

**32ND STREET PLACE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN**

JOPLIN, MISSOURI

Submitted By

Woodsonia Joplin, LLC

Plan submitted to City Clerk on October 1, 2020.

Revised on October 30, 2020.

TIF COMMISSION APPROVAL:

DATE: RESOLUTION No.

CITY COUNCIL APPROVAL:

DATE: ORDINANCE No.

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EXHIBITS

- Exhibit 1: Legal Description of Redevelopment Area and Redevelopment Project Areas
- Exhibit 2: Site Plan of Redevelopment Area
- Exhibit 3: Estimated Redevelopment Costs
- Exhibit 4: Sources and Uses of Funds
- Exhibit 5: Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes
- Exhibit 6: Evidence of Financing Commitment
- Exhibit 7: Blight Study
- Exhibit 8: Applicant Affidavit
- Exhibit 9: Estimated Redevelopment Schedule
- Exhibit 10: Relocation Assistance Plan
- Exhibit 11: Cost-Benefit Analysis

I. TAX INCREMENT FINANCING

This 32nd Street Place Tax Increment Financing Redevelopment Plan (“Plan”) is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 *et seq.*, as amended (“Act”). The Act enables the City of Joplin, Missouri (“City”) to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and 50% of Economic Activity Taxes. All capitalized terms not otherwise defined in this Plan shall have the respective meanings ascribed to them under Section IX herein, “Definitions.”

II. GENERAL DESCRIPTION OF PLAN AND PROJECT

- A. Redevelopment Area. This Plan, submitted by Woodsonia Joplin, LLC (“Applicant”), provides for the redevelopment of property within the City, in Newton County, Missouri (“Redevelopment Area”). The Redevelopment Area consists of approximately 78.51 acres of property generally located South of E. 32nd Street, east of S. Range Line Boulevard and west of the Kansas City Southern Rail Line, all as legally described on Exhibit 1, attached hereto, and as shown on the project boundary survey and site plan attached hereto in Exhibit 2.
- B. Redevelopment Plan. During this unprecedented time dealing with the COVID-19 crisis, the Applicant is pleased to be able to present this Plan for consideration by the City. Notwithstanding the challenges present to the entire retail industry today, the Applicant is confident of the success of this Plan. The Applicant is proposing to construct a new shopping center in the City. It will be anchored by a Menards Home Improvement Store (“Menards”), which is not currently located in the City. The store will consist of approximately 213,300 square feet of retail space and a 49,430 square foot warehouse. The Applicant also proposes to construct a 35,040 square foot movie theater complex, with the capacity to expand an additional 15,000 square feet. The Plan also provides for construction of an additional 52,220 square feet of retail and commercial space. The Applicant also proposes to construct up to 300 units of multifamily apartments in two phases consisting of 150 units in each phase, together with a 7,500 square foot leasing office. The applicant also proposes to renovate an additional 8,600 square feet of office space for the relocation of BKD from its current location in the Redevelopment Area as well as the 59,000 square foot Holiday Inn property. The proposed uses are subject to change, depending on the state of the economy and the needs of the City.

In order for the Applicant to develop the site as shown on Exhibit 2, the Applicant will be required to construct significant public improvements. These public improvements include relocating a portion of E. Hammons Boulevard (currently a private drive) and construction of a new intersection with E. 32nd Street and the relocated E. Hammons Boulevard. The Applicant will dedicate that portion of relocated E. Hammons Boulevard to the City as a public street. The Applicant is currently negotiating with affected property owners for the removal of an ingress/egress easement and construction of the relocated E Hammons Boulevard. The Applicant anticipates being able to acquire these easement rights, but reserves the right to request the City to exercise its eminent domain powers to acquire

remaining easement rights. In addition, the Applicant will demolish the BKD Accounting Firm Office Building located on E. Hammons Boulevard. Additional buildings acquired by the Applicant located within the Redevelopment Area will be demolished or renovated as previously stated. Construction of regional stormwater detention basins will also be completed concurrent with the development of the shopping center. The public improvements are shown on Exhibit 2.

- C. Redevelopment Projects. This Plan proposes to redevelop the Redevelopment Area and remediate its Blighting Factors by redeveloping the property as five Redevelopment Project Areas. In addition to what has previously been described, the Redevelopment will include all support facilities such as utilities, parking lots, street improvements and storm water drainage and other infrastructure appurtenant to these improvements necessary to removing the Blighting factors described herein.
- D. Redevelopment Plan Objectives. The general objectives of the Plan are:
1. To eliminate the blighting factors and other adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area, as identified in the Blight Study (“Blighting Factors”), and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;
 2. To enhance the tax base of the City and the other Taxing Districts, and encourage private investment in the surrounding area;
 3. To increase employment opportunities;
 4. To stimulate construction and development and generate tax revenues, including, but not limited to, real estate tax revenues, sales tax revenues, personal property tax revenues, and utility tax revenues, all of which would not occur without Tax Increment Financing;
 5. To improve public infrastructure to allow for this development;
 6. To revitalize and increase the economic viability of the City by the construction of the Menards Home Improvement Store, movie theater, supporting retail and commercial development and a 300 unit apartment development.
 7. To timely complete construction of the proposed improvements to enable early termination of tax increment financing of the Redevelopment Area. The Applicant estimates such termination to occur during the 16th year after activation of tax increment financing for Redevelopment Project Areas 1, 2, 3, 4 and 5.

III. FINANCING

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

- A. Estimated Redevelopment Project Costs. The total cost to implement the Redevelopment Project is projected to be approximately \$188,866,247, as set forth in detail on Exhibit 3, including financing costs. The Plan proposes that approximately \$30,132,938 in Reimbursable Project Costs, including interest as described herein, be reimbursable from TIF Revenue for the line items detailed on Exhibit 3.

The amount estimated for Reimbursable Project Costs described above represents the principal amount of costs eligible for reimbursement from TIF Revenue, and a fixed amount of interest as eligible for reimbursement.

- B. Anticipated Sources of Funds.

This Plan proposes TIF Revenue will be generated by the Project and made available to fund \$30,132,938 in Reimbursable Project Costs. The Applicant has established a community improvement district (“CID”) to assist with the repayment of Reimbursable Project Costs and an additional \$19,956,760 of CID reimbursable expenses. The Applicant proposes that the CID Board will issue revenue bonds sufficient to fund the initial public improvements, including relocation and construction of E. Hammons Boulevard. The remainder of the cost associated with the construction of the Redevelopment Project, approximately \$138,776,548, is to be paid by the Redeveloper selected to implement this Plan, through the use of private debt and equity. Anticipated sources and available amounts of funds to pay Redevelopment Project Costs are shown on Exhibit 4.

1. Payments in Lieu of Taxes. Calculations of expected proceeds of Payments in Lieu of Taxes are based on current real property assessment formulas and current and anticipated real property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The estimated total Payments in Lieu of Taxes generated within the Redevelopment Area over the first 23 years of the Plan is \$17,265,834 as shown on Exhibit 5, and are proposed under this Plan to be made available for funding or reimbursement of Reimbursable Project Costs.
2. Economic Activity Taxes. Allocated EATs over the duration of the Plan are projected to be \$36,530,457 as shown in Exhibit 5, and proposed under this Plan to be made available upon annual appropriation for funding or reimbursement of Reimbursable Project Costs.

3. CID Revenue. The estimated total CID Revenue generated within the Redevelopment Area over the first 23 years of the Plan is \$3,373,967 as shown on Exhibit 5, and are proposed under this Plan to be made available for funding or reimbursement of Reimbursable Project Costs or other eligible CID expenses.

IV. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area according to current records at the County Assessor's Office is approximately \$1,992,757. The current combined *ad valorem* real property tax levy that is allocated by Tax Increment Financing, and was used to project tax revenues, is \$4.4355 per \$100 assessed valuation on commercial land and improvements. The total *ad valorem* real property tax levy, including levies which are not allocated by Tax Increment Financing, is \$5.00860 per \$100 assessed valuation on commercial land and improvements.

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

V. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Redevelopment Project has been completed, the total assessed valuation of the Redevelopment Project Area will be determined. Should the Redevelopment Project be built in accordance with development plans as provided as part of this Plan, the future equalized assessed value for the Redevelopment Project Area will total approximately \$13,653,706. Therefore, the future increase in equalized assessed value for the Redevelopment Area due to the redevelopment will total approximately \$11,660,949. Calculations showing increase in annual assessed valuation and the resulting Payments in Lieu of Taxes available to fund or reimburse Reimbursable Project Costs are shown in Exhibit 5.

VI. GENERAL LAND USE & DESIGN CRITERIA

- A. General Land Use. The use of this Property will be a combination of mixed use commercial and residential, as shown on the Site Plan attached as Exhibit 2 to this Plan. The Redevelopment Projects shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.
- B. Design Controls. The following design controls shall apply to the Redevelopment Plan:

1. General. The redevelopment of this Property will incorporate a uniform design throughout the Shopping Center.
 2. Parking. Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access, and as an integral part of the total site design.
- C. Provision of Public Facilities. Adequate public facilities and utilities will be assured to service the entire Redevelopment Area.

VII. PROVISIONS FOR AMENDING THE PLAN

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

VIII. REQUIRED STATUTORY FINDINGS

A. Existing Conditions in Redevelopment Area.

1. Blighting Factors.

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

The Applicant requests that the City Council find that the 32nd Street Place Redevelopment Area as a whole is a blighted area, as set forth in detail in the Blight Determination in Exhibit 7.

2. Determination of Blight – Affidavit.

Attached hereto as Exhibit 8 is an affidavit, signed by the Applicant attesting that the provisions of Section 99.810.1(1), R.S.Mo. have been met, including that, to the best of the Applicant's knowledge and belief: (i) the Redevelopment Area is a Blighted Area; (ii) the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing; (iii) the cost of curing the existing conditions and construction of improvements pursuant to the Plan are not economically viable if fully born by the Applicant; and (iv) that the cost-benefit analysis showing the economic impact of the Plan on each Taxing District submitted by the Applicant for the Plan shows: the estimated returns on investment to the Applicant with and without Tax Increment Financing, and that the Plan Project is not economically viable to the Applicant without such assistance. Additional evidence that the Redevelopment Area has not been subject to growth and development through investment by private enterprise is found in the Blight Determination attached hereto as Exhibit 7.

- B. Expectations for Development – “But-For Test”. The Redevelopment Area has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Plan. The extraordinary costs associated with curing the Blighting Factors make the redevelopment of this property not economically viable if fully borne by the Applicant. Providing Tax Increment Financing assistance for this project allows the Applicant to remediate this blight.
- C. Conforms to Comprehensive Plan of City. The Plan is consistent with and conforms to the City Comprehensive Plan.
- D. Date to Adopt Redevelopment Project. In no event shall any Ordinance approving a Redevelopment Project be adopted later than ten (10) years from the adoption of the Ordinance approving this Plan.
- E. Date to Complete Redevelopment. The redevelopment of the Redevelopment Project Area 1 is projected to be completed by 2026, Project Area 2 by 2026, Project Area 3 by 2026, Project 4 by 2029 and 2030 for Project Area 5. The estimated redevelopment schedule is attached hereto at Exhibit 9. Subject to the terms of the Redevelopment Agreement, failure of the Applicant to cause the completion of the Redevelopment Projects within ten (10) years from the adoption of the ordinance approving the Plan shall be deemed sufficient cause for the City Council to notify the Applicant to appear before it and show cause why the Plan and Redevelopment Project should not be deemed voidable.
- F. Date to Retire Obligations. The completion of the Redevelopment Project and retirement of Obligations, if any, incurred to finance Reimbursable Project Costs is projected to occur no later than twenty-three (23) years from the adoption of the

Ordinance approving each Redevelopment Project. The Applicant is not requesting the City to issue Obligations.

