70,805	$ 74,336	$ 80,607	$ 80,782	$ 80,921	$ 81,100	$ 81,241	$ 81,423

Table C-1
PILOTs Attributable to each Real Property Tax Levy Compared with Taxes Paid per each Real Property Tax Levy During the Life of the TIF District
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri
Sheet 2 of 2

Affected Taxing District	Projected Revenues by Program Year in Dollars												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	11	12	13	14	15	16	17	18	19	20	21	22	23
City of Joplin													
Property Taxes													
PILOTs Attributable to Parks and Recreation Levy	$ 44,525	$ 46,206	$ 47,013	$ 47,920	$ 48,743	$ 49,669	$ 50,508	$ 51,452	$ 52,308	$ 53,272	$ 54,145	$ 55,127	
Taxes Paid to Parks and Recreation	$ 117,110	$ 118,600	$ 118,600	$ 120,120	$ 120,120	$ 121,670	$ 121,670	$ 123,252	$ 123,252	$ 124,864	$ 124,864	$ 126,510	$ 182,530
PILOTs Attributable to Library Levy	$ 209,845	$ 217,767	$ 221,568	$ 225,846	$ 229,724	$ 234,088	$ 238,043	$ 242,494	$ 246,528	$ 251,068	$ 255,183	$ 259,814	
Taxes Paid to Library	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 200,620	$ 464,630
PILOTs Attributable to Health Levy	$ 44,525	$ 46,206	$ 47,013	$ 47,920	$ 48,743	$ 49,669	$ 50,508	$ 51,452	$ 52,308	$ 53,272	$ 54,145	$ 55,127	
Taxes Paid to Health	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 98,630
PILOTs Attributable to Garbage Levy	$ 44,525	$ 46,206	$ 47,013	$ 47,920	$ 48,743	$ 49,669	$ 50,508	$ 51,452	$ 52,308	$ 53,272	$ 54,145	$ 55,127	
Taxes Paid to Garbage District	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 42,610	$ 98,630
Joplin R-VIII School District													
PILOTs Attributable to Joplin R-VIII Levy	$ 3,017,817	$ 3,131,733	$ 3,186,404	$ 3,247,928	$ 3,303,693	$ 3,366,447	$ 3,423,326	$ 3,487,336	$ 3,545,353	$ 3,610,642	$ 3,669,820	$ 3,736,415	
Taxes Paid to Joplin R-VIII	$ 3,141,715	$ 3,146,839	$ 3,146,839	$ 3,152,066	$ 3,152,066	$ 3,157,397	$ 3,157,397	$ 3,162,835	$ 3,162,835	$ 3,168,382	$ 3,168,382	$ 3,174,040	$ 6,970,820
Joplin Road District													
PILOTs Attributable to Joplin Road District Levy	$ 178,183	$ 184,909	$ 188,137	$ 191,770	$ 195,062	$ 198,768	$ 202,126	$ 205,905	$ 209,331	$ 213,186	$ 216,680	$ 220,612	
Taxes Paid to Road District	$ 207,048	$ 207,780	$ 207,780	$ 208,527	$ 208,527	$ 209,290	$ 209,290	$ 210,067	$ 210,067	$ 210,860	$ 210,860	$ 211,669	$ 435,839
Jasper County													
Property Taxes													
PILOTs Attributable to County General Revenue Levy	$ 62,088	$ 64,432	$ 65,556	$ 66,822	$ 67,969	$ 69,261	$ 70,431	$ 71,748	$ 72,941	$ 74,285	$ 75,502	$ 76,872	
Taxes Paid to County General Revenue	$ 91,002	$ 91,635	$ 91,635	$ 92,279	$ 92,279	$ 92,937	$ 92,937	$ 93,608	$ 93,608	$ 94,292	$ 94,292	$ 94,990	$ 173,100
PILOTs Attributable to Common Road Levy	$ 197,642	$ 205,103	$ 208,683	$ 212,713	$ 216,365	$ 220,475	$ 224,200	$ 228,392	$ 232,192	$ 236,467	$ 240,343	$ 244,705	
Taxes Paid to Common Road	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 188,990	$ 437,640
PILOTs Attributable to Mental Health Levy	$ 67,860	$ 70,421	$ 71,651	$ 73,034	$ 74,288	$ 75,699	$ 76,978	$ 78,417	$ 79,722	$ 81,190	$ 82,521	$ 84,018	
Taxes Paid to Mental Health Levy	$ 81,423	$ 81,753	$ 81,753	$ 82,090	$ 82,090	$ 82,433	$ 82,433	$ 82,784	$ 82,784	$ 83,141	$ 83,141	$ 83,505	$ 168,875
PILOTs Paid to Sheltered Workshop Levy	$ 67,860	$ 70,421	$ 71,651	$ 73,034	$ 74,288	$ 75,699	$ 76,978	$ 78,417	$ 79,722	$ 81,190	$ 82,521	$ 84,018	
Taxes Paid to Sheltered Workshop Levy	$ 81,423	$ 81,753	$ 81,753	$ 82,090	$ 82,090	$ 82,433	$ 82,433	$ 82,784	$ 82,784	$ 83,141	$ 83,141	$ 83,505	$ 168,875