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: October 10, 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 estimated Base EAV of the Redevelopment Area is $71,729,190.

2. Tax Rates

The total property tax rate levied against Area residential property is currently $4.4189 per $100 of assessed valuation. The total property tax rate is levied against Area commercial property is $5.4389 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 $4.3889 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 three 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	0.375%
City Transportation	0.250%
Capital Improvement Sales Tax	0.500%
Total Base Local Sales Taxes	**3.600%**

3. Projected Sales Volume and Growth

Taxable sales projections take into account growth in 2012 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. This is typically a small amount of incremental revenue. 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 illustrates 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 projected tax revenues to each affected taxing district for the year 2019, the first year in which the Redevelopment Project is projected to be complete and fully assessed, and for the year 2036, the last possible year in which the TIF district may be terminated.

VII. 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.

VIII. 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
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Project Component	Number	Units	Build-out Assumptions
Market Rate Single-Family Housing	1,300	Homes	2013-2017
Principal Reduction Plan Housing	400	Homes	2013-2016
Affordable Mult-Family Housing	200	Units	2014
Market Rate Multi-Family Housing	300	Units	2015
Senior Living	100	Units	2015-2016
Senior Living - Assited Living/Memory Care	200	Units	2015
Salvation Army Homes	10	Homes	2016
Residential Apartments	300	Units	2015
Commercial Space - Office	62,500	Sq.Ft.	2015
Commercial Space - Retail	62,500	Sq.Ft.	2015
Medical Office	328,000	Sq.Ft.	2016
Downtown Education Complex	300,000	Sq.Ft.	2016
Government Office Facility	200,000	Sq.Ft.	2016
Library/Theatre Complex	50,000	Sq.Ft.	2016
SPARK Performing and Visual Arts Center	TBD		2016
Multi-Purpose Event Venue & Sports Complex	TBD		2016

Source: Wallace-Bajjali

Shaded project components are projected to be publicly-owned and therefore not taxable.

Table 2
Absorption Schedule and Projections of Real Property Assessments for Redeveloped Property
Joplin Recovery TIF Redevelopment Plan
Joplin, Missouri

Redevelopment Project	Market Value per Unit	Units	Redevelopment Absorption										
			2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
			0	1	2	3	4	5	6	7	8	9	10
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 ($$)			$ 46,574,605	$ 70,374,605	$ 120,974,605	$ 200,324,605	$ 219,624,605	$ 226,624,605					
Cumulative Commercial Redevelopment ($$)						$ 9,375,000	$ 83,895,000						
Cumulative Total Redevelopment			**$ 46,574,605**	**$ 70,374,605**	**$ 120,974,605**	**$ 209,699,605**	**$ 303,519,605**	**$ 226,624,605**	**$ 226,624,605**	**$ 226,624,605**	**$ 226,624,605**	**$ 226,624,605**	**$ 226,624,605**

Additional Taxable Value Year Following Construction

Redevelopment Project	Projected Valuation of Real Property										
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	1	2	3	4	5	6	7	8	9	10	11
Increase in Residential Real Property Market Value	46,574,605	70,374,605	120,974,605	200,324,605	219,624,605	226,624,605	226,624,605	231,157,097	231,157,097	235,780,239	235,780,239
Increase in Commercial Real Property Market Value	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
Increase in Residential Real Property Assessed Value	8,849,175	13,371,175	22,985,175	38,061,675	41,728,675	43,058,675	43,058,675	43,919,849	43,919,849	44,798,245	44,798,245
Increase in Commercial Real Property Assessed Value	0	0	0	3,000,000	26,846,400	27,383,328	27,383,328	27,930,995	27,930,995	28,489,614	28,489,614
Total Assessed Value from Redevelopment	**$ 8,849,175**	**$ 13,371,175**	**$ 22,985,175**	**$ 41,061,675**	**$ 68,575,075**	**$ 70,442,003**	**$ 70,442,003**	**$ 71,850,843**	**$ 71,850,843**	**$ 73,287,860**	**$ 73,287,860**

Redevelopment Project	Projected Valuation of Real Property										
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	12	13	14	15	16	17	18	19	20	21	22
Increase in Residential Real Property Market Value	240,495,844	240,495,844	245,305,761	245,305,761	250,211,876	250,211,876	255,216,114	255,216,114	260,320,436	260,320,436	265,526,845
Increase in Commercial Real Property Market Value	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
Increase in Residential Real Property Assessed Value	45,694,210	45,694,210	46,608,095	46,608,095	47,540,256	47,540,256	48,491,062	48,491,062	49,460,883	49,460,883	50,450,100
Increase in Commercial Real Property Assessed Value	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
Total Assessed Value from Redevelopment	**$ 74,753,617**	**$ 74,753,617**	**$ 76,248,689**	**$ 76,248,689**	**$ 77,773,663**	**$ 77,773,663**	**$ 79,329,137**	**$ 79,329,137**	**$ 80,915,719**	**$ 80,915,719**	**$ 82,534,034**

Table 3
Impact of Redevelopment Program on Future Retail Sales
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**

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	2014	2015	2016
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		$ 83,200	$ 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
Mixed-Use Building - Office Space	62,500	Sq.Ft.	2	90%	113	$ 39,520	$ 4,446,000		$ 4,446,000	$ 4,446,000
Mixed-Use Building - Retail Space	62,500	Sq.Ft.	3	100%	188	$ 31,200	$ 5,850,000		$ 5,850,000	$ 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
SPARK Performing and Visual Arts Center					25	$ 35,360	$ 884,000			$ 884,000
Multi-Purpose Event Venue & Sports Complex					25	$ 35,360	$ 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**	**$ 93,600**	**$11,152,267**	**$ 63,697,227**
						Projected % Qualified Net New to State	**100%**	**100%**	**100%**	**100%**
						Net New Payroll to State	**$ 63,697,227**	**$ 93,600**	**$11,152,267**	**$ 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]
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	0.375%	$ 363,750
City Transportation	0.250%	$ 242,500
Capital Improvement Sales Tax	0.500%	$ 485,000
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 in light of retail activity present prior to the tornado and retail establishments rebuild within the past 12 months.

Table 6

2011 Real Property Tax Rates per $100 [1]

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Taxing Jurisdictions		Rate
City of Joplin - Parks and Recreation		0.0507
City of Joplin - Library		0.2545
City of Joplin - Health		0.0507
City of Joplin - Garbage		0.0507
Joplin Road District		0.2087
Joplin R-VIII School District		3.3100
Jasper County - General Revenue		0.0993
Jasper County - Common Road District		0.2033
Jasper County - Mental Health		0.0805
Jasper County - Sheltered Workshop		0.0805
	Tax Rate for TIF	**4.3889**
Merchants' and Manufacturers' Replacement Tax [2]		1.0200
State of Missouri [3]		0.0300
	Total Tax Rate	**5.4389**

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	**$ 71,729,190**

[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	85,572,900	85,572,900	87,284,358	87,284,358	89,030,045	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		46,574,605	46,574,605	70,374,605	120,974,605	200,324,605	219,624,605	226,624,605	226,624,605	231,157,097	231,157,097	235,780,239	235,780,239
Residential Assessed Value from Redevelopment		8,849,175	8,849,175	13,371,175	22,985,175	38,061,675	41,728,675	43,058,675	43,058,675	43,919,849	43,919,849	44,798,245	44,798,245
Total Assessed Value (Current)		73,163,774	73,163,774	74,627,049	74,627,049	76,119,590	76,119,590	77,641,982	77,641,982	79,194,822	79,194,822	80,778,718	80,778,718
Total Assessed Value from Redevelopment Project		8,849,175	8,849,175	13,371,175	22,985,175	41,061,675	69,112,003	70,442,003	70,989,670	71,850,843	72,409,463	73,287,860	73,287,860
Total Assessed Value (Existing Property + Redevelopment)		82,012,949	82,012,949	87,998,224	97,612,224	117,181,265	145,231,593	148,083,985	148,631,652	151,045,665	151,604,285	154,066,578	154,066,578
Base Equalized (2012) Assessed Value		71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190
Incremental EAV		**10,283,759**	**10,283,759**	**16,269,034**	**25,883,034**	**45,452,075**	**73,502,403**	**76,354,795**	**76,902,462**	**79,316,475**	**79,875,095**	**82,337,388**	**82,337,388**
Per $100 of EAV & Multiply by 2011 Tax Rate		4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889
Projected Incremental Real Property Taxes		$ 451,300	$ 451,300	$ 714,000	$ 1,136,000	$ 1,994,800	$ 3,225,900	$ 3,351,100	$ 3,375,200	$ 3,481,100	$ 3,505,600	$ 3,613,700	3,613,700
Total Projected Incremental EATS for TIF		$ 193,800	$ 213,200	$ 276,400	$ 340,300	$ 383,000	$ 404,300	$ 425,800	$ 447,500	$ 469,500	$ 491,600	$ 514,000	536,600
Total Annual Incremental Revenues for TIF		**$ 645,100**	**$ 664,500**	**$ 990,400**	**$ 1,476,300**	**$ 2,377,800**	**$ 3,630,200**	**$ 3,776,900**	**$ 3,822,700**	**$ 3,950,600**	**$ 3,997,200**	**$ 4,127,700**	**$ 4,150,300**