- G. Acquisition by Eminent Domain, Land Acquisition. The Applicant owns or controls all of the necessary real property within the Redevelopment Project Area, some of which is encumbered by and ingress/egress easement which must be acquired. The Application may request that the City acquire those ingress/egress easements that the Applicant cannot acquire privately. No property for the Redevelopment Project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving such Redevelopment Project.
- H. Relocation Assistance and Displaced Occupants and Businesses. Applicant will adhere to the Relocation Assistance program detailed in Exhibit 10.
- I. Cost-Benefit Analysis. A cost-benefit analysis, attached hereto at Exhibit 11 (“Cost-Benefit Analysis”) has been prepared for the Plan. This analysis and other evidence submitted to the City: (i) show the economic impact of the Plan on every affected Taxing District which is at least partially within the boundaries of the Redevelopment Area; (ii) show the impact on the economy if the Redevelopment Project is not built and is built pursuant to the Plan; (iii) include a fiscal impact study on every affected political subdivision; and (iv) include sufficient information for the City to evaluate whether the Redevelopment Project as proposed is financially feasible.

As shown on the Cost-Benefit Analysis attached hereto as Exhibit 11, over the duration of the Plan the Taxing Districts which levy property within the Redevelopment Area will enjoy an increase in tax revenues of approximately \$193,740,217 resulting from increases to real property values, personal property values and sales tax revenues, as compared against such revenues should the Plan not occur. These additional tax revenues will allow these districts to provide additional services and better serve their constituents. Additionally, the community will benefit from the Plan's amelioration of Blighting Factors presently infecting the Redevelopment Area, and from the increase in employment opportunities anticipated upon implementation of this Plan.

- J. Gambling Establishment. The Plan does not include the initial development or redevelopment of any Gambling Establishment.
- K. Requests for Proposals. Pursuant to R.S.Mo. § 99.820.1(3), the Commission has established written procedures relating to bids and proposals for implementation of redevelopment projects (“Procedures”), which Procedures for obtaining such bids and proposals provide a reasonable opportunity for any person to submit alternative proposals or bids. Pursuant to the Procedures, the Commission shall request proposals for the redevelopment of the Redevelopment Area. The proposal which in the opinion of the Commission will best implement the intent of this Plan shall become a part of this Plan and shall be recommended along with the Plan to the City Council. One or more developers will be selected by the City Council to

implement this Plan (“Redeveloper”). If a Redeveloper is selected who does not now own the real property within the Redevelopment Area, such Redeveloper will be required to enter into a parcel development agreement with the City whereby the Redeveloper will agree to provide the funds necessary for the acquisition of the property either by purchase or eminent domain. This Plan as submitted is the proposal of the Applicant.

IX. DEFINITIONS

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

- A. “Act” means the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800, *et seq.*, as amended.
- B. “Allocated EATs” mean that 50% of EATs which are automatically allocated and deposited into the Special Allocation Fund as a result of Tax Increment Financing.
- C. “Applicant” means Woodsonia Joplin, LLC, a Nebraska limited liability company.
- D. “Blighted Area” means an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.
- E. “CID” or “32nd Street Place CID” means the 32nd Street Place Community Improvement District, which has been established by the Applicant and approved the City pursuant to the Missouri Community Improvement District Act and which includes all the Redevelopment Area, except the site for Menards.
- F. “CID Revenue” means that portion of the revenue generated by the CID Sales Tax in the 32nd Street Place CID that is not captured as Economic Activity Taxes.
- G. “CID Sales Tax” means a sales tax of up to one percent on all retail sales within the 32nd Street Place CID which will be levied by the 32nd Street Place CID pursuant to the Missouri Community Improvement District Act.
- H. “City” means the City of Joplin, Missouri.
- I. “City Council” means the governing body of the City.
- J. “Commission” means the Tax Increment Financing Commission of the City.
- K. “County” means Newton County, Missouri.

- L. “Economic Activity Taxes” or “EATs” mean the total additional revenue from taxes which are imposed by the City, County and other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area over the amount of such taxes generated by economic activities within such Redevelopment Project Area in the calendar year prior to the adoption of the Ordinance designating such Redevelopment Project Area, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to R.S.Mo. § 70.500, taxes levied for the purpose of public transportation pursuant to R.S.Mo. § 94.660, licenses, fees or special assessments other than Payments in Lieu of Taxes and interest and penalties thereon. If a retail establishment relocates within one (1) year from one facility to another facility within the same County and the City Council finds that the relocation is a direct beneficiary of Tax Increment Financing, then for purposes of this definition the Economic Activity Taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by the City, County or other Taxing Districts over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.
- M. “Gambling Establishment” means an excursion gambling boat as defined in R.S.Mo. § 313.800, and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in R.S.Mo. §§ 313.800 to 313.850.
- N. “Obligations” mean bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the City, or by any other appropriate issuer, approved by the City, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a Redevelopment Project or to fund outstanding obligations.
- O. “Ordinance” means an ordinance enacted by the City Council.
- P. “Payment in Lieu of Taxes” mean those estimated revenues from real property in the area selected for a Redevelopment Project, which revenues according to the Redevelopment Project or Plan are to be used for a private use, which Taxing Districts would have received had the City not adopted Tax Increment Financing, and which would result from levies made after the time of the adoption of Tax Increment Financing during the time the current equalized value of real property in the Redevelopment Project Area exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of R.S.Mo. § 99.850. Payments in Lieu of Taxes which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which

they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in R.S.Mo. § 88.861.

- Q. “Redeveloper” means the business organization or other entity selected by the City to implement the Plan or the Redevelopment Project.
- R. “Redevelopment Agreement” means the agreement between the City and Redeveloper for the implementation of this Plan.
- S. “Redevelopment Area” means the real property legally described on Exhibit 1.
- T. “Redevelopment Plan” or “Plan” means this 32nd Street Place Tax Increment Financing Redevelopment Plan.
- U. “Redevelopment Project” means any development project located within the Redevelopment Area that is in furtherance of the objectives of the Plan and that is approved pursuant to the Act and as described in greater detail in Section II.C. of this Plan.
- V. “Redevelopment Project Area” means the area selected and approved pursuant to the Act for a specific Redevelopment Project.
- W. “Redevelopment Project Costs” means the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Plan and/or a Redevelopment Project, as applicable. Such costs include, but are not limited to the following:
 - 1. Costs of studies, surveys, plans and specifications;
 - 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except for the reasonable costs incurred by the City established in R.S.Mo. § 99.820, for the administration of R.S.Mo. §§ 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Plan or a Redevelopment Project;
 - 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 - 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 - 5. Cost of construction of public works or improvements;
 - 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during

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

7. All or a portion of a Taxing District's Capital Costs resulting from a Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Plan and Redevelopment Project, to the extent the City by written agreement accepts and approves such costs;
 8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
 9. Payments in Lieu of Taxes.
- X. “Reimbursable Project Costs” mean those Redevelopment Project Costs eligible for payment or reimbursement from TIF Revenue as identified in Exhibit 3.
- Y. “Special Allocation Fund” means the fund maintained by the City, which contains at least two (2) separate segregated accounts for the Plan, maintained by the treasurer of the City into which Payments in Lieu of Taxes are deposited in one account and 50% of Economic Activity Taxes are deposited in another account.
- Z. “State” means the State of Missouri.
- AA. “Tax Increment Financing” means tax increment allocation financing as provided pursuant to the Act.
- BB. “Taxing Districts” mean any political subdivision of Missouri with the power to levy taxes within the Redevelopment Area.
- CC. “Taxing District's Capital Costs” mean those costs of Taxing Districts for capital improvements that are found by the City by Ordinance to be necessary and directly result from a Redevelopment Project.
- DD. “TIF Revenue” means Payments in Lieu of Taxes and Allocated EATs.

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EXHIBIT 1

LEGAL DESCRIPTION

ENTIRE REDEVELOPMENT AREA

TIF REDEVELOPMENT DESCRIPTION – 2020-09-30

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 01°22'35" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 226.08 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 71 (RANGE LINE ROAD), THENCE NORTH 47°54'24" EAST, A DISTANCE OF 36.52 FEET; THENCE SOUTH 88°49'26" EAST, A DISTANCE OF 116.65 FEET; THENCE SOUTH 45°04'38" EAST, A DISTANCE OF 45.99 FEET; THENCE SOUTH 88°49'29" EAST, A DISTANCE OF 93.80 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 351 AT PAGE 2535; THENCE SOUTH 01°17'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 99.69 FEET; THENCE SOUTH 88°40'47" EAST, ALONG THE SOUTH LINE OF TWO TRACTS OF LAND DESCRIBED ON BOOK 351 AT PAGE 2535 AND BOOK 334 AT PAGE 1685 TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685, A DISTANCE OF 349.37 FEET; THENCE NORTH 01°20'14" EAST, ALONG THE EAST LINE OF THE LAST MENTIONED TRACT OF LAND, A DISTANCE OF 289.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE FF (A.K.A. 32ND STREET); THENCE SOUTH 88°29'34" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI ROUTE FF, A DISTANCE OF 1217.32 FEET; THENCE SOUTH 85°37'49" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI ROUTE FF, A DISTANCE OF 200.25 FEET; THENCE SOUTH 88°29'34" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI ROUTE FF, A DISTANCE OF 163.90 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 50°51'36" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID KANSAS CITY SOUTHERN RAILROAD, A DISTANCE OF 2185.35 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 01°23'26" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 12.65 FEET; THENCE NORTH 50°51'36" WEST, A DISTANCE OF 643.25 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 1100.83 FEET; THENCE NORTH 63°13'15" WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 106.34 FEET; THENCE SOUTH 26°46'58" WEST, A DISTANCE OF 69.40 FEET; THENCE NORTH

88°25'48" WEST, A DISTANCE OF 147.57 FEET; THENCE SOUTH 01°34'45" WEST, A DISTANCE OF 156.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 03°50'48" EAST, A RADIUS OF 1205.54 FEET, FOR AN ARC DISTANCE OF 331.08 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING INGRESS/EGRESS EASEMENT DESCRIBED IN BOOK 353 AT PAGES 13767 & 13738; THENCE SOUTH 88°27'31" WEST, ALONG THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT, A DISTANCE OF 378.02 FEET, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 08°37'33" WEST, A RADIUS OF 830.54 FEET, FOR AN ARC DISTANCE OF 60.97 FEET, SAID POINT BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 332 AT PAGE 708; THENCE SOUTH 88°27'31" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND IN BOOK 332 AT PAGE 708, A DISTANCE OF 29.85 FEET TO A POINT ON THE WEST LINE OF AN EXISTING INGRESS/EGRESS EASEMENT AS RECORDED IN BOOK 332 AT PAGE 709; THENCE SOUTH 13°12'21" WEST, ALONG THE WEST LINE OF SAID INGRESS/EGRESS EASEMENT, A DISTANCE OF 636.96 FEET TO THE NORTHERLY MOST POINT OF A TRACT OF LAND DESCRIBED IN BOOK 364 AT PAGE 3348; THENCE SOUTH 48°29'54" EAST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 76.85 FEET; THENCE SOUTH 07°11'15" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 110.54 FEET; THENCE SOUTH 83°19'20" EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 201.96 FEET; THENCE NORTH 82°11'26" EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 426.65 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 01°33'07" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 426.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 44, AS PREVIOUSLY ESTABLISHED, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 83°19'26" WEST, A RADIUS OF 5554.57, FOR AN ARC DISTANCE OF 593.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°23'02" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID INTERSTATE NO. 44, A DISTANCE OF 251.50 FEET TO THE SOUTHEAST CORNER OF LOT 3, HAMMONS SILVER CREEK SUBDIVISION, AS RECORDED IN PLAT BOOK 7 AT PAGE 22; THENCE NORTH 01°54'15" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 214.68 FEET; THENCE SOUTH 89°36'01" WEST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 77.10 FEET; THENCE NORTH 07°51'35" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 350.46 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAMMONS BLVD; THENCE SOUTH 89°31'29" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 365.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 88°24'56" WEST, A RADIUS OF 1416.10 FEET, FOR AN ARC DISTANCE OF 101.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 88°24'57" WEST, A

RADIUS OF 1365.88 FEET, FOR AN ARC DISTANCE OF 98.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°31'21" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 434.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 45°28'39" WEST, A RADIUS OF 175.00 FEET, FOR AN ARC DISTANCE OF 274.89 FEET; THENCE NORTH 00°28'39" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID HAMMONS BLVD, A DISTANCE OF 39.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG THE WEST AND SOUTH, SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 44°06'48" WEST, A RADIUS OF 67.48 FEET, FOR AN ARC DISTANCE OF 102.78 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71 (RANGE LINE ROAD); THENCE NORTH 01°23'02" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71 AND THE NORTH RIGHT OF WAY LINE OF SAID HAMMONS BLVD; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 44°17'52" EAST, A RADIUS OF 117.48 FEET, FOR AN ARC DISTANCE OF 179.70 FEET; THENCE SOUTH 00°28'39" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 39.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 45°28'39" EAST, A RADIUS OF 125.00 FEET, FOR AN ARC DISTANCE OF 196.35 FEET; THENCE NORTH 89°31'21" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 88°24'57" EAST, A RADIUS OF 1415.68 FEET, FOR AN ARC DISTANCE OF 101.88 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 88°24'57" EAST, A RADIUS OF 1366.10 FEET, FOR AN ARC DISTANCE OF 98.28 FEET; THENCE NORTH 89°31'21" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 162.57 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 364 AT PAGE 6382; THENCE NORTH 01°22'09" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 32.61 FEET; THENCE NORTH 03°55'36" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 88.46 FEET; THENCE NORTH 01°24'10" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 89.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°31'21" EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 401.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 14°14'29" EAST, ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 348 AT PAGE 12652, A DISTANCE OF 350.30 FEET; THENCE NORTH 88°36'06" WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 138.71 FEET; THENCE NORTH 01°23'54" EAST, ALONG THE EAST LINE OF SAID TRACT, A

DISTANCE OF 545.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°36'06" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 775.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01°23'54" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 170.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 357 AT PAGE 873; THENCE NORTH 88°53'34" WEST, ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF PARCEL 4, DRURY FIRST SUBDIVISION, AS RECORDED IN PLAT BOOK 4 AT PAGE 14, A DISTANCE OF 329.77 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 346 AT PAGE 2404; THENCE NORTH 01°16'16" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 257.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 1, DARRELL L. ROGERS 2008 TRUST ADDITION, AS RECORDED IN PLAT BOOK 14 AT PAGE 1; THENCE SOUTH 87°45'52" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 200.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01°20'59" EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF SAID DARRELL L. ROGERS 2008 TRUST ADDITION, A DISTANCE OF 401.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°52'40" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 199.56 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND AS SURVEYED BY LS 2514 AND RECORDED IN PLATBOOK 4 AT PAGE 54; THENCE NORTH 01°17'42" EAST, ALONG THE EAST LINE OF SAID TRACT AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 367 AT PAGE 4356, A DISTANCE OF 307.59 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 367 AT PAGE 4356; THENCE NORTH 88°58'32" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 270.47 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 351 AT PAGE 2535 AND BEING ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71; THENCE NORTH 01°23'02" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71, A DISTANCE OF 124.30 FEET TO THE **POINT OF BEGINNING**. CONTAINING 3,419,975.11 SQ. FEET (78.51 ACRES).

REDEVELOPMENT PROJECT AREA 1
LEGAL DESCRIPTION

1A

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 01°22'35" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 226.08 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 71 (RANGE LINE ROAD), THENCE NORTH 47°54'24" EAST, A DISTANCE OF 36.52 FEET; THENCE SOUTH 88°49'26" EAST, A DISTANCE OF 116.65 FEET; THENCE SOUTH 45°04'38" EAST, A DISTANCE OF 45.99 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 351 AT PAGE 2535; THENCE SOUTH 01°17'42" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 116.82 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°58'32" WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 270.47 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71, AS PREVIOUSLY ESTABLISHED; THENCE NORTH 01°23'02" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 71, A DISTANCE OF 124.30 FEET TO THE POINT OF BEGINNING. CONTAINING 36,431.69 SQ. FEET (0.84 ACRES).

AND

1B

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1347.65 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE SOUTH 01°27'26" WEST, ALONG THE EAST LINE OF SAID LOT 2, FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE FF (32ND STREET), AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, PARALLEL TO THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 29.03

FEET; THENCE SOUTH 80°14'04" EAST, A DISTANCE OF 78.18 FEET; THENCE SOUTH 88°25'07" EAST, A DISTANCE OF 72.19 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 66°54'49" EAST, A RADIUS OF 40.00 FEET, FOR AN ARC DISTANCE OF 30.03 FEET; THENCE SOUTH 01°19'17" WEST, A DISTANCE OF 195.90 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 366 AT PAGE 3671; THENCE SOUTH 88°28'07" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 72.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 09°26'37" EAST, A RADIUS OF 513.50 FEET, FOR AN ARC DISTANCE OF 62.97 FEET; THENCE SOUTH 12°57'24" EAST, A DISTANCE OF 175.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 05°39'52" EAST, A RADIUS OF 486.50 FEET, FOR AN ARC DISTANCE OF 123.84 FEET; THENCE SOUTH 01°37'40" WEST, A DISTANCE OF 305.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING SOUTH 02°52'33" WEST, A RADIUS OF 486.50 FEET, FOR AN ARC DISTANCE OF 21.19 FEET; THENCE SOUTH 04°07'26" WEST, A DISTANCE OF 430.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 07°21'44" WEST, A RADIUS OF 506.16 FEET, FOR AN ARC DISTANCE OF 55.27 FEET; THENCE SOUTH 10°36'02" WEST, A DISTANCE OF 157.25 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 348 AT PAGE 12652; THENCE NORTH 88°36'06" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 128.98 FEET; THENCE NORTH 01°23'54" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 545.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°36'06" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 775.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01°23'54" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 170.88 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 357 AT PAGE 873; THENCE NORTH 88°55'26" WEST, ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF PARCEL 4 DRURY FIRST SUBDIVISION, A DISTANCE OF 329.77 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 346 AT PAGE 2404; THENCE NORTH 01°16'16" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 257.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 87°52'40" EAST, ALONG THE SOUTH LINE OF LOT 1, DARRELL L. ROGERS 2008 TRUST ADDITION, A DISTANCE OF 200.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01°17'42" EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF SAID DARRELL L. ROGERS 2008 TRUST ADDITION, A DISTANCE OF 401.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°52'40" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 199.56 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN

BOOK 357 AT PAGE 877 AND AS SURVEYED BY LS 2514 AND RECORDED IN PLAT BOOK 4 AT PAGE 54; THENCE NORTH 01°17'42" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 51.76 FEET; THENCE SOUTH 88°59'15" EAST, A DISTANCE OF 263.15 FEET; THENCE NORTH 01°20'43" EAST, A DISTANCE OF 263.15 FEET TO A POINT ON THE SOUTH LIEN OF A TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685; THENCE SOUTH 88°39'17" EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 85.99 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01°20'14" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 8.32 FEET; THENCE SOUTH 88°25'13" EAST, A DISTANCE OF 382.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 76°18'13" EAST, A RADIUS OF 241.50 FEET, FOR AN ARC DISTANCE OF 128.78 FEET; THENCE NORTH 62°59'55" EAST, A DISTANCE OF 14.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 77°16'04" EAST, A RADIUS OF 178.05 FEET, FOR AN ARC DISTANCE OF 97.60 FEET; THENCE SOUTH 88°25'13" EAST, A DISTANCE OF 16.18 FEET; THENCE NORTH 01°34'47" EAST, A DISTANCE OF 217.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI ROUTE FF; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1,136,885.3 SQ FEET (26.10 ACRES).

AND

1C

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1347.65 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE SOUTH 01°27'26" WEST, ALONG THE EAST LINE OF SAID LOT 2, FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 2031.49 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 364 AT PAGE 6382; THENCE SOUTH 89°31'21" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 250.61 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 01°24'10" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 89.05 FEET; THENCE SOUTH 03°56'22" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 88.45 FEET; THENCE SOUTH 01°24'10" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 32.62 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HAMMONS BLVD, AS

PREVIOUSLY ESTABLISHED; THENCE NORTH 89°31'21" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 221.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 65°30'23" EAST, A RADIUS OF 170.00 FEET FOR AN ARC DISTANCE OF 142.39 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HAMMONS BLVD; THENCE NORTH 41°30'06" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 24.79 FEET; THENCE NORTH 14°14'29" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 139.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 89°31'21" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 150.59 FEET TO THE POINT OF BEGINNING. CONTAINING 75,975.94 SQ. FEET (1.74 ACRES).

REDEVELOPMENT PROJECT AREA 2

LEGAL DESCRIPTION

2A

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 01°22'35" WEST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 350.76 FEET; THENCE SOUTH 88°58'32" EAST, ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 351 AT PAGE 2535, A DISTANCE OF 330.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF SAID TRACT OF LAND; THENCE NORTH 01°17'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 17.13 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685; THENCE SOUTH 88°41'16" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685, A DISTANCE OF 263.39 FEET; THENCE SOUTH 01°20'43" WEST, A DISTANCE OF 271.58 FEET; THENCE NORTH 88°59'15" WEST, A DISTANCE OF 263.15 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 357 AT PAGE 877, AND AS SHOWN ON THE RECORDED SURVEY BY LS 2514 IN PLAT BOOK 4 AT PAGE 54; THENCE NORTH 01°17'42" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 367 AT PAGE 4356, A DISTANCE OF 255.83 FEET TO THE POINT OF BEGINNING. CONTAINING 71,679.69 SQ. FEET (1.65 ACRES).

AND

2B

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 679.55 FEET; THENCE SOUTH 01°20'14" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE FF (32ND STREET), AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, PARALLEL TO THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 628.90 FEET; THENCE SOUTH 01°34'47" WEST, A DISTANCE OF 217.96 FEET; THENCE NORTH 88°25'13"

WEST, A DISTANCE OF 16.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 77°16'04" WEST, A RADIUS OF 178.05 FEET, FOR AN ARC DISTANCE OF 97.60 FEET; THENCE SOUTH 62°59'55" WEST, A DISTANCE OF 14.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 76°18'13" WEST, A RADIUS OF 241.50 FEET, FOR AN ARC DISTANCE OF 128.78 FEET; THENCE NORTH 88°25'13" WEST, A DISTANCE OF 382.79 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 334 AT PAGE 1685; THENCE NORTH 01°20'14" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 281.39 FEET TO THE POINT OF BEGINNING. CONTAINING 168,895.07 SQ. FEET (3.88 ACRES).