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		240,495,844	240,495,844	245,305,761	245,305,761	250,211,876	250,211,876	255,216,114	255,216,114	260,320,436	260,320,436	265,526,845	265,526,845
Residential Assessed Value from Redevelopment		45,694,210	45,694,210	46,608,095	46,608,095	47,540,256	47,540,256	48,491,062	48,491,062	49,460,883	49,460,883	50,450,100	50,450,100
Total Assessed Value (Current)		82,394,293	82,394,293	84,042,178	84,042,178	85,723,022	85,723,022	87,437,482	87,437,482	89,186,232	89,186,232	90,969,957	90,969,957
Total Assessed Value from Redevelopment Project		74,753,617	76,248,689	76,248,689	77,773,663	77,773,663	79,329,137	79,329,137	80,915,719	80,915,719	82,534,034	82,534,034	84,184,714
Total Assessed Value (Existing Property + Redevelopment)		157,147,910	158,642,982	160,290,868	161,815,842	163,496,685	165,052,158	166,766,619	168,353,202	170,101,951	171,720,266	173,503,990	175,154,671
Base Equalized (2012) Assessed Value		71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190
Incremental EAV		**85,418,720**	**86,913,792**	**88,561,678**	**90,086,652**	**91,767,495**	**93,322,968**	**95,037,429**	**96,624,012**	**98,372,761**	**99,991,076**	**101,774,800**	**103,425,481**
Per $100 of EAV & Multiply by 2011 Tax Rate		4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889	4.3889
Projected Incremental Real Property Taxes		3,748,900	3,814,600	3,886,900	3,953,800	4,027,600	4,095,900	4,171,100	4,240,700	4,317,500	4,388,500	4,466,800	0
Total Projected Incremental EATS for TIF		536,600	559,400	582,500	605,800	629,300	653,000	677,000	701,200	725,700	750,400	775,400	0
Total Annual Incremental Revenues for TIF		**$ 4,285,500**	**$ 4,374,000**	**$ 4,469,400**	**$ 4,559,600**	**$ 4,656,900**	**$ 4,748,900**	**$ 4,848,100**	**$ 4,941,900**	**$ 5,043,200**	**$ 5,138,900**	**$ 5,242,200**	**$ -**

[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	0.375%	400,125	404,126	408,168	421,343	434,650	443,543	447,979	452,459	456,983	461,553	466,169
City Transportation	0.250%	266,750	269,418	272,112	280,895	289,767	295,696	298,653	301,639	304,656	307,702	310,779
Capital Improvement Sales Tax	0.500%	533,500	538,835	544,223	561,791	579,533	591,391	597,305	603,278	609,311	615,404	621,558
Total Projected Sales Tax Revenues	**3.600%**	**3,841,200**	**3,879,612**	**3,918,408**	**4,044,892**	**4,172,641**	**4,258,018**	**4,300,598**	**4,343,604**	**4,387,040**	**4,430,910**	**4,475,219**
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	0.375%	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)
City Transportation	0.250%	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)
Capital Improvement Sales Tax	0.500%	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)	(485,000)
Total Base Sales Taxes	**3.600%**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**
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	0.375%	36,375	40,376	44,418	57,593	70,900	79,793	84,229	88,709	93,233	97,803	102,419
City Transportation	0.250%	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	0.500%	48,500	53,835	59,223	76,791	94,533	106,391	112,305	118,278	124,311	130,404	136,558
100% of Incremental Sales Taxes	**3.600%**	**349,200**	**387,612**	**426,408**	**552,892**	**680,641**	**766,018**	**808,598**	**851,604**	**895,040**	**938,910**	**983,219**
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	0.375%	18,188	20,188	22,209	28,796	35,450	39,897	42,114	44,354	46,617	48,902	51,209
City Transportation	0.250%	12,125	13,459	14,806	19,198	23,633	26,598	28,076	29,570	31,078	32,601	34,140
Capital Improvement Sales Tax	0.500%	24,250	26,918	29,612	38,395	47,267	53,196	56,153	59,139	62,156	65,202	68,279
50% of Incremental Sales Taxes	**3.600%**	**$ 174,600**	**$ 193,800**	**$ 213,200**	**$ 276,400**	**$ 340,300**	**$ 383,000**	**$ 404,300**	**$ 425,800**	**$ 447,500**	**$ 469,500**	**$ 491,600**
State of Missouri	**4.225%**	**$ 4,098,000**	**$ 4,098,000**	**$ 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	36,282,954
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	343,146
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	527,917
City Parks & Stormwater	0.375%	470,830	475,539	480,294	485,097	489,948	494,847	499,796	504,794	509,842	514,940	520,090	525,291	131,979
City Transportation	0.250%	313,887	317,026	320,196	323,398	326,632	329,898	333,197	336,529	339,895	343,293	346,726	350,194	87,986
Capital Improvement Sales Tax	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	175,972
Total Projected Sales Tax Revenues	**3.600%**	**4,519,971**	**4,565,171**	**4,610,823**	**4,656,931**	**4,703,500**	**4,750,535**	**4,798,041**	**4,846,021**	**4,894,481**	**4,943,426**	**4,992,860**	**5,042,789**	**1,267,001**
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	0.375%	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)	(363,750)
City Transportation	0.250%	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)	(242,500)
Capital Improvement Sales Tax	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)
Total Projected Sales Tax Revenues	**3.600%**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**	**(3,492,000)**
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	0.375%	107,080	111,789	116,544	121,347	126,198	131,097	136,046	141,044	146,092	151,190	156,340	161,541	0
City Transportation	0.250%	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	0.500%	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
Total Projected Sales Tax Revenues	**3.600%**	**1,027,971**	**1,073,171**	**1,118,823**	**1,164,931**	**1,211,500**	**1,258,535**	**1,306,041**	**1,354,021**	**1,402,481**	**1,451,426**	**1,500,860**	**1,550,789**	**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	0.375%	53,540	55,894	58,272	60,673	63,099	65,549	68,023	70,522	73,046	75,595	78,170	80,770	0
City Transportation	0.250%	35,693	37,263	38,848	40,449	42,066	43,699	45,349	47,015	48,697	50,397	52,113	53,847	0
Capital Improvement Sales Tax	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
50% of Incremental Sales Taxes	**3.600%**	**$ 514,000**	**$ 536,600**	**$ 559,400**	**$ 582,500**	**$ 605,800**	**$ 629,300**	**$ 653,000**	**$ 677,000**	**$ 701,200**	**$ 725,700**	**$ 750,400**	**$ 775,400**	**$ -**
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**	**$ 1,486,966**

[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	93,600	11,152,267	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
Projected Withholding	3.000%	0	2,808	334,568	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
50% of Incremental State Income Taxes		**0**	**1,404**	**167,284**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**	**955,458**
Total New State Revenues		**145,500**	**162,909**	**344,954**	**1,185,830**	**1,239,059**	**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	36,282,954
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	1,055,834
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)		451,300	451,300	714,000	1,136,000	1,994,800	3,225,900	3,351,100	3,375,200	3,481,100	3,505,600	3,613,700	3,613,700
EATS (Top 50%)		193,800	213,200	276,400	340,300	383,000	404,300	425,800	447,500	469,500	491,600	514,000	536,600
Total Local Revenues		**$645,100**	**$664,500**	**$990,400**	**$1,476,300**	**$2,377,800**	**$3,630,200**	**$3,776,900**	**$3,822,700**	**$3,950,600**	**$3,997,200**	**$4,127,700**	**$4,150,300**
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	$1,404	$167,284	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458	$955,458
Total New State Revenues		**$145,500**	**$162,909**	**$344,954**	**$1,185,830**	**$1,239,059**	**$1,274,632**	**$1,292,374**	**$1,310,293**	**$1,328,392**	**$1,346,671**	**$1,365,133**	**$1,383,780**
Total Revenues		**$790,600**	**$827,409**	**$1,335,354**	**$2,662,130**	**$3,616,859**	**$4,904,832**	**$5,069,274**	**$5,132,993**	**$5,278,992**	**$5,343,871**	**$5,492,833**	**$5,534,080**