REDEVELOPMENT PROJECT AREA 3

LEGAL DESCRIPTION

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2196.16 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 50°51'36" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 81.89 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE FF (32ND STREET), AS PREVIOUSLY ESTABLISHED; THENCE CONTINUING SOUTH 50°51'36" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2185.35 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 01°23'26" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 12.65 FEET; THENCE NORTH 50°51'36" WEST, A DISTANCE OF 643.25 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 1100.83 FEET; THENCE NORTH 63°13'15" WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 106.34 FEET; THENCE SOUTH 26°46'58" WEST, A DISTANCE OF 69.40 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 147.59 FEET; THENCE SOUTH 01°34'12" WEST, A DISTANCE OF 156.63 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF SOUTH 03°50'48" EAST, A RADIUS OF 1205.54 FEET, FOR AN ARC DISTANCE OF 331.08 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROPER WAY, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 88°27'31" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 375.35 FEET; THENCE NORTH 10°36'02" EAST, A DISTANCE OF 93.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 07°21'44" EAST, A RADIUS OF 549.00 FEET, FOR AN ARC DISTANCE OF 62.06 FEET; THENCE NORTH 04°07'26" EAST, A DISTANCE OF 430.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 02°52'33" EAST, A RADIUS OF 546.50 FEET, FOR AN ARC DISTANCE OF 23.81 FEET; THENCE NORTH 01°37'18" EAST, A DISTANCE OF 311.67 FEET; THENCE SOUTH 88°25'48" EAST, A DISTANCE OF 472.00 FEET; THENCE NORTH 01°34'12" EAST, A DISTANCE OF 557.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI ROUTE FF; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 86.23 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,033,385.27 SQ. FEET (23.72 ACRES).

REDEVELOPMENT PROJECT AREA 4

LEGAL DESCRIPTION

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

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE); THENCE SOUTH 88°29'34" EAST, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1668.63 FEET; THENCE SOUTH 01°30'26" WEST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE FF (32ND STREET), AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 228.35 FEET; THENCE SOUTH 85°37'49" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET; THENCE SOUTH 88°29'34" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 77.67 FEET; THENCE SOUTH 01°34'12" EAST, A DISTANCE OF 557.17 FEET; THENCE NORTH 88°25'48" WEST, A DISTANCE OF 472.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 05°58'55" WEST, A RADIUS OF 546.50 FEET, FOR AN ARC DISTANCE OF 133.05 FEET; THENCE NORTH 12°57'24" WEST, A DISTANCE OF 96.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 05°39'52" WEST, A RADIUS OF 453.50 FEET, FOR AN ARC DISTANCE OF 115.44 FEET; THENCE NORTH 01°37'40" EAST, A DISTANCE OF 198.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE, HAVING A CHORD BEARING OF NORTH 38°45'07" EAST, A RADIUS OF 30.00 FEET, FOR AN ARC DISTANCE OF 38.88 FEET TO THE **POINT OF BEGINNING**. CONTAINING 287,789.28 SQ. FEET (6.61 ACRES).

REDEVELOPMENT PROJECT AREA 5

LEGAL DESCRIPTION

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

BEGINNING FROM THE SOUTHEAST CORNER OF LOT 3, HAMMONS SILVER CREEK SUBDIVISION, AS RECORDED IN PLAT BOOK 7 AT PAGE 22; THENCE NORTH 01°39'56" EAST (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE), ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 561.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAMMONS BLVD, AS PREVIOUSLY ESTABLISHED, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 63°01'30" EAST, A RADIUS OF 220.00 FEET, FOR AN ARC DISTANCE OF 165.21 FEET; THENCE SOUTH 48°29'54" EAST, ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 364 AT PAGE 3348, A DISTANCE OF 75.10 FEET; THENCE SOUTH 07°11'15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 108.73 FEET; THENCE SOUTH 82°48'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 201.96 FEET; THENCE NORTH 82°11'26" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 429.65 FEET; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 426.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 44, AS PREVIOUSLY ESTABLISHED, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 83°19'26" WEST, A RADIUS OF 5554.57, FOR AN ARC DISTANCE OF 593.31 FEET; THENCE SOUTH 86°31'35" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 251.82 FEET TO THE **POINT OF BEGINNING**. CONTAINING 389,354.22 SQ. FEET (8.94 ACRES).

EXHIBIT 2

SITE PLAN OF REDEVELOPMENT AREA

See Following Pages

U.S. HIGHWAY 71 (VARIABLE WIDTH)
A.K.A RANGE LINE ROAD

SECTION 24 RANGE 33 WEST
SECTION 19 RANGE 32 WEST

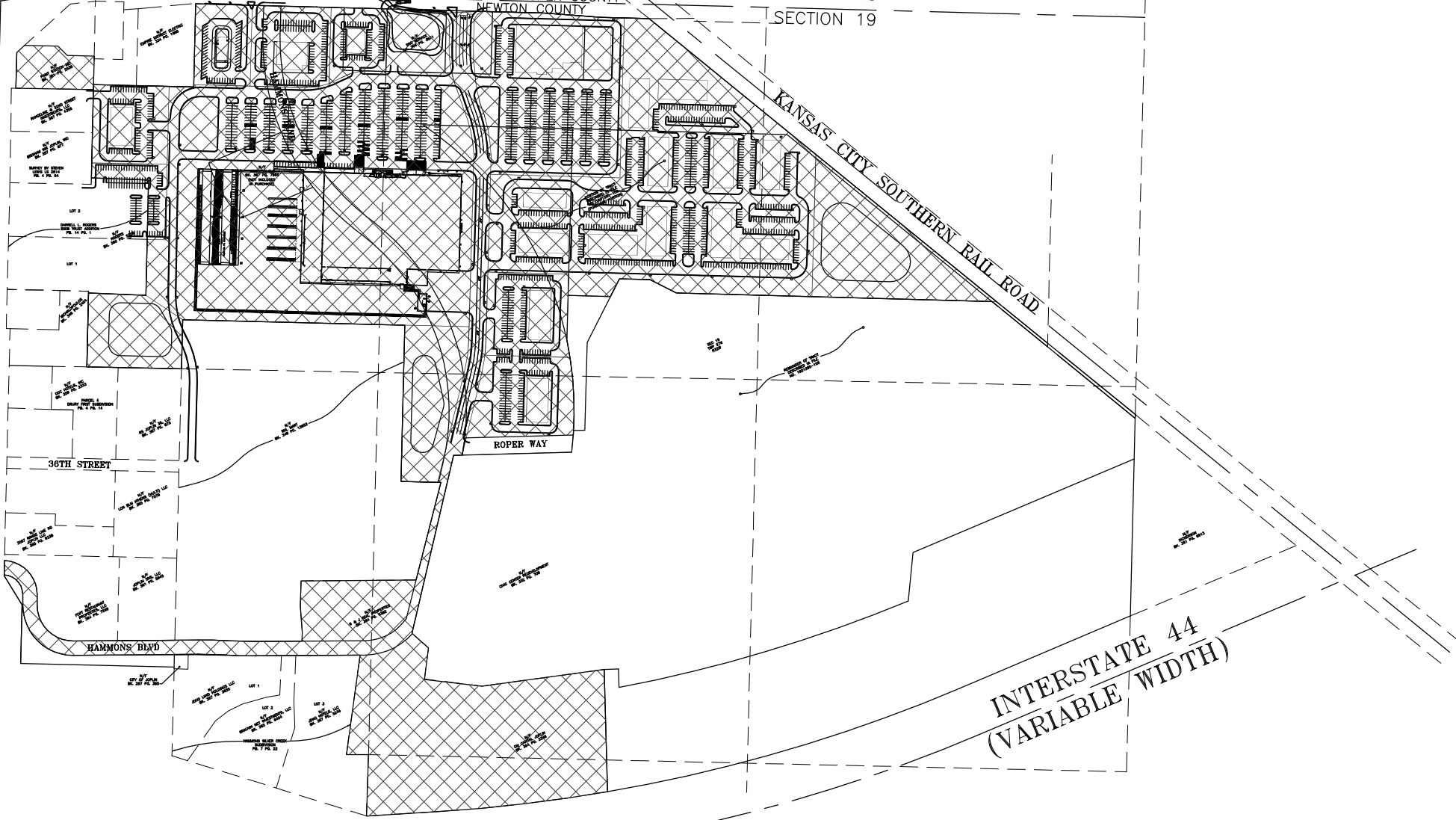
MISSOURI ROUTE FF (A.K.A. 32ND STREET)
(VARIABLE WIDTH)

JASPER COUNTY
NEWTON COUNTY

SECTION 18
SECTION 19

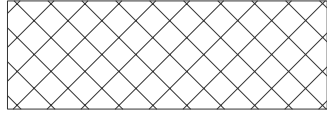
KANSAS CITY SOUTHERN RAIL ROAD

INTERSTATE 44
(VARIABLE WIDTH)



TIF REDEVELOPMENT AREA:
±78.51 ACRES

TIF REDEVELOPMENT
AREA



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EMPLOYEE OWNED

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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
		KRB	
		KRB	
		LC-62	
		2020-09-30	
		20JO10011	

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WOODSONIA REAL ESTATE INC.
TIF REDEVELOPMENT AREA
CITY OF JOPLIN
NEWTON COUNTY, MISSOURI