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)		3,748,900	3,814,600	3,886,900	3,953,800	4,027,600	4,095,900	4,171,100	4,240,700	4,317,500	4,388,500	4,466,800	0
EATS (Top 50%)		536,600	559,400	582,500	605,800	629,300	653,000	677,000	701,200	725,700	750,400	775,400	0
Total Local Revenues		**$4,285,500**	**$4,374,000**	**$4,469,400**	**$4,559,600**	**$4,656,900**	**$4,748,900**	**$4,848,100**	**$4,941,900**	**$5,043,200**	**$5,138,900**	**$5,242,200**	**$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		**$5,688,113**	**$5,795,635**	**$5,910,246**	**$6,019,850**	**$6,136,748**	**$6,248,542**	**$6,367,734**	**$6,481,726**	**$6,603,419**	**$6,719,717**	**$6,843,820**	**$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	383,938	383,938	385,959	392,546	399,200	403,647	405,864	408,104	410,367	412,652	414,959	417,290
City Transportation	255,959	255,959	257,306	261,698	266,133	269,098	270,576	272,070	273,578	275,101	276,640	278,193
Capital Improvement Sales Tax	511,918	511,918	514,612	523,395	532,267	538,196	541,153	544,139	547,156	550,202	553,279	556,387
State of Missouri	3,952,500	3,936,495	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	**$7,638,306**	**$7,622,301**	**$8,126,221**	**$8,285,205**	**$8,445,778**	**$8,553,091**	**$8,606,612**	**$8,660,669**	**$8,715,265**	**$8,770,408**	**$8,826,102**	**$8,882,353**

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	945,750
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	1,455,000
City Parks & Stormwater	419,644	422,022	424,423	426,849	429,299	431,773	434,272	436,796	439,345	441,920	444,520	363,750
City Transportation	279,763	281,348	282,949	284,566	286,199	287,849	289,515	291,197	292,897	294,613	296,347	242,500
Capital Improvement Sales Tax	559,526	562,696	565,898	569,132	572,398	575,697	579,029	582,395	585,793	589,226	592,694	485,000
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	1,486,966
Total New EATS	**$8,939,166**	**$8,996,548**	**$9,054,504**	**$9,113,039**	**$9,172,159**	**$9,231,871**	**$9,292,179**	**$9,353,091**	**$9,414,612**	**$9,476,748**	**$9,539,506**	**$4,978,966**

[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 incremental revenues will only be captured for the first quarter of 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			71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190
Taxing Jurisdiction	**Tax Rate**	**% of Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0507	1.15%	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370
City of Joplin - Library	0.2545	5.76%	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550
City of Joplin - Health	0.0507	1.15%	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370
City of Joplin - Garbage	0.0507	1.15%	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370
Joplin Road District	0.2087	4.72%	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700
Joplin R-VIII School District	3.3100	74.91%	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240
Jasper County - General Revenue	0.0993	2.25%	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230
Jasper County - Common Road District	0.2033	4.60%	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830
Jasper County - Mental Health	0.0805	1.82%	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740
Jasper County - Sheltered Workshop	0.0805	1.82%	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740
State of Missouri - Blind Pension Fund	0.0300	0.68%	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520
Total Project Real Property Taxes	**4.4189**	**100%**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**

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			71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	71,729,190	175,154,671
Taxing Jurisdiction	**Tax Rate**	**% of Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0507	1.15%	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	88,800
City of Joplin - Library	0.2545	5.76%	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	445,770
City of Joplin - Health	0.0507	1.15%	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	88,800
City of Joplin - Garbage	0.0507	1.15%	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	88,800
Joplin Road District	0.2087	4.72%	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	365,550
Joplin R-VIII School District	3.3100	74.91%	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	5,797,620
Jasper County - General Revenue	0.0993	2.25%	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	173,930
Jasper County - Common Road District	0.2033	4.60%	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	356,090
Jasper County - Mental Health	0.0805	1.82%	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	141,000
Jasper County - Sheltered Workshop	0.0805	1.82%	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	141,000
State of Missouri - Blind Pension Fund	0.0300	0.68%	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	52,550
Total Project Real Property Taxes	**4.4189**	**100%**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$3,169,660**	**$7,739,910**

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	0.0507	2,900	0	200	600	1,200	2,800	2,900
City of Joplin - Library	0.2545	14,400	0	900	2,900	6,100	14,200	14,400
City of Joplin - Health	0.0507	2,900	0	200	600	1,200	2,800	2,900
City of Joplin - Garbage	0.0507	2,900	0	200	600	1,200	2,800	2,900
Joplin Road District	0.2087	11,800	0	700	2,400	5,000	11,600	11,800
Joplin R-VIII School District	3.3100	187,600	0	11,600	38,100	79,800	184,300	187,600
Jasper County - General Revenue	0.0993	5,600	0	300	1,100	2,400	5,500	5,600
Jasper County - Common Road District	0.2033	11,500	0	700	2,300	4,900	11,300	11,500
Jasper County - Mental Health	0.0805	4,600	0	300	900	1,900	4,500	4,600
Jasper County - Sheltered Workshop	0.0805	4,600	0	300	900	1,900	4,500	4,600
State of Missouri - Blind Pension Fund	0.0300	1,700	0	100	300	700	1,700	1,700
Total	**4.4189**	**$250,500**	**$0**	**$15,500**	**$50,700**	**$106,300**	**$246,000**	**$250,500**

[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)		**33,254,580**	**33,254,580**	**33,919,672**	**33,919,672**	**34,598,065**	**34,598,065**	**35,290,026**	**35,290,026**	**35,995,827**	**35,995,827**	**36,715,743**	**36,715,743**
Total Projected Commercial Assessed Value		**33,254,580**	**33,254,580**	**33,919,672**	**33,919,672**	**37,598,065**	**61,981,393**	**62,673,354**	**63,221,021**	**63,926,821**	**64,485,441**	**65,205,358**	**65,205,358**
Commercial Surcharge Revenue		**339,197**	**339,197**	**345,981**	**345,981**	**383,500**	**632,210**	**639,268**	**644,854**	**652,054**	**657,752**	**665,095**	**665,095**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.112017	37,996	37,996	38,756	38,756	42,958	70,818	71,609	72,234	73,041	73,679	74,502	74,502
Joplin Road District	0.055072	18,680	18,680	19,054	19,054	21,120	34,817	35,206	35,514	35,910	36,224	36,628	36,628
Joplin R-VIII School District	0.385237	130,671	130,671	133,285	133,285	147,739	243,551	246,270	248,422	251,195	253,390	256,219	256,219
Jasper County - General Revenue	0.047517	16,117	16,117	16,440	16,440	18,223	30,040	30,376	30,641	30,983	31,254	31,603	31,603
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.024814	8,417	8,417	8,585	8,585	9,516	15,687	15,863	16,001	16,180	16,321	16,503	16,503
Jasper County - Sheltered Workshop	0.024814	8,417	8,417	8,585	8,585	9,516	15,687	15,863	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	4,952	4,952
Total Commercial Surcharge Taxing Districts in Area	**0.656915**	**$222,823**	**$222,823**	**$227,280**	**$227,280**	**$251,927**	**$415,308**	**$419,945**	**$423,615**	**$428,344**	**$432,087**	**$436,911**	**$436,911**

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)		**37,450,058**	**37,450,058**	**38,199,059**	**38,199,059**	**38,963,041**	**38,963,041**	**39,742,301**	**39,742,301**	**40,537,147**	**40,537,147**	**41,347,890**	**41,347,890**
Total Projected Commercial Assessed Value		**66,509,465**	**66,509,465**	**67,839,654**	**67,839,654**	**69,196,447**	**69,196,447**	**70,580,376**	**70,580,376**	**71,991,984**	**71,991,984**	**73,431,824**	**73,431,824**
Commercial Surcharge Revenue		**678,397**	**678,397**	**691,964**	**691,964**	**705,804**	**705,804**	**719,920**	**719,920**	**734,318**	**734,318**	**749,005**	**749,005**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.112017	75,992	75,992	77,511	77,511	79,062	79,062	80,643	80,643	82,256	82,256	83,901	83,901
Joplin Road District	0.055072	37,361	37,361	38,108	38,108	38,870	38,870	39,648	39,648	40,441	40,441	41,249	41,249
Joplin R-VIII School District	0.385237	261,344	261,344	266,571	266,571	271,902	271,902	277,340	277,340	282,887	282,887	288,545	288,545
Jasper County - General Revenue	0.047517	32,235	32,235	32,880	32,880	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	16,834	16,834	17,170	17,170	17,514	17,514	17,864	17,864	18,221	18,221	18,586	18,586
Jasper County - Sheltered Workshop	0.024814	16,834	16,834	17,170	17,170	17,514	17,514	17,864	17,864	18,221	18,221	18,586	18,586
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**	**$445,649**	**$445,649**	**$454,562**	**$454,562**	**$463,653**	**$463,653**	**$472,926**	**$472,926**	**$482,385**	**$482,385**	**$492,032**	**$492,032**

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	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370
Parks and Recreation Personal Property Levy	0	200	600	1,200	2,800	2,900	2,900	2,900	2,900	2,900	2,900
Parks and Recreation Commercial Surcharge Revenue	37,996	37,996	38,756	38,756	42,958	70,818	71,609	72,234	73,041	73,679	74,502
Library Real Estate Tax Levy	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550
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	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370
Health Personal Property Levy	0	200	600	1,200	2,800	2,900	2,900	2,900	2,900	2,900	2,900
Health Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Garbage Real Estate Tax Levy	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370
Garbage Personal Property Levy	0	200	600	1,200	2,800	2,900	2,900	2,900	2,900	2,900	2,900
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	383,938	383,938	385,959	392,546	399,200	403,647	405,864	408,104	410,367	412,652	414,959
City Transportation	255,959	255,959	257,306	261,698	266,133	269,098	270,576	272,070	273,578	275,101	276,640
Capital Improvement Sales Tax	511,918	511,918	514,612	523,395	532,267	538,196	541,153	544,139	547,156	550,202	553,279
Total - All City Taxing Jurisdictions	**3,017,223**	**3,018,723**	**3,036,827**	**3,087,941**	**3,151,619**	**3,211,105**	**3,227,420**	**3,243,725**	**3,260,367**	**3,277,000**	**3,293,977**
Joplin R-VIII School District											
Real Estate Taxes	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240
Personal Property	0	11,600	38,100	79,800	184,300	187,600	187,600	187,600	187,600	187,600	187,600
Commercial Surcharge	130,671	130,671	133,285	133,285	147,739	243,551	246,270	248,422	251,195	253,390	256,219
Total	**2,504,911**	**2,516,511**	**2,545,625**	**2,587,325**	**2,706,279**	**2,805,391**	**2,808,110**	**2,810,262**	**2,813,035**	**2,815,230**	**2,818,059**
Joplin Road District											
Real Estate Taxes	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700
Personal Property	0	700	2,400	5,000	11,600	11,800	11,800	11,800	11,800	11,800	11,800
Commercial Surcharge	18,680	18,680	19,054	19,054	21,120	34,817	35,206	35,514	35,910	36,224	36,628
Total	**168,380**	**169,080**	**171,154**	**173,754**	**182,420**	**196,317**	**196,706**	**197,014**	**197,410**	**197,724**	**198,128**
Jasper County											
Property Taxes											
General Revenue Real Estate Tax Levy	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230
General Revenue Personal Property Levy	0	300	1,100	2,400	5,500	5,600	5,600	5,600	5,600	5,600	5,600
General Revenue Commercial Surcharge Revenue	16,117	16,117	16,440	16,440	18,223	30,040	30,376	30,641	30,983	31,254	31,603
Common Road District Real Estate Tax Levy	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830
Common Road District Personal Property Levy	0	700	2,300	4,900	11,300	11,500	11,500	11,500	11,500	11,500	11,500
Common Road District Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Mental Health Real Estate Tax Levy	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740
Mental Health Personal Property Levy	0	300	900	1,900	4,500	4,600	4,600	4,600	4,600	4,600	4,600
Mental Health Commercial Surcharge Revenue	8,417	8,417	8,585	8,585	9,516	15,687	15,863	16,001	16,180	16,321	16,503
Sheltered Workshop Real Estate Tax Levy	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740
Sheltered Workshop Personal Property Levy	0	300	900	1,900	4,500	4,600	4,600	4,600	4,600	4,600	4,600
Sheltered Workshop Commercial Surcharge Revenue	8,417	8,417	8,585	8,585	9,516	15,687	15,863	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	**1,363,730**	**1,365,330**	**1,374,843**	**1,397,871**	**1,433,515**	**1,469,737**	**1,476,189**	**1,482,555**	**1,489,136**	**1,495,631**	**1,502,344**

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	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	88,800
Parks and Recreation Personal Property Levy	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
Parks and Recreation Commercial Surcharge Revenue	74,502	75,992	75,992	77,511	77,511	79,062	79,062	80,643	80,643	82,256	82,256	83,901	83,901
Library Real Estate Tax Levy	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	182,550	445,770
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	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	88,800
Health Personal Property Levy	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
Health Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage Real Estate Tax Levy	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	36,370	88,800
Garbage Personal Property Levy	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
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	1,455,000
City Parks & Stormwater	417,290	419,644	422,022	424,423	426,849	429,299	431,773	434,272	436,796	439,345	441,920	444,520	363,750
City Transportation	278,193	279,763	281,348	282,949	284,566	286,199	287,849	289,515	291,197	292,897	294,613	296,347	242,500
Capital Improvement Sales Tax	556,387	559,526	562,696	565,898	569,132	572,398	575,697	579,029	582,395	585,793	589,226	592,694	485,000
Total - All City Taxing Jurisdictions	**3,310,293**	**3,328,262**	**3,344,906**	**3,363,236**	**3,380,214**	**3,398,913**	**3,416,232**	**3,435,306**	**3,452,974**	**3,472,432**	**3,490,454**	**3,510,303**	**3,365,421**
Joplin R-VIII School District													
Real Estate Taxes	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	2,374,240	5,797,620
Personal Property	187,600	187,600	187,600	187,600	187,600	187,600	187,600	187,600	187,600	187,600	187,600	187,600	187,600
Commercial Surcharge	256,219	261,344	261,344	266,571	266,571	271,902	271,902	277,340	277,340	282,887	282,887	288,545	288,545
Total	**2,818,059**	**2,823,184**	**2,823,184**	**2,828,411**	**2,828,411**	**2,833,742**	**2,833,742**	**2,839,180**	**2,839,180**	**2,844,727**	**2,844,727**	**2,850,385**	**6,273,765**
Joplin Road District													
Real Estate Taxes	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	365,550
Personal Property	11,800	11,800	11,800	11,800	11,800	11,800	11,800	11,800	11,800	11,800	11,800	11,800	11,800
Commercial Surcharge	36,628	37,361	37,361	38,108	38,108	38,870	38,870	39,648	39,648	40,441	40,441	41,249	41,249
Total	**198,128**	**198,861**	**198,861**	**199,608**	**199,608**	**200,370**	**200,370**	**201,148**	**201,148**	**201,941**	**201,941**	**202,749**	**418,599**
Jasper County													
Property Taxes													
General Revenue Real Estate Tax Levy	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	71,230	173,930
General Revenue Personal Property Levy	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600
General Revenue Commercial Surcharge Revenue	31,603	32,235	32,235	32,880	32,880	33,537	33,537	34,208	34,208	34,892	34,892	35,590	35,590
Common Road District Real Estate Tax Levy	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	145,830	356,090
Common Road District Personal Property Levy	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
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	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	141,000
Mental Health Personal Property Levy	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600
Mental Health Commercial Surcharge Revenue	16,503	16,834	16,834	17,170	17,170	17,514	17,514	17,864	17,864	18,221	18,221	18,586	18,586
Sheltered Workshop Real Estate Tax Levy	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	57,740	141,000
Sheltered Workshop Personal Property Levy	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600
Sheltered Workshop Commercial Surcharge Revenue	16,503	16,834	16,834	17,170	17,170	17,514	17,514	17,864	17,864	18,221	18,221	18,586	18,586
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	945,750
Total - All County Taxing Jurisdictions	**1,508,404**	**1,515,817**	**1,521,999**	**1,529,561**	**1,535,867**	**1,543,581**	**1,550,014**	**1,557,883**	**1,564,445**	**1,572,472**	**1,579,166**	**1,587,354**	**1,856,831**