SHEET NUMBER
OF

U.S. HIGHWAY 71 (VARIABLE WIDTH)
A.K.A RANGE LINE ROAD

SECTION 24 RANGE 33 WEST
SECTION 19 RANGE 32 WEST

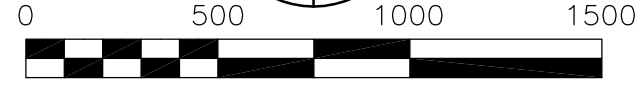
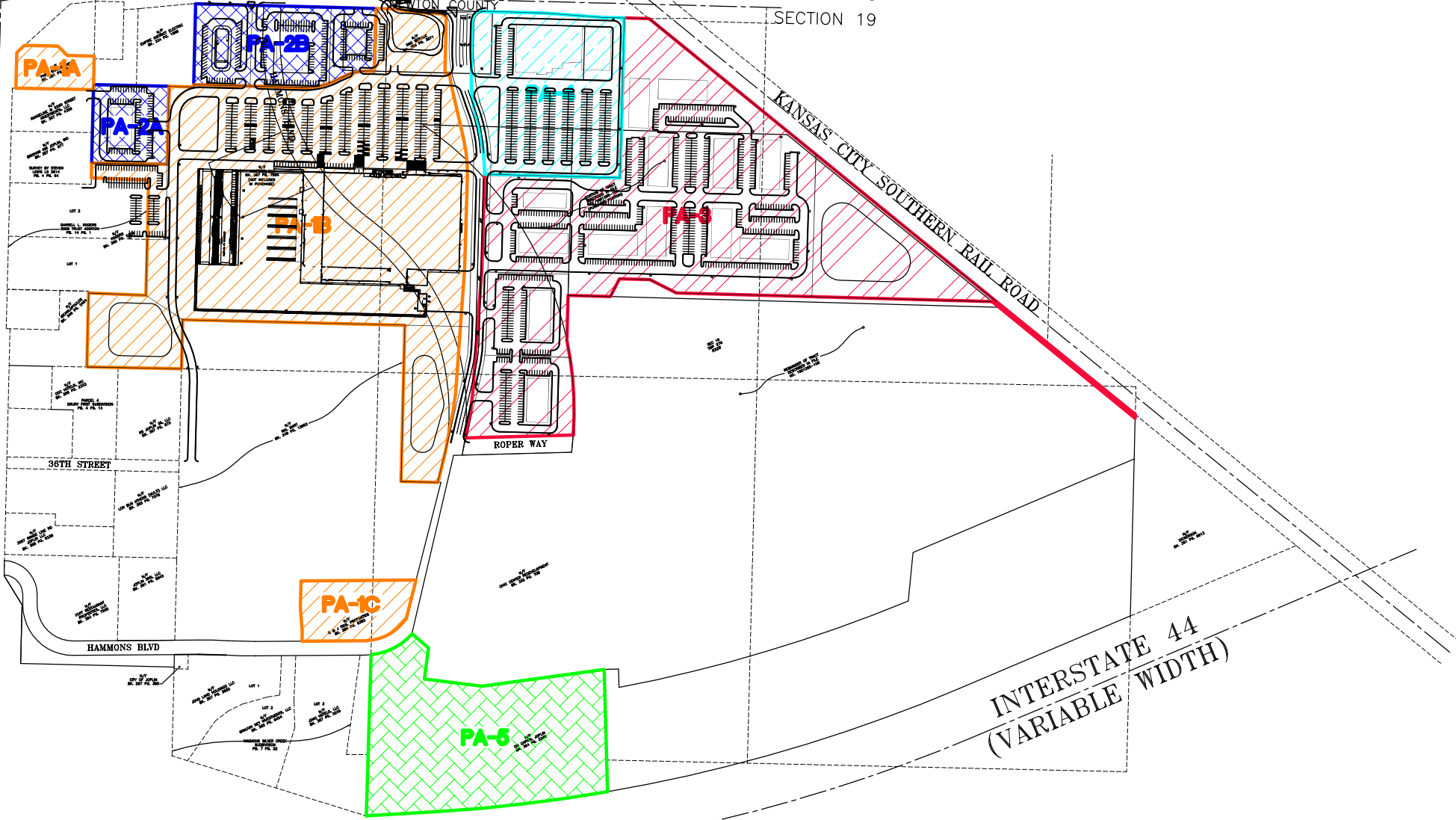
MISSOURI ROUTE FF (A.K.A. 32ND STREET)
(VARIABLE WIDTH)

JASPER COUNTY
NEWTON COUNTY

SECTION 18
SECTION 19

KANSAS CITY SOUTHERN RAIL ROAD

INTERSTATE 44
(VARIABLE WIDTH)



- PROJECT AREA 1
- PROJECT AREA 2
- PROJECT AREA 3
- PROJECT AREA 4
- PROJECT AREA 5

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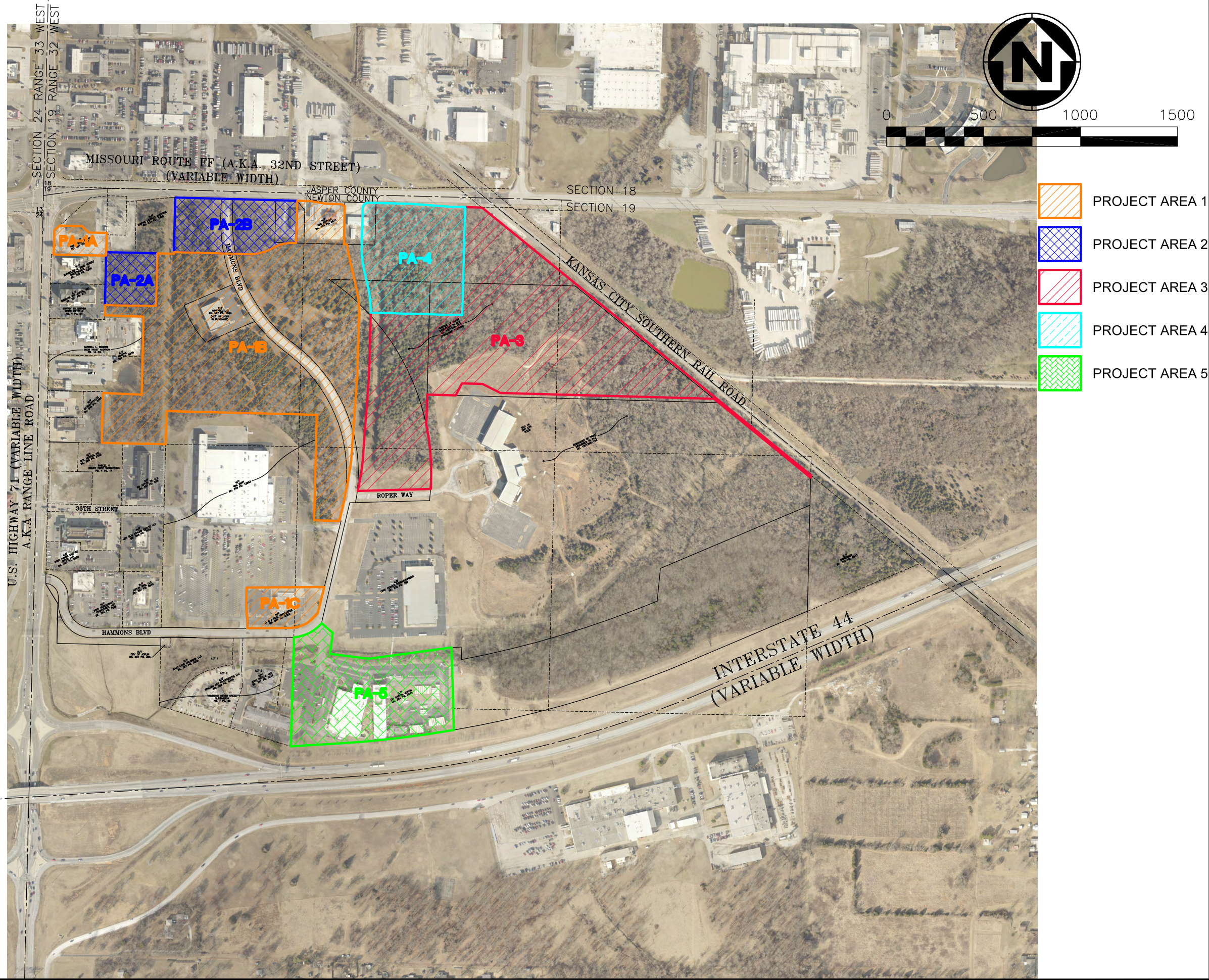
REVISIONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY	KRB
				CHECK BY:	KRB
				LICENSE NO.:	LC-62
				DATE:	2020-09-22
				FIELD BOOK:	20JO10011
				JOB NUMBER:	20JO10011

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WOODSONIA REAL ESTATE INC.
PROJECT AREAS
 CITY OF JOPLIN
 NEWTON COUNTY, MISSOURI

SHEET NUMBER

 OF _____



- PROJECT AREA 1
- PROJECT AREA 2
- PROJECT AREA 3
- PROJECT AREA 4
- PROJECT AREA 5

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DATE:	2020-09-22
FIELD BOOK:	20JO10011
JOB NUMBER:	20JO10011

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WOODSONIA REAL ESTATE INC.
PROJECT AREAS
 CITY OF JOPLIN
 NEWTON COUNTY, MISSOURI

SHEET NUMBER _____ OF _____

EXHIBIT 3

ESTIMATED REDEVELOPMENT PROJECT COSTS

See following pages

REDEVELOPMENT PROJECT COST BUDGET

Date:

10/23/2020

Tax Increment Financing Reimbursable & CID Reimbursable Project Costs

DEVELOPMENT COSTS	TOTAL PROJECT COST	PRIVATE	TIF	Community Improvement District (CID)	
			PILOTS / EATS	CID NON-CAPTURED	CID EATS
Acquisition	\$14,040,000	\$1,250,000	\$8,722,959	\$4,067,041	
Building Construction and Enhancements	\$103,361,250	\$92,536,217	\$5,187,859	\$4,619,976	\$1,017,198
General Conditions	\$1,415,401	\$851,551	\$353,850	\$210,000	
Site Construction (on & offsite)					
Clearing, Mass Grading	\$2,744,044		\$2,507,434	\$236,610	
Demolition - Buildings, Existing Hammons Blvd., Etc.	\$533,715		\$435,675	\$98,040	
Mining Remediation	\$1,725,000		\$1,581,000	\$144,000	
Hammons Blvd Improvements (North Portion)	\$3,010,301			\$3,010,301	
Hammons Blvd. Improvements (South Portion)	\$1,025,361			\$1,025,361	
Private Road from 32nd to North side of Menards connecting to Hammons	\$690,000	\$345,000	\$345,000		
Private Road on West side of Sam's Club	\$575,000	\$287,500	\$287,500		
Hardscape, Parking, Landscape, Irrigation	\$18,200,475	\$16,425,632	\$1,638,043	\$136,800	
Sanitary Sewer	\$517,500		\$206,649	\$310,851	
Storm Sewer	\$1,342,500		\$180,000	\$1,162,500	
Waterline	\$662,400	\$234,810	\$234,810	\$192,780	
Power/Gas	\$287,500	\$57,500	\$69,350	\$160,650	
32nd Street Improvements and Signalization	\$1,035,000			\$1,035,000	
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	\$7,633,936	\$6,111,068	\$381,697	\$763,394	\$377,778
Commissions & Marketing	\$2,692,003	\$2,692,003			
Financing Costs (Interest Carry/Closing/Fees/Other)	\$21,324,465	\$14,314,933	\$5,500,000	\$1,509,532	
Development Fee	\$3,700,396	\$2,384,338	\$746,058	\$570,000	
Contingency and Misc. fees	\$2,350,000	\$1,285,997	\$360,079	\$703,924	
Total Development Costs	\$188,866,247	\$138,776,548	\$28,737,962	\$19,956,760	\$1,394,976
Percentages to Total Development Cost by Category		73.48%	15.22%	10.57%	0.74%

(1) All certified reimbursable costs will be subject to 5.0% interest as additional reimbursement from the time the expense is incurred by Developer subject to the Financing Costs line item total above.

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

(3) This Redevelopment Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns and shall only be subject to statutory restrictions for the respective funding source.

(4) The reimbursable amounts set forth in this Redevelopment Project Cost Budget are reasonable best estimates at the time of approval of this Plan and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount of \$50,700,000.

EXHIBIT 4

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

Developer Equity and/or Debt	\$138,776,548
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	\$30,132,938
Community Improvement District Costs	\$19,956,760
TOTAL	\$188,866,247

EXHIBIT 5

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

See Following Pages

32nd Street Place - Joplin MO

PROJECT 1	TIF	CID (1%)	Bldg Sq Ft	Sales PSF	Annual Sales	Property Tax Value
Lot 1 - Home Improvement	Yes	No	213,300	\$211	\$45,006,300	\$14,000,000
Southwest & Sooner (32nd & Range Line)	Yes	Yes	5,000	\$300	\$1,500,000	\$1,375,000
Phillips 66	Yes	Yes	2,200	\$333	\$500,000	\$255,300
3129 Hammons - Future BKD	Yes	Yes	7,500			\$1,290,800
PROJECT 1 - Subtotal			228,000		\$ 47,006,300	\$16,921,100
PROJECT 2	TIF	CID (1%)	Bldg Sq Ft	Sales PSF	Annual Sales	Property Tax Value
Lot 2 - Retail Center	Yes	Yes	10,000	\$164	\$1,640,000	\$1,100,000
Lot 3 - Quick Service Restaurant	Yes	Yes	3,000	\$333	\$999,000	\$825,000
Lot 4 - Retail / Restaurant	Yes	Yes	9,620	\$208	\$2,000,960	\$2,116,400
Lot 5 - Restaurant	Yes	Yes	5,100	\$200	\$1,020,000	\$1,200,000
PROJECT 2 - Subtotal			27,720		\$ 5,659,960	\$5,241,400
PROJECT 3	TIF	CID (1%)	Bldg Sq Ft	Sales PSF	Annual Sales	Property Tax Value
Lot 7 - Phase 1 Apartments - 150 Units + Clubhouse	Yes	No	187,500			\$15,000,000
Lot 7 - Phase 2 Apartments - 150 Units	Yes	No	180,000			\$15,000,000
Lot 8 - Single Story Office	Yes	Yes	13,000			\$1,225,000
Lot 9 - Single Story Office	Yes	Yes	11,500			\$1,225,000
PROJECT 3 - Subtotal			392,000		0	\$32,450,000
PROJECT 4	TIF	CID (1%)	Bldg Sq Ft	Sales PSF	Annual Sales	Property Tax Value
Lot 6 - Theater	Yes	Yes	35,040	\$143	\$5,010,720	\$4,555,330
Lot 6 - Theater Expansion	Yes	Yes	15,000	\$100	\$1,500,000	\$1,500,000
PROJECT 4 - Subtotal			50,040		\$6,510,720	\$6,055,330
PROJECT 5	TIF	CID (1%)	Bldg Sq Ft	Sales PSF	Annual Sales	Property Tax Value
Former Holiday Inn	Yes	Yes	59,000		\$6,500,000	\$12,000,000
PROJECT 5 - Subtotal			59,000		\$6,500,000	\$12,000,000
PROJECTS 1, 2, 3, 4 & 5 TOTAL			756,760		\$ 65,676,980	\$ 72,667,830

Exhibit 5
32nd Street Place Tax Increment Financing Redevelopment Plan
Public Revenues Projections (Summary)

PROJECT REVENUE	TOTAL GROSS	TOTAL NPV 5% DISCOUNT RATE
PROJECT 1		
PILOTS	\$ 4,829,951	\$ 2,579,261
EATS	25,630,512	13,666,033
CID (NON-CAPTURED)	483,464	201,703
TOTAL PROJECT REVENUE	\$ 30,943,927	\$ 16,446,996
PROJECT 2		
PILOTS	\$ 1,488,297	\$ 779,983
EATS	3,989,749	2,108,868
CID (NON-CAPTURED)	1,087,654	451,579
TOTAL PROJECT REVENUE	\$ 6,565,700	\$ 3,340,431
CID ADDITIONAL		
CID (NON-CAPTURED)	\$ 38,204,610	\$ 18,561,785
TOTAL PROJECT REVENUE	\$ 38,204,610	\$ 18,561,785
PROJECT 3 - Apartments and Office		
PILOTS	\$ 6,340,558	\$ 3,004,486
EATS	-	-
CID (NON-CAPTURED)	-	-
TOTAL PROJECT REVENUE	\$ 6,340,558	\$ 3,004,486
PROJECT 4 - Theater		
PILOTS	\$ 1,864,339	\$ 971,897
EATS	4,466,834	2,316,184
CID (NON-CAPTURED)	1,329,216	549,412
TOTAL PROJECT REVENUE	\$ 7,660,389	\$ 3,837,493
PROJECT 5 - Hotel		
PILOTS	\$ 2,742,688	\$ 1,199,571
EATS	2,443,362	1,087,877
CID (NON-CAPTURED)	473,633	192,282
TOTAL PROJECT REVENUE	\$ 5,659,684	\$ 2,479,730
ALL PROJECTS		
PILOTS	\$ 17,265,834	\$ 8,535,198
EATS	36,530,457	19,178,962
CID (NON-CAPTURED)	41,578,577	19,956,761
TOTAL PROJECT REVENUE	\$ 95,374,868	\$ 47,670,921

ALL AMOUNTS ABOVE ARE NET OF ADMINISTRATIVE FEES.

**32nd Street Place Tax Increment Financing Redevelopment Plan
PILOTs Assumptions**

GROWTH, DISCOUNT AND OTHER RATES		REAL PROPERTY LEVY RATES		
BI-ANNUAL GROWTH RATE REAL PROPERTY VALUE	1.50%	MENTAL HEALTH	0.0819%	1.85%
COMMERCIAL ASSESSMENT RATE	32%	SCHOOL DISTRICT	3.6964%	83.34%
RESIDENTIAL ASSESSMENT RATE	19%	HEALTH	0.0491%	1.11%
PILOTs SURPLUS %	0%	CITY LIBRARY	0.1797%	4.05%
DISCOUNT RATE / INTEREST RATE	5%	COUNTY	0.0000%	0.00%
COUNTY ASSESSOR/COLLECTOR	1.6%	NEWTON COUNTY FAIR	0.0098%	0.22%
CITY ADMINISTRATIVE FEE	1.0%	JOPLIN SPECIAL ROAD DISTRICT	0.2270%	5.12%
		NEWTON COUNTY LIBRARY	0.0977%	2.20%
		AMBULANCE (50% NOT CAPTURED)	0.1878%	2.12%
		HANDICAP WORKSHOP (NOT CAPTURED)	0.0492%	
		BLIND PENSION (NOT CAPTURED)	0.0300%	
		REPLACEMENT (NOT CAPTURED)	0.4000%	
		TOTAL TIF CAPTURED LEVY RATE	4.43550%	100.00%
		TOTAL LEVY RATE	5.00860%	

PRE- AND POST-REDEVELOPMENT APPRAISED AND ASSESSED VALUES			
PROJECT 1			
INITIAL APPRAISED VALUE (TOTAL)	\$1,754,141	INITIAL ASSESSED VALUE	\$544,338
INITIAL APPRAISED VALUE (AGRICULTURE)	\$63,000		
INITIAL APPRAISED VALUE (COMMERCIAL)	\$1,691,141		
EQUALIZED APPRAISED VALUE (COMMERCIAL)	\$16,921,100	EQUALIZED ASSESSED VALUE (COMMERCIAL)	\$5,414,752
EQUALIZED APPRAISED VALUE (RESIDENTIAL)	\$0	EQUALIZED ASSESSED VALUE (RESIDENTIAL)	\$0
EQUALIZED APPRAISED VALUE (TOTAL)	\$16,921,100	EQUALIZED ASSESSED VALUE (TOTAL)	\$5,414,752
PROJECT 2			
INITIAL APPRAISED VALUE (TOTAL)	\$434,578	INITIAL ASSESSED VALUE	\$182,493
INITIAL APPRAISED VALUE (AGRICULTURE)	\$0		
INITIAL APPRAISED VALUE (COMMERCIAL)	\$0		
EQUALIZED APPRAISED VALUE (COMMERCIAL)	\$5,241,400	EQUALIZED ASSESSED VALUE (COMMERCIAL)	\$1,677,248
EQUALIZED APPRAISED VALUE (RESIDENTIAL)	\$0	EQUALIZED ASSESSED VALUE (RESIDENTIAL)	\$0
EQUALIZED APPRAISED VALUE (TOTAL)	\$5,241,400	EQUALIZED ASSESSED VALUE (TOTAL)	\$1,677,248
PROJECT 3			
INITIAL APPRAISED VALUE LAND	\$11,348	INITIAL ASSESSED VALUE LAND	\$4,413
EQUALIZED APPRAISED VALUE (COMMERCIAL)	\$2,450,000	EQUALIZED ASSESSED VALUE (COMMERCIAL)	\$784,000
EQUALIZED APPRAISED VALUE (RESIDENTIAL)	\$30,000,000	EQUALIZED ASSESSED VALUE (RESIDENTIAL)	\$0
EQUALIZED APPRAISED VALUE (TOTAL)	\$32,450,000	EQUALIZED ASSESSED VALUE (TOTAL)	\$784,000
PROJECT 4			
INITIAL APPRAISED VALUE LAND	\$15,080	INITIAL ASSESSED VALUE LAND	\$5,864
EQUALIZED APPRAISED VALUE (COMMERCIAL)	\$6,055,330	EQUALIZED ASSESSED VALUE (COMMERCIAL)	\$1,937,706
EQUALIZED APPRAISED VALUE (RESIDENTIAL)	\$0	EQUALIZED ASSESSED VALUE (RESIDENTIAL)	\$0
EQUALIZED APPRAISED VALUE (TOTAL)	\$6,055,330	EQUALIZED ASSESSED VALUE (TOTAL)	\$1,937,706
PROJECT 5			
INITIAL APPRAISED VALUE LAND	\$3,923,900	INITIAL ASSESSED VALUE LAND	\$1,255,650
EQUALIZED APPRAISED VALUE (COMMERCIAL)	\$12,000,000	EQUALIZED ASSESSED VALUE (COMMERCIAL)	\$3,840,000
EQUALIZED APPRAISED VALUE (RESIDENTIAL)	\$0	EQUALIZED ASSESSED VALUE (RESIDENTIAL)	\$0
EQUALIZED APPRAISED VALUE (TOTAL)	\$12,000,000	EQUALIZED ASSESSED VALUE (TOTAL)	\$3,840,000

NOTES

1. STATE BLIND PENSION TAX LEVY, SHELTERED WORKSHOP TAX LEVY AND MERCHANTS AND MANUFACTURERS REPLACEMENT TAX LEVY ARE NOT CAPTURED BY TIF.
2. AMBULANCE DISTRICTS ASSUME A 50% PILOTs CAPTURE FOR THE ENTIRE 23 YEAR TERM.
3. SECTION 99.820.1(14) ALLOWS FOR CITIES TO CHARGE A REASONABLE FEE AS DETERMINED BY THE CITY FOR ITS COSTS.

**32nd Street Place Tax Increment Financing Redevelopment Plan
PILOTs Projections**

PROJECT 1 - PILOTS								
TIF YEAR	INITIAL ASSESSED LAND & IMPV	EQ ASSESSED LAND & IMPV	INCREMENT	PILOT	COUNTY FEE	CITY ADMIN FEE	SURPLUS	PILOT TOTAL
1	544,338	552,503	8,165.06	-	-	-	-	-
2	544,338	759,029	214,691	9,523	(152)	(95)	-	9,275
3	544,338	1,210,414	666,076	29,544	(473)	(295)	-	28,776
4	544,338	5,690,414	5,146,076	228,254	(3,652)	(2,283)	-	222,320
5	544,338	5,690,414	5,146,076	228,254	(3,652)	(2,283)	-	222,320
6	544,338	5,775,770	5,231,433	232,040	(3,713)	(2,320)	-	226,007
7	544,338	5,775,770	5,231,433	232,040	(3,713)	(2,320)	-	226,007
8	544,338	5,862,407	5,318,069	235,883	(3,774)	(2,359)	-	229,750
9	544,338	5,862,407	5,318,069	235,883	(3,774)	(2,359)	-	229,750
10	544,338	5,950,343	5,406,005	239,783	(3,837)	(2,398)	-	233,549
11	544,338	5,950,343	5,406,005	239,783	(3,837)	(2,398)	-	233,549
12	544,338	6,039,598	5,495,261	243,742	(3,900)	(2,437)	-	237,405
13	544,338	6,039,598	5,495,261	243,742	(3,900)	(2,437)	-	237,405
14	544,338	6,130,192	5,585,854	247,761	(3,964)	(2,478)	-	241,319
15	544,338	6,130,192	5,585,854	247,761	(3,964)	(2,478)	-	241,319
16	544,338	6,222,145	5,677,807	251,839	(4,029)	(2,518)	-	245,291
17	544,338	6,222,145	5,677,807	251,839	(4,029)	(2,518)	-	245,291
18	544,338	6,315,477	5,771,140	255,979	(4,096)	(2,560)	-	249,323
19	544,338	6,315,477	5,771,140	255,979	(4,096)	(2,560)	-	249,323
20	544,338	6,410,209	5,865,872	260,181	(4,163)	(2,602)	-	253,416
21	544,338	6,410,209	5,865,872	260,181	(4,163)	(2,602)	-	253,416
22	544,338	6,506,362	5,962,025	264,446	(4,231)	(2,644)	-	257,570
23	544,338	6,506,362	5,962,025	264,446	(4,231)	(2,644)	-	257,570
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
GROSS PILOTS				\$ 4,958,882	\$ (79,342)	\$ (49,589)	\$ -	\$ 4,829,951
NPV PILOTS				\$ 2,648,112	\$ (42,370)	\$ (26,481)	\$ -	\$ 2,579,261