Table 17
Fiscal Impact of New Redevelopment Project 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	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520
Income Tax	0	1,404	167,284	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	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	4,952	4,952	5,051
State of Missouri Sales Tax	3,952,500	3,936,495	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	**$ 3,978,245**	**$ 3,963,644**	**$ 4,614,097**	**$ 5,498,013**	**$ 5,594,991**	**$ 5,661,468**	**$ 5,693,751**	**$ 5,726,346**	**$ 5,759,278**	**$ 5,792,528**	**$ 5,826,122**	**$ 5,859,997**	**$ 5,894,310**

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	13	14	15	16	17	18	19	20	21	22	23
State of Missouri											
Blind Pension Fund	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	21,520	52,550
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	1,486,966
Total - All State Taxes	**$ 5,928,866**	**$ 5,963,868**	**$ 5,999,119**	**$ 6,034,824**	**$ 6,070,783**	**$ 6,107,207**	**$ 6,143,889**	**$ 6,181,044**	**$ 6,218,463**	**$ 6,256,366**	**$ 2,502,251**

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	3,017,223	3,018,723	3,036,827	3,087,941	3,151,619	3,211,105	3,227,420	3,243,725	3,260,367	3,277,000	3,293,977	3,310,293
R-VIII School District	2,504,911	2,516,511	2,545,625	2,587,325	2,706,279	2,805,391	2,808,110	2,810,262	2,813,035	2,815,230	2,818,059	2,818,059
Joplin Road District	168,380	169,080	171,154	173,754	182,420	196,317	196,706	197,014	197,410	197,724	198,128	198,128
Jasper County	1,363,730	1,365,330	1,374,843	1,397,871	1,433,515	1,469,737	1,476,189	1,482,555	1,489,136	1,495,631	1,502,344	1,508,404
Total	**$ 7,054,244**	**$ 7,069,644**	**$ 7,128,448**	**$ 7,246,890**	**$ 7,473,833**	**$ 7,682,550**	**$ 7,708,424**	**$ 7,733,555**	**$ 7,759,949**	**$ 7,785,585**	**$ 7,812,509**	**$ 7,834,885**

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	3,328,262	3,344,906	3,363,236	3,380,214	3,398,913	3,416,232	3,435,306	3,452,974	3,472,432	3,490,454	3,510,303	3,365,421
R-VIII School District	2,818,059	2,823,184	2,823,184	2,828,411	2,828,411	2,833,742	2,833,742	2,839,180	2,839,180	2,844,727	2,844,727	2,850,385
Joplin Road District	198,861	198,861	199,608	199,608	200,370	200,370	201,148	201,148	201,941	201,941	202,749	418,599
Jasper County	1,515,817	1,521,999	1,529,561	1,535,867	1,543,581	1,550,014	1,557,883	1,564,445	1,572,472	1,579,166	1,587,354	1,856,831
Total	**$ 7,860,999**	**$ 7,888,950**	**$ 7,915,589**	**$ 7,944,100**	**$ 7,971,275**	**$ 8,000,359**	**$ 8,028,079**	**$ 8,057,747**	**$ 8,086,024**	**$ 8,116,288**	**$ 8,145,133**	**$ 8,491,236**

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	945,750	955,208	964,760	974,407	984,151	993,993	1,003,933	1,013,972	1,024,112	1,034,353	1,044,696	1,055,143
City General Sales Tax	1,455,000	1,469,550	1,484,246	1,499,088	1,514,079	1,529,220	1,544,512	1,559,957	1,575,557	1,591,312	1,607,225	1,623,297
City Parks & Stormwater	363,750	367,388	371,061	374,772	378,520	382,305	386,128	389,989	393,889	397,828	401,806	405,824
City Transportation	242,500	244,925	247,374	249,848	252,346	254,870	257,419	259,993	262,593	265,219	267,871	270,550
Capital Improvement Sales Tax	485,000	489,850	494,749	499,696	504,693	509,740	514,837	519,986	525,186	530,437	535,742	541,099
State of Missouri	3,492,000	3,526,920	3,562,189	3,597,811	3,633,789	3,670,127	3,706,828	3,743,897	3,781,336	3,819,149	3,857,340	3,895,914
Total	**$ 6,984,000**	**$ 7,053,840**	**$ 7,124,378**	**$ 7,195,622**	**$ 7,267,578**	**$ 7,340,254**	**$ 7,413,657**	**$ 7,487,793**	**$ 7,562,671**	**$ 7,638,298**	**$ 7,714,681**	**$ 7,791,828**

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	1,065,695	1,076,352	1,087,115	1,097,986	1,108,966	1,120,056	1,131,256	1,142,569	1,153,995	1,165,535	1,177,190	1,188,962
City General Sales Tax	1,639,530	1,655,926	1,672,485	1,689,210	1,706,102	1,723,163	1,740,395	1,757,799	1,775,377	1,793,130	1,811,062	1,829,172
City Parks & Stormwater	409,883	413,981	418,121	422,302	426,525	430,791	435,099	439,450	443,844	448,283	452,765	457,293
City Transportation	273,255	275,988	278,747	281,535	284,350	287,194	290,066	292,966	295,896	298,855	301,844	304,862
Capital Improvement Sales Tax	546,510	551,975	557,495	563,070	568,701	574,388	580,132	585,933	591,792	597,710	603,687	609,724
State of Missouri	3,934,873	3,974,222	4,013,964	4,054,104	4,094,645	4,135,591	4,176,947	4,218,716	4,260,904	4,303,513	4,346,548	4,390,013
Total	**$ 7,869,746**	**$ 7,948,443**	**$ 8,027,928**	**$ 8,108,207**	**$ 8,189,289**	**$ 8,271,182**	**$ 8,353,894**	**$ 8,437,433**	**$ 8,521,807**	**$ 8,607,025**	**$ 8,693,096**	**$ 8,780,027**

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		**82,012,949**	**82,012,949**	**83,653,208**	**83,653,208**	**85,326,272**	**85,326,272**	**87,032,797**	**87,032,797**	**88,773,453**	**88,773,453**	**90,548,922**	**90,548,922**
Taxing Jurisdiction	**Tax Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0507	41,580	41,580	42,410	42,410	43,260	43,260	44,130	44,130	45,010	45,010	45,910	45,910
City of Joplin - Library	0.2545	208,720	208,720	212,900	212,900	217,160	217,160	221,500	221,500	225,930	225,930	230,450	230,450
City of Joplin - Health	0.0507	41,580	41,580	42,410	42,410	43,260	43,260	44,130	44,130	45,010	45,010	45,910	45,910
City of Joplin - Garbage	0.0507	41,580	41,580	42,410	42,410	43,260	43,260	44,130	44,130	45,010	45,010	45,910	45,910
Joplin Road District	0.2087	171,160	171,160	174,580	174,580	178,080	178,080	181,640	181,640	185,270	185,270	188,980	188,980
Joplin R-VIII School District	3.3100	2,714,630	2,714,630	2,768,920	2,768,920	2,824,300	2,824,300	2,880,790	2,880,790	2,938,400	2,938,400	2,997,170	2,997,170
Jasper County - General Revenue	0.0993	81,440	81,440	83,070	83,070	84,730	84,730	86,420	86,420	88,150	88,150	89,920	89,920
Jasper County - Common Road District	0.2033	166,730	166,730	170,070	170,070	173,470	173,470	176,940	176,940	180,480	180,480	184,090	184,090
Jasper County - Mental Health	0.0805	66,020	66,020	67,340	67,340	68,690	68,690	70,060	70,060	71,460	71,460	72,890	72,890
Jasper County - Sheltered Workshop	0.0805	66,020	66,020	67,340	67,340	68,690	68,690	70,060	70,060	71,460	71,460	72,890	72,890
State of Missouri - Blind Pension Fund	0.0300	24,600	24,600	25,100	25,100	25,600	25,600	26,110	26,110	26,630	26,630	27,160	27,160
Total Project Real Property Taxes	**4.4189**	**$3,624,060**	**$3,624,060**	**$3,696,550**	**$3,696,550**	**$3,770,500**	**$3,770,500**	**$3,845,910**	**$3,845,910**	**$3,922,810**	**$3,922,810**	**$4,001,280**	**$4,001,280**