**32nd Street Place Tax Increment Financing Redevelopment Plan
PILOTs Projections**

PROJECT 3 - PILOTS								
TIF YEAR	INITIAL ASSESSED LAND & IMPV	EQ ASSESSED LAND & IMPV	INCREMENT	PILOT	COUNTY FEE	CITY ADMIN FEE	SURPLUS	PILOT TOTAL
	-	-	-	-	-	-	-	-
	4,413	4,413	-	-	-	-	-	-
	4,413	4,413	-	-	-	-	-	-
1	4,413	4,413	-	-	-	-	-	-
2	4,413	3,246,413	3,242,000	143,799	(2,301)	(1,438)	-	140,060
3	4,413	3,687,109	3,682,696	163,346	(2,614)	(1,633)	-	159,099
4	4,413	6,537,109	6,532,696	289,758	(4,636)	(2,898)	-	282,224
5	4,413	6,537,109	6,532,696	289,758	(4,636)	(2,898)	-	282,224
6	4,413	6,635,165	6,630,753	294,107	(4,706)	(2,941)	-	286,460
7	4,413	6,635,165	6,630,753	294,107	(4,706)	(2,941)	-	286,460
8	4,413	6,734,693	6,730,280	298,522	(4,776)	(2,985)	-	290,760
9	4,413	6,734,693	6,730,280	298,522	(4,776)	(2,985)	-	290,760
10	4,413	6,835,713	6,831,301	303,002	(4,848)	(3,030)	-	295,124
11	4,413	6,835,713	6,831,301	303,002	(4,848)	(3,030)	-	295,124
12	4,413	6,938,249	6,933,836	307,550	(4,921)	(3,076)	-	299,554
13	4,413	6,938,249	6,933,836	307,550	(4,921)	(3,076)	-	299,554
14	4,413	7,042,323	7,037,910	312,167	(4,995)	(3,122)	-	304,050
15	4,413	7,042,323	7,037,910	312,167	(4,995)	(3,122)	-	304,050
16	4,413	7,147,958	7,143,545	316,852	(5,070)	(3,169)	-	308,614
17	4,413	7,147,958	7,143,545	316,852	(5,070)	(3,169)	-	308,614
18	4,413	7,255,177	7,250,764	321,608	(5,146)	(3,216)	-	313,246
19	4,413	7,255,177	7,250,764	321,608	(5,146)	(3,216)	-	313,246
20	4,413	7,364,005	7,359,592	326,435	(5,223)	(3,264)	-	317,947
21	4,413	7,364,005	7,359,592	326,435	(5,223)	(3,264)	-	317,947
22	4,413	7,474,465	7,470,052	331,334	(5,301)	(3,313)	-	322,719
23	4,413	7,474,465	7,470,052	331,334	(5,301)	(3,313)	-	322,719
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
GROSS PILOTS				\$ 6,509,813	\$ (104,157)	\$ (65,098)	\$ -	\$ 6,340,558
NPV PILOTS				\$ 3,084,688	\$ (49,355)	\$ (30,847)	\$ -	\$ 3,004,486

**32nd Street Place Tax Increment Financing Redevelopment Plan
PILOTs Projections**

PROJECT 5 - PILOTS								
TIF YEAR	INITIAL ASSESSED LAND & IMPV	EQ ASSESSED LAND & IMPV	INCREMENT	PILOT	COUNTY FEE	CITY ADMIN FEE	SURPLUS	PILOT TOTAL
	-	-	-	-	-	-	-	-
	1,255,650	1,255,650	-	-	-	-	-	-
	1,255,650	1,255,650	-	-	-	-	-	-
	1,255,650	1,255,650	-	-	-	-	-	-
	1,255,650	1,255,650	-	-	-	-	-	-
1	1,255,650	1,255,650	-	-	-	-	-	-
2	1,255,650	3,840,000	2,584,350	114,629	(1,834)	(1,146)	-	111,648
3	1,255,650	3,840,000	2,584,350	114,629	(1,834)	(1,146)	-	111,648
4	1,255,650	3,897,600	2,641,950	117,184	(1,875)	(1,172)	-	114,137
5	1,255,650	3,897,600	2,641,950	117,184	(1,875)	(1,172)	-	114,137
6	1,255,650	3,956,064	2,700,414	119,777	(1,916)	(1,198)	-	116,663
7	1,255,650	3,956,064	2,700,414	119,777	(1,916)	(1,198)	-	116,663
8	1,255,650	4,015,405	2,759,755	122,409	(1,959)	(1,224)	-	119,226
9	1,255,650	4,015,405	2,759,755	122,409	(1,959)	(1,224)	-	119,226
10	1,255,650	4,075,636	2,819,986	125,080	(2,001)	(1,251)	-	121,828
11	1,255,650	4,075,636	2,819,986	125,080	(2,001)	(1,251)	-	121,828
12	1,255,650	4,136,771	2,881,121	127,792	(2,045)	(1,278)	-	124,470
13	1,255,650	4,136,771	2,881,121	127,792	(2,045)	(1,278)	-	124,470
14	1,255,650	4,198,822	2,943,172	130,544	(2,089)	(1,305)	-	127,150
15	1,255,650	4,198,822	2,943,172	130,544	(2,089)	(1,305)	-	127,150
16	1,255,650	4,261,804	3,006,154	133,338	(2,133)	(1,333)	-	129,871
17	1,255,650	4,261,804	3,006,154	133,338	(2,133)	(1,333)	-	129,871
18	1,255,650	4,325,732	3,070,082	136,173	(2,179)	(1,362)	-	132,633
19	1,255,650	4,325,732	3,070,082	136,173	(2,179)	(1,362)	-	132,633
20	1,255,650	4,390,618	3,134,968	139,051	(2,225)	(1,391)	-	135,436
21	1,255,650	4,390,618	3,134,968	139,051	(2,225)	(1,391)	-	135,436
22	1,255,650	4,456,477	3,200,827	141,973	(2,272)	(1,420)	-	138,281
23	1,255,650	4,456,477	3,200,827	141,973	(2,272)	(1,420)	-	138,281
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
GROSS PILOTS				\$ 2,815,902	\$ (45,054)	\$ (28,159)	\$ -	\$ 2,742,688
NPV PILOTS				\$ 1,231,592	\$ (19,705)	\$ (12,316)	\$ -	\$ 1,199,571

**32nd Street Place Tax Increment Financing Redevelopment Plan
PILOTs Projections**

ALL PROJECTS - NET PILOTS					
TIF YEAR	GROSS PILOTS	SURPLUS DIST PILOTS	COUNTY FEE	ADMIN FEE	NET PILOTS
1	-	-	-	-	-
2	9,523	-	(152)	(95.23)	9,275
3	113,168	-	(1,811)	(1,131.68)	110,226
4	358,951	-	(5,743)	(3,589.51)	349,618
5	503,719	-	(8,060)	(5,037.19)	490,623
6	528,168	-	(8,451)	(5,281.68)	514,436
7	770,193	-	(12,323)	(7,701.93)	750,168
8	796,459	-	(12,743)	(7,964.59)	775,751
9	804,682	-	(12,875)	(8,046.82)	783,760
10	809,732	-	(12,956)	(8,097.32)	788,679
11	818,078	-	(13,089)	(8,180.78)	796,808
12	823,204	-	(13,171)	(8,232.04)	801,800
13	831,675	-	(13,307)	(8,316.75)	810,051
14	836,877	-	(13,390)	(8,368.77)	815,119
15	845,476	-	(13,528)	(8,454.76)	823,493
16	850,756	-	(13,612)	(8,507.56)	828,637
17	859,484	-	(13,752)	(8,594.84)	837,137
18	864,844	-	(13,837)	(8,648.44)	842,358
19	873,702	-	(13,979)	(8,737.02)	850,986
20	879,142	-	(14,066)	(8,791.42)	856,284
21	888,133	-	(14,210)	(8,881.33)	865,042
22	893,655	-	(14,298)	(8,936.55)	870,420
23	902,781	-	(14,444)	(9,027.81)	879,309
24	639,611	-	(10,234)	(6,396.11)	622,981
25	470,386	-	(7,526)	(4,703.86)	458,156
26	470,386	-	(7,526)	(4,703.86)	458,156
27	141,973	-	(2,272)	(1,419.73)	138,281
28	141,973	-	(2,272)	(1,419.73)	138,281
GROSS PILOTS	\$ 17,726,729	\$ -	\$ (283,628)	\$ (177,267)	\$ 17,265,834
NPV PILOTS	\$ 8,763,037	\$ -	\$ (140,209)	\$ (87,630)	\$ 8,535,198

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Assumptions**

GROWTH AND OTHER RATES	
ANNUAL GROWTH RATE SALES	1.5%
DISCOUNT	2%
STATE'S COLLECTION FEE	1%
ADMINISTRATIVE FEE	1.0%
DISCOUNT RATE / INTEREST RATE	5%

SALES TAX RATES	RATE	PORTION CAPTURED BY TIF
COUNTY	1.625%	50%
CITY	3.125%	50%
PROPOSED CID	1.000%	50%
STATE GENERAL	3.000%	0%
STATE EDUCATION	1.000%	0%
STATE OTHER	0.225%	0%
TOTAL SALES TAX RATE	9.975%	

POST-REDEVELOPMENT TAXABLE SALES				
	AVG SALES/ SQ FT	BUILDING SF	BASE	ANNUAL SALES
Project 1	206	228,000	\$ 500,000	\$ 47,006,300
Project 2	204	27,720	-	\$ 5,659,960
Project 3	0	392,000	-	\$ -
Project 4	130	50,040	-	\$ 6,510,720
Project 5	110	59,000	-	\$ 6,500,000
TOTAL		756,760	\$ 500,000	\$ 65,676,980