		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		**92,359,901**	**92,359,901**	**94,207,099**	**94,207,099**	**96,091,241**	**96,091,241**	**98,013,066**	**98,013,066**	**99,973,327**	**99,973,327**	**101,972,793**	**101,972,793**
Taxing Jurisdiction	**Tax Rate**	**Projected Real Property Tax Revenues in Dollars**											
City of Joplin - Parks and Recreation	0.0507	46,830	46,830	47,760	47,760	48,720	48,720	49,690	49,690	50,690	50,690	51,700	51,700
City of Joplin - Library	0.2545	235,060	235,060	239,760	239,760	244,550	244,550	249,440	249,440	254,430	254,430	259,520	259,520
City of Joplin - Health	0.0507	46,830	46,830	47,760	47,760	48,720	48,720	49,690	49,690	50,690	50,690	51,700	51,700
City of Joplin - Garbage	0.0507	46,830	46,830	47,760	47,760	48,720	48,720	49,690	49,690	50,690	50,690	51,700	51,700
Joplin Road District	0.2087	192,760	192,760	196,610	196,610	200,540	200,540	204,550	204,550	208,640	208,640	212,820	212,820
Joplin R-VIII School District	3.3100	3,057,110	3,057,110	3,118,250	3,118,250	3,180,620	3,180,620	3,244,230	3,244,230	3,309,120	3,309,120	3,375,300	3,375,300
Jasper County - General Revenue	0.0993	91,710	91,710	93,550	93,550	95,420	95,420	97,330	97,330	99,270	99,270	101,260	101,260
Jasper County - Common Road District	0.2033	187,770	187,770	191,520	191,520	195,350	195,350	199,260	199,260	203,250	203,250	207,310	207,310
Jasper County - Mental Health	0.0805	74,350	74,350	75,840	75,840	77,350	77,350	78,900	78,900	80,480	80,480	82,090	82,090
Jasper County - Sheltered Workshop	0.0805	74,350	74,350	75,840	75,840	77,350	77,350	78,900	78,900	80,480	80,480	82,090	82,090
State of Missouri - Blind Pension Fund	0.0300	27,710	27,710	28,260	28,260	28,830	28,830	29,400	29,400	29,990	29,990	30,590	30,590
Total Project Real Property Taxes	**4.4189**	**$4,081,310**	**$4,081,310**	**$4,162,910**	**$4,162,910**	**$4,246,170**	**$4,246,170**	**$4,331,080**	**$4,331,080**	**$4,417,730**	**$4,417,730**	**$4,506,080**	**$4,506,080**

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		**33,254,580**	**33,254,580**	**33,919,672**	**33,919,672**	**34,598,065**	**34,598,065**	**35,290,026**	**35,290,026**	**35,995,827**	**35,995,827**	**36,715,743**	**36,715,743**
Commercial Surcharge Revenue		**339,197**	**339,197**	**345,981**	**345,981**	**352,900**	**352,900**	**359,958**	**359,958**	**367,157**	**367,157**	**374,501**	**374,501**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.11201654	37,996	37,996	38,756	38,756	39,531	39,531	40,321	40,321	41,128	41,128	41,950	41,950
Joplin Road District	0.05507236	18,680	18,680	19,054	19,054	19,435	19,435	19,824	19,824	20,220	20,220	20,625	20,625
Joplin R-VIII School District	0.38523731	130,671	130,671	133,285	133,285	135,950	135,950	138,669	138,669	141,443	141,443	144,272	144,272
Jasper County - General Revenue	0.04751654	16,117	16,117	16,440	16,440	16,769	16,769	17,104	17,104	17,446	17,446	17,795	17,795
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.02481366	8,417	8,417	8,585	8,585	8,757	8,757	8,932	8,932	9,111	9,111	9,293	9,293
Jasper County - Sheltered Workshop	0.02481366	8,417	8,417	8,585	8,585	8,757	8,757	8,932	8,932	9,111	9,111	9,293	9,293
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	#########	**$222,823**	**$222,823**	**$227,280**	**$227,280**	**$231,825**	**$231,825**	**$236,462**	**$236,462**	**$241,191**	**$241,191**	**$246,015**	**$246,015**

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		**37,450,058**	**37,450,058**	**38,199,059**	**38,199,059**	**38,963,041**	**38,963,041**	**39,742,301**	**39,742,301**	**40,537,147**	**40,537,147**	**41,347,890**	**41,347,890**
Commercial Surcharge Revenue		**381,991**	**381,991**	**389,630**	**389,630**	**397,423**	**397,423**	**405,371**	**405,371**	**413,479**	**413,479**	**421,748**	**421,748**
Taxing Jurisdictions	**Percent Factor**												
City of Joplin	0.11201654	42,789	42,789	43,645	43,645	44,518	44,518	45,408	45,408	46,316	46,316	47,243	47,243
Joplin Road District	0.05507236	21,037	21,037	21,458	21,458	21,887	21,887	22,325	22,325	22,771	22,771	23,227	23,227
Joplin R-VIII School District	0.38523731	147,157	147,157	150,100	150,100	153,102	153,102	156,164	156,164	159,287	159,287	162,473	162,473
Jasper County - General Revenue	0.04751654	18,151	18,151	18,514	18,514	18,884	18,884	19,262	19,262	19,647	19,647	20,040	20,040
Jasper County - Common Road District	-	0	0	0	0	0	0	0	0	0	0	0	0
Jasper County - Mental Health	0.02481366	9,479	9,479	9,668	9,668	9,862	9,862	10,059	10,059	10,260	10,260	10,465	10,465
Jasper County - Sheltered Workshop	0.02481366	9,479	9,479	9,668	9,668	9,862	9,862	10,059	10,059	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	#########	**$250,935**	**$250,935**	**$255,954**	**$255,954**	**$261,073**	**$261,073**	**$266,295**	**$266,295**	**$271,620**	**$271,620**	**$277,053**	**$277,053**

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	41,580	41,580	42,410	42,410	43,260	43,260	44,130	44,130	45,010	45,010	45,910
Parks and Recreation Personal Property Levy	200	200	200	200	200	200	200	200	200	200	200
Parks and Recreation Commercial Surcharge Revenue	37,996	37,996	38,756	38,756	39,531	39,531	40,321	40,321	41,128	41,128	41,950
Library Real Estate Tax Levy	208,720	208,720	212,900	212,900	217,160	217,160	221,500	221,500	225,930	225,930	230,450
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	41,580	41,580	42,410	42,410	43,260	43,260	44,130	44,130	45,010	45,010	45,910
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	41,580	41,580	42,410	42,410	43,260	43,260	44,130	44,130	45,010	45,010	45,910
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	1,455,000	1,469,550	1,484,246	1,499,088	1,514,079	1,529,220	1,544,512	1,559,957	1,575,557	1,591,312	1,607,225
City Parks & Stormwater	363,750	367,388	371,061	374,772	378,520	382,305	386,128	389,989	393,889	397,828	401,806
City Transportation	242,500	244,925	247,374	249,848	252,346	254,870	257,419	259,993	262,593	265,219	267,871
Capital Improvement Sales Tax	485,000	489,850	494,749	499,696	504,693	509,740	514,837	519,986	525,186	530,437	535,742
Total - All City Taxing Jurisdictions	**2,919,206**	**2,944,668**	**2,977,815**	**3,003,789**	**3,037,609**	**3,064,105**	**3,098,607**	**3,125,636**	**3,160,812**	**3,188,384**	**3,224,274**
Joplin R-VIII School District											
Real Estate Taxes	2,714,630	2,714,630	2,768,920	2,768,920	2,824,300	2,824,300	2,880,790	2,880,790	2,938,400	2,938,400	2,997,170
Personal Property	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600
Commercial Surcharge	130,671	130,671	133,285	133,285	135,950	135,950	138,669	138,669	141,443	141,443	144,272
Total	**2,856,901**	**2,856,901**	**2,913,805**	**2,913,805**	**2,971,850**	**2,971,850**	**3,031,059**	**3,031,059**	**3,091,443**	**3,091,443**	**3,153,042**
Joplin Road District											
Real Estate Taxes	171,160	171,160	174,580	174,580	178,080	178,080	181,640	181,640	185,270	185,270	188,980
Personal Property	700	700	700	700	700	700	700	700	700	700	700
Commercial Surcharge	18,680	18,680	19,054	19,054	19,435	19,435	19,824	19,824	20,220	20,220	20,625
Total	**190,540**	**190,540**	**194,334**	**194,334**	**198,215**	**198,215**	**202,164**	**202,164**	**206,190**	**206,190**	**210,305**
Jasper County											
Property Taxes											
General Revenue Real Estate Tax Levy	81,440	81,440	83,070	83,070	84,730	84,730	86,420	86,420	88,150	88,150	89,920
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	16,440	16,440	16,769	16,769	17,104	17,104	17,446	17,446	17,795
Common Road District Real Estate Tax Levy	166,730	166,730	170,070	170,070	173,470	173,470	176,940	176,940	180,480	180,480	184,090
Common Road District Personal Property Levy	700	700	700	700	700	700	700	700	700	700	700
Common Road District Commercial Surcharge Revenue	0	0	0	0	0	0	0	0	0	0	0
Mental Health Real Estate Tax Levy	66,020	66,020	67,340	67,340	68,690	68,690	70,060	70,060	71,460	71,460	72,890
Mental Health Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300
Mental Health Commercial Surcharge Revenue	8,417	8,417	8,585	8,585	8,757	8,757	8,932	8,932	9,111	9,111	9,293
Sheltered Workshop Real Estate Tax Levy	66,020	66,020	67,340	67,340	68,690	68,690	70,060	70,060	71,460	71,460	72,890
Sheltered Workshop Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300
Sheltered Workshop Commercial Surcharge Revenue	8,417	8,417	8,585	8,585	8,757	8,757	8,932	8,932	9,111	9,111	9,293
Sales Taxes											
Jasper County	945,750	955,208	964,760	974,407	984,151	993,993	1,003,933	1,013,972	1,024,112	1,034,353	1,044,696
Total - All County Taxing Jurisdictions	**1,360,511**	**1,369,968**	**1,387,789**	**1,397,437**	**1,415,613**	**1,425,455**	**1,443,980**	**1,454,020**	**1,472,929**	**1,483,170**	**1,502,467**

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	45,910	46,830	46,830	47,760	47,760	48,720	48,720	49,690	49,690	50,690	50,690	51,700	51,700
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	41,950	42,789	42,789	43,645	43,645	44,518	44,518	45,408	45,408	46,316	46,316	47,243	47,243
Library Real Estate Tax Levy	230,450	235,060	235,060	239,760	239,760	244,550	244,550	249,440	249,440	254,430	254,430	259,520	259,520
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	45,910	46,830	46,830	47,760	47,760	48,720	48,720	49,690	49,690	50,690	50,690	51,700	51,700
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	45,910	46,830	46,830	47,760	47,760	48,720	48,720	49,690	49,690	50,690	50,690	51,700	51,700
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	1,623,297	1,639,530	1,655,926	1,672,485	1,689,210	1,706,102	1,723,163	1,740,395	1,757,799	1,775,377	1,793,130	1,811,062	1,829,172
City Parks & Stormwater	405,824	409,883	413,981	418,121	422,302	426,525	430,791	435,099	439,450	443,844	448,283	452,765	457,293
City Transportation	270,550	273,255	275,988	278,747	281,535	284,350	287,194	290,066	292,966	295,896	298,855	301,844	304,862
Capital Improvement Sales Tax	541,099	546,510	551,975	557,495	563,070	568,701	574,388	580,132	585,933	591,792	597,710	603,687	609,724
Total - All City Taxing Jurisdictions	**3,252,401**	**3,289,017**	**3,317,709**	**3,355,034**	**3,384,302**	**3,422,406**	**3,452,263**	**3,491,109**	**3,521,566**	**3,561,225**	**3,592,294**	**3,632,721**	**3,664,414**
Joplin R-VIII School District													
Real Estate Taxes	2,997,170	3,057,110	3,057,110	3,118,250	3,118,250	3,180,620	3,180,620	3,244,230	3,244,230	3,309,120	3,309,120	3,375,300	3,375,300
Personal Property	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600
Commercial Surcharge	144,272	147,157	147,157	150,100	150,100	153,102	153,102	156,164	156,164	159,287	159,287	162,473	162,473
Total	**3,153,042**	**3,215,867**	**3,215,867**	**3,279,950**	**3,279,950**	**3,345,322**	**3,345,322**	**3,411,994**	**3,411,994**	**3,480,007**	**3,480,007**	**3,549,373**	**3,549,373**
Joplin Road District													
Real Estate Taxes	188,980	192,760	192,760	196,610	196,610	200,540	200,540	204,550	204,550	208,640	208,640	212,820	212,820
Personal Property	700	700	700	700	700	700	700	700	700	700	700	700	700
Commercial Surcharge	20,625	21,037	21,037	21,458	21,458	21,887	21,887	22,325	22,325	22,771	22,771	23,227	23,227
Total	**210,305**	**214,497**	**214,497**	**218,768**	**218,768**	**223,127**	**223,127**	**227,575**	**227,575**	**232,111**	**232,111**	**236,747**	**236,747**
Jasper County													
Property Taxes													
General Revenue Real Estate Tax Levy	89,920	91,710	91,710	93,550	93,550	95,420	95,420	97,330	97,330	99,270	99,270	101,260	101,260
General Revenue Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300	300	300
General Revenue Commercial Surcharge Revenue	17,795	18,151	18,151	18,514	18,514	18,884	18,884	19,262	19,262	19,647	19,647	20,040	20,040
Common Road District Real Estate Tax Levy	184,090	187,770	187,770	191,520	191,520	195,350	195,350	199,260	199,260	203,250	203,250	207,310	207,310
Common Road District Personal Property Levy	700	700	700	700	700	700	700	700	700	700	700	700	700
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	72,890	74,350	74,350	75,840	75,840	77,350	77,350	78,900	78,900	80,480	80,480	82,090	82,090
Mental Health Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300	300	300
Mental Health Commercial Surcharge Revenue	9,293	9,479	9,479	9,668	9,668	9,862	9,862	10,059	10,059	10,260	10,260	10,465	10,465
Sheltered Workshop Real Estate Tax Levy	72,890	74,350	74,350	75,840	75,840	77,350	77,350	78,900	78,900	80,480	80,480	82,090	82,090
Sheltered Workshop Personal Property Levy	300	300	300	300	300	300	300	300	300	300	300	300	300
Sheltered Workshop Commercial Surcharge Revenue	9,293	9,479	9,479	9,668	9,668	9,862	9,862	10,059	10,059	10,260	10,260	10,465	10,465
Sales Taxes													
Jasper County	1,055,143	1,065,695	1,076,352	1,087,115	1,097,986	1,108,966	1,120,056	1,131,256	1,142,569	1,153,995	1,165,535	1,177,190	1,188,962
Total - All County Taxing Jurisdictions	**1,512,914**	**1,532,583**	**1,543,240**	**1,563,315**	**1,574,187**	**1,594,643**	**1,605,733**	**1,626,626**	**1,637,938**	**1,659,242**	**1,670,782**	**1,692,510**	**1,704,282**

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	24,600	24,600	25,100	25,100	25,600	25,600	26,110	26,110	26,630	26,630	27,160	27,160	27,710
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	3,492,000	3,526,920	3,562,189	3,597,811	3,633,789	3,670,127	3,706,828	3,743,897	3,781,336	3,819,149	3,857,340	3,857,340	3,857,340
Total - All State Taxes	**$ 3,519,125**	**$ 3,554,045**	**$ 3,589,865**	**$ 3,625,487**	**$ 3,662,017**	**$ 3,698,354**	**$ 3,735,618**	**$ 3,772,687**	**$ 3,810,699**	**$ 3,848,512**	**$ 3,887,289**	**$ 3,887,289**	**$ 3,887,894**

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	27,710	28,260	28,260	28,830	28,830	29,400	29,400	29,990	29,990	30,590	30,590
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	3,974,222	4,013,964	4,054,104	4,094,645	4,135,591	4,176,947	4,218,716	4,260,904	4,303,513	4,346,548	4,390,013
Total - All State Taxes	**$ 4,004,776**	**$ 4,045,125**	**$ 4,085,264**	**$ 4,126,433**	**$ 4,167,380**	**$ 4,209,365**	**$ 4,251,134**	**$ 4,293,972**	**$ 4,336,581**	**$ 4,380,278**	**$ 4,423,743**

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	2,919,206	2,944,668	2,977,815	3,003,789	3,037,609	3,064,105	3,098,607	3,125,636	3,160,812	3,188,384	3,224,274	3,252,401
R-VIII School District	2,856,901	2,856,901	2,913,805	2,913,805	2,971,850	2,971,850	3,031,059	3,031,059	3,091,443	3,091,443	3,153,042	3,153,042
Joplin Road District	190,540	190,540	194,334	194,334	198,215	198,215	202,164	202,164	206,190	206,190	210,305	210,305
Jasper County	1,360,511	1,369,968	1,387,789	1,397,437	1,415,613	1,425,455	1,443,980	1,454,020	1,472,929	1,483,170	1,502,467	1,512,914
Total	**$ 7,327,158**	**$ 7,362,078**	**$ 7,473,743**	**$ 7,509,365**	**$ 7,623,287**	**$ 7,659,625**	**$ 7,775,810**	**$ 7,812,879**	**$ 7,931,373**	**$ 7,969,187**	**$ 8,090,087**	**$ 8,128,661**

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	3,252,401	3,289,017	3,317,709	3,355,034	3,384,302	3,422,406	3,452,263	3,491,109	3,521,566	3,561,225	3,592,294	3,632,721
R-VIII School District	3,153,042	3,215,867	3,215,867	3,279,950	3,279,950	3,345,322	3,345,322	3,411,994	3,411,994	3,480,007	3,480,007	3,549,373
Joplin Road District	210,305	214,497	214,497	218,768	218,768	223,127	223,127	227,575	227,575	232,111	232,111	236,747
Jasper County	1,512,914	1,532,583	1,543,240	1,563,315	1,574,187	1,594,643	1,605,733	1,626,626	1,637,938	1,659,242	1,670,782	1,692,510
Total	**$ 8,128,661**	**$ 8,251,964**	**$ 8,291,313**	**$ 8,417,067**	**$ 8,457,207**	**$ 8,585,499**	**$ 8,626,445**	**$ 8,757,304**	**$ 8,799,073**	**$ 8,932,586**	**$ 8,975,195**	**$ 9,111,351**

Table 25

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

Joplin Recovery TIF Redevelopment Plan

Joplin, Missouri

Affected Taxing District	Build 2019	No Build 2019	Compare 2019 Build - No Build	Build 2036	NO Build 2036	Compare 2036 Build - No Build
City of Joplin						
Property Taxes						
Parks and Recreation Real Estate Tax Levy	$ 36,370	$ 44,130	$ 7,760	$ 88,800	$ 51,700	$ (37,100)
Parks and Recreation Commercial Surcharge Revenue	$ 7,335	$ 4,130	$ (3,205)	$ 8,594	$ 4,839	$ (3,755)
Library Real Estate Tax Levy	$ 182,550	$ 221,500	$ 38,950	$ 445,770	$ 259,520	$ (186,250)
Library Commercial Surcharge Revenue	$ 36,818	$ 20,731	$ (16,086)	$ 43,138	$ 24,290	$ (18,848)
Health Real Estate Tax Levy	$ 36,370	$ 44,130	$ 7,760	$ 88,800	$ 51,700	$ (37,100)
Health Commercial Surcharge Revenue	$ 7,335	$ 4,130	$ (3,205)	$ 8,594	$ 4,839	$ (3,755)
Garbage Real Estate Tax Levy	$ 36,370	$ 44,130	$ 7,760	$ 88,800	$ 51,700	$ (37,100)
Garbage Commercial Surcharge Revenue	$ 7,335	$ 4,130	$ (3,205)	$ 8,594	$ 4,839	$ (3,755)
Total - All City Taxing Jurisdictions	**$ 350,482**	**$ 387,011**	**$ 36,530**	**$ 781,089**	**$ 453,427**	**$ (327,662)**
City General Sales Tax	$ 1,623,458	$ 1,544,512	$ (78,946)	$ 2,122,174	$ 1,829,172	$ (293,002)
City Parks & Stormwater	$ 405,864	$ 386,128	$ (19,737)	$ 530,543	$ 457,293	$ (73,250)
City Transportation	$ 270,576	$ 257,419	$ (13,158)	$ 353,696	$ 304,862	$ (48,834)
Capital Improvement Sales Tax	$ 541,153	$ 514,837	$ (26,315)	$ 707,391	$ 609,724	$ (97,667)
Total - All City Sales Tax	**$ 2,841,051**	**$ 2,702,896**	**$ (138,156)**	**$ 3,713,804**	**$ 3,201,051**	**$ (512,753)**
Joplin R-VIII School District						
Real Estate Taxes	$ 2,374,240	$ 2,880,790	$ 506,550	$ 5,797,620	$ 3,375,300	$ (2,422,320)
Commercial Surcharge	$ 246,270	$ 269,629	$ 23,359	$ 288,545	$ 315,913	$ 27,368
Total	**$ 2,620,510**	**$ 3,150,419**	**$ 529,909**	**$ 6,086,165**	**$ 3,691,213**	**$ (2,394,952)**
Joplin Road District						
Real Estate Taxes	$ 149,700	$ 181,640	$ 31,940	$ 365,550	$ 212,820	$ (152,730)
Commercial Surcharge	$ 30,192	$ 17,000	$ (13,192)	$ 35,375	$ 19,919	$ (15,456)
Total	**$ 179,892**	**$ 198,640**	**$ 18,748**	**$ 400,925**	**$ 232,739**	**$ (168,186)**
Jasper County						
Property Taxes						
General Revenue Real Estate Tax Levy	$ 71,230	$ 86,420	$ 15,190	$ 173,930	$ 101,260	$ (72,670)
General Revenue Commercial Surcharge Revenue	$ 14,365	$ 8,089	$ (6,277)	$ 16,831	$ 9,477	$ (7,354)
Common Road District Real Estate Tax Levy	$ 145,830	$ 176,940	$ 31,110	$ 356,090	$ 207,310	$ (148,780)
Common Road District Commercial Surcharge Revenue	$ 29,411	$ 16,561	$ (12,850)	$ 34,459	$ 19,403	$ (15,056)
Mental Health Real Estate Tax Levy	$ 57,740	$ 70,060	$ 12,320	$ 141,000	$ 82,090	$ (58,910)
Mental Health Commercial Surcharge Revenue	$ 11,646	$ 6,557	$ (5,088)	$ 13,645	$ 7,683	$ (5,962)
Sheltered Workshop Real Estate Tax Levy	$ 57,740	$ 70,060	$ 12,320	$ 141,000	$ 82,090	$ (58,910)
Sheltered Workshop Commercial Surcharge Revenue	$ 11,646	$ 6,557	$ (5,088)	$ 13,645	$ 7,683	$ (5,962)
Total - All County Taxing Jurisdictions	**$ 399,608**	**$ 441,244**	**$ 41,637**	**$ 890,600**	**$ 516,997**	**$ (373,603)**
County Sales Tax	$ 1,055,248	$ 1,003,933	$ (51,315)	$ 1,379,413	$ 1,188,962	$ (190,451)
TOTAL Revenues	**$ 7,446,790**	**$ 7,884,143**	**$ 437,353**	**$ 13,251,995**	**$ 9,284,388**	**$ (3,967,607)**

[1] Revenues shown are real property tax revenues. The above excludes personal property tax collections. Since this table is for comparison purposes, and PGAV was not able to obtain historic personal property tax collections per jurisdiction, personal property tax revenues have been left off this table.

[2] But for the adoption by the City of tax increment financing within the Redevelopment Area, the Redevelopment Project, as proposed, would not be constructed and the tax revenues projected to be generated therefrom would not come into existence.

[3] This table compares the fiscal impact to the affected taxing districts whether the Redevelopment Project is built or not built. Increases in property taxes in 2019 in the "No Build" scenario are from new residential construction currently underway in 2012. Revenues from this additional construction would be captured by TIF, if

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