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Projections**

PROJECT 1									
TIF YEAR	ANNUAL RETAIL SALES	BASELINE RETAIL SALES	ANNUAL SALES INCREMENT	COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	PROPOSED CID TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	EATS
1	507,500	500,000	7,500	118	227	4,924	5,269	(26)	2,608
2	1,265,113	500,000	765,113	12,063	23,197	12,274	47,534	(238)	23,529
3	24,537,239	500,000	24,037,239	378,965	728,779	19,735	1,127,479	(5,637)	558,102
4	47,408,448	500,000	46,908,448	739,547	1,422,206	23,306	2,185,058	(10,925)	1,081,604
5	48,119,574	500,000	47,619,574	750,758	1,443,766	23,655	2,218,180	(11,091)	1,097,999
6	48,841,368	500,000	48,341,368	762,138	1,465,650	24,010	2,251,798	(11,259)	1,114,640
7	49,573,989	500,000	49,073,989	773,688	1,487,862	24,370	2,285,920	(11,430)	1,131,531
8	50,317,598	500,000	49,817,598	785,412	1,510,407	24,736	2,320,555	(11,603)	1,148,675
9	51,072,362	500,000	50,572,362	797,311	1,533,291	25,107	2,355,709	(11,779)	1,166,076
10	51,838,448	500,000	51,338,448	809,389	1,556,518	25,483	2,391,390	(11,957)	1,183,738
11	52,616,025	500,000	52,116,025	821,648	1,580,093	25,866	2,427,607	(12,138)	1,201,665
12	53,405,265	500,000	52,905,265	834,091	1,604,022	26,254	2,464,366	(12,322)	1,219,861
13	54,206,344	500,000	53,706,344	846,721	1,628,309	26,647	2,501,677	(12,508)	1,238,330
14	55,019,439	500,000	54,519,439	859,540	1,652,961	27,047	2,539,548	(12,698)	1,257,076
15	55,844,731	500,000	55,344,731	872,551	1,677,983	27,453	2,577,987	(12,890)	1,276,104
16	56,682,402	500,000	56,182,402	885,758	1,703,380	27,865	2,617,003	(13,085)	1,295,416
17	57,532,638	500,000	57,032,638	899,162	1,729,158	28,283	2,656,603	(13,283)	1,315,019
18	58,395,627	500,000	57,895,627	912,768	1,755,323	28,707	2,696,798	(13,484)	1,334,915
19	59,271,562	500,000	58,771,562	926,578	1,781,880	29,137	2,737,595	(13,688)	1,355,110
20	60,160,635	500,000	59,660,635	940,595	1,808,836	29,575	2,779,005	(13,895)	1,375,608
21	61,063,045	500,000	60,563,045	954,822	1,836,196	30,018	2,821,036	(14,105)	1,396,413
22	61,978,990	500,000	61,478,990	969,262	1,863,966	30,468	2,863,697	(14,318)	1,417,530
23	62,908,675	500,000	62,408,675	983,920	1,892,153	30,925	2,906,998	(14,535)	1,438,964
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

TOTAL GROSS	\$ 17,516,805	\$ 33,686,163	\$ 575,844	\$ 51,778,812	\$ (258,894)	\$ 25,630,512
TOTAL NPV	\$ 9,336,755	\$ 17,955,298	\$ 316,093	\$ 27,608,147	\$ (138,041)	\$ 13,666,033

1. STATE ALLOWS RETAILERS TO RETAIN 2% PAYMENT DISCOUNT FOR ALL SALES TAXES FILED AND PAID BY DUE DATE.
2. STATE COLLECTION FEE OF 1%.
3. EATS INCLUDE 50% OF CITY AND COUNTY SALES TAXES
4. CID DOES NOT INCLUDE HOME IMPROVEMENT STORE

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Projections**

PROJECT 2									
TIF YEAR	ANNUAL RETAIL SALES	BASELINE RETAIL SALES	ANNUAL SALES INCREMENT	COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	PROPOSED CID TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	EATS
	-	-	-	-	-	-	-	-	-
1	1,319,500	-	1,319,500	20,803	40,006	12,802	73,610	(368)	36,437
2	4,659,480	-	4,659,480	73,460	141,270	45,206	259,936	(1,300)	128,668
3	5,659,960	-	5,659,960	89,234	171,603	54,913	315,749	(1,579)	156,296
4	5,744,859	-	5,744,859	90,572	174,177	55,737	320,486	(1,602)	158,640
5	5,831,032	-	5,831,032	91,931	176,790	56,573	325,293	(1,626)	161,020
6	5,918,498	-	5,918,498	93,310	179,441	57,421	330,172	(1,651)	163,435
7	6,007,275	-	6,007,275	94,709	182,133	58,283	335,125	(1,676)	165,887
8	6,097,384	-	6,097,384	96,130	184,865	59,157	340,152	(1,701)	168,375
9	6,188,845	-	6,188,845	97,572	187,638	60,044	345,254	(1,726)	170,901
10	6,281,678	-	6,281,678	99,035	190,453	60,945	350,433	(1,752)	173,464
11	6,375,903	-	6,375,903	100,521	193,309	61,859	355,689	(1,778)	176,066
12	6,471,542	-	6,471,542	102,029	196,209	62,787	361,025	(1,805)	178,707
13	6,568,615	-	6,568,615	103,559	199,152	63,729	366,440	(1,832)	181,388
14	6,667,144	-	6,667,144	105,113	202,139	64,685	371,937	(1,860)	184,109
15	6,767,151	-	6,767,151	106,689	205,172	65,655	377,516	(1,888)	186,870
16	6,868,658	-	6,868,658	108,290	208,249	66,640	383,178	(1,916)	189,673
17	6,971,688	-	6,971,688	109,914	211,373	67,639	388,926	(1,945)	192,518
18	7,076,263	-	7,076,263	111,563	214,543	68,654	394,760	(1,974)	195,406
19	7,182,407	-	7,182,407	113,236	217,762	69,684	400,681	(2,003)	198,337
20	7,290,144	-	7,290,144	114,935	221,028	70,729	406,692	(2,033)	201,312
21	7,399,496	-	7,399,496	116,659	224,343	71,790	412,792	(2,064)	204,332
22	7,510,488	-	7,510,488	118,408	227,709	72,867	418,984	(2,095)	207,397
23	7,623,145	-	7,623,145	120,185	231,124	73,960	425,269	(2,126)	210,508
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
TOTAL GROSS				\$ 2,277,854	\$ 4,380,488	\$ 1,401,756	\$ 8,060,098	\$ (40,300)	\$ 3,989,749
TOTAL NPV				\$ 1,204,009	\$ 2,315,402	\$ 740,929	\$ 4,260,340	\$ (21,302)	\$ 2,108,868

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Projections**

PROJECT 3									
TIF YEAR	ANNUAL RETAIL SALES	BASELINE RETAIL SALES	ANNUAL SALES INCREMENT	COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	PROPOSED CID	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	TOTAL EATS
	-	-	-	-	-	-	-	-	-
1	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-
21	-	-	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-	-	-
23	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-

TOTAL GROSS	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL NPV	\$	-	\$	-	\$	-	\$	-	\$	-

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Projections**

PROJECT 4									
TIF YEAR	ANNUAL RETAIL SALES	BASELINE RETAIL SALES	ANNUAL SALES INCREMENT	COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	PROPOSED CID	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	TOTAL EATS
-	-	-	-	-	-	-	-	-	-
1	\$1,252,680	-	1,252,680	19,749	37,980	12,154	69,883	(349)	34,592
2	5,029,510	-	5,029,510	79,294	152,488	48,796	280,579	(1,403)	138,886
3	5,130,100	-	5,130,100	80,880	155,538	49,772	286,190	(1,431)	141,664
4	5,181,401	-	5,181,401	81,689	157,094	50,270	289,052	(1,445)	143,081
5	5,233,215	-	5,233,215	82,506	158,665	50,773	291,943	(1,460)	144,512
6	5,619,876	-	5,619,876	88,602	170,388	54,524	313,513	(1,568)	155,189
7	6,994,876	-	6,994,876	110,279	212,076	67,864	390,220	(1,951)	193,159
8	7,099,799	-	7,099,799	111,934	215,257	68,882	396,073	(1,980)	196,056
9	7,206,296	-	7,206,296	113,613	218,486	69,915	402,014	(2,010)	198,997
10	7,314,391	-	7,314,391	115,317	221,763	70,964	408,044	(2,040)	201,982
11	7,424,107	-	7,424,107	117,047	225,090	72,029	414,165	(2,071)	205,012
12	7,535,468	-	7,535,468	118,802	228,466	73,109	420,377	(2,102)	208,087
13	7,648,500	-	7,648,500	120,584	231,893	74,206	426,683	(2,133)	211,208
14	7,763,228	-	7,763,228	122,393	235,371	75,319	433,083	(2,165)	214,376
15	7,879,676	-	7,879,676	124,229	238,902	76,449	439,580	(2,198)	217,592
16	7,997,871	-	7,997,871	126,092	242,485	77,595	446,173	(2,231)	220,856
17	8,117,839	-	8,117,839	127,984	246,123	78,759	452,866	(2,264)	224,169
18	8,239,607	-	8,239,607	129,904	249,815	79,941	459,659	(2,298)	227,531
19	8,363,201	-	8,363,201	131,852	253,562	81,140	466,554	(2,333)	230,944
20	8,488,649	-	8,488,649	133,830	257,365	82,357	473,552	(2,368)	234,408
21	8,615,979	-	8,615,979	135,837	261,226	83,592	480,655	(2,403)	237,924
22	8,745,219	-	8,745,219	137,875	265,144	84,846	487,865	(2,439)	241,493
23	8,876,397	-	8,876,397	139,943	269,121	86,119	495,183	(2,476)	245,116
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

TOTAL GROSS	\$	2,550,234	\$	4,904,297	\$	1,569,375	\$	9,023,906	\$	(45,120)	\$	4,466,834
TOTAL NPV	\$	1,322,371	\$	2,543,021	\$	813,767	\$	4,679,159	\$	(23,396)	\$	2,316,184

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Projections**

PROJECT 5									
TIF YEAR	ANNUAL RETAIL SALES	BASELINE RETAIL SALES	ANNUAL SALES INCREMENT	COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	PROPOSED CID	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	TOTAL EATS
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
1	3,250,000	-	3,250,000	51,239	98,536	31,532	181,306	(907)	89,747
2	3,298,750	-	3,298,750	52,007	100,014	32,004	184,026	(920)	91,093
3	3,348,231	-	3,348,231	52,787	101,514	32,485	186,786	(934)	92,459
4	3,398,455	-	3,398,455	53,579	103,037	32,972	189,588	(948)	93,846
5	3,449,432	-	3,449,432	54,383	104,582	33,466	192,432	(962)	95,254
6	3,501,173	-	3,501,173	55,199	106,151	33,968	195,318	(977)	96,683
7	3,553,691	-	3,553,691	56,027	107,743	34,478	198,248	(991)	98,133
8	3,606,996	-	3,606,996	56,867	109,360	34,995	201,222	(1,006)	99,605
9	3,661,101	-	3,661,101	57,720	111,000	35,520	204,240	(1,021)	101,099
10	3,716,017	-	3,716,017	58,586	112,665	36,053	207,304	(1,037)	102,615
11	3,771,758	-	3,771,758	59,465	114,355	36,594	210,413	(1,052)	104,155
12	3,828,334	-	3,828,334	60,357	116,070	37,142	213,569	(1,068)	105,717
13	3,885,759	-	3,885,759	61,262	117,811	37,700	216,773	(1,084)	107,303
14	3,944,045	-	3,944,045	62,181	119,579	38,265	220,024	(1,100)	108,912
15	4,003,206	-	4,003,206	63,114	121,372	38,839	223,325	(1,117)	110,546
16	4,063,254	-	4,063,254	64,060	123,193	39,422	226,675	(1,133)	112,204
17	4,124,203	-	4,124,203	65,021	125,041	40,013	230,075	(1,150)	113,887
18	4,186,066	-	4,186,066	65,996	126,916	40,613	233,526	(1,168)	115,595
19	4,248,857	-	4,248,857	66,986	128,820	41,222	237,029	(1,185)	117,329
20	4,312,590	-	4,312,590	67,991	130,752	41,841	240,584	(1,203)	119,089
21	4,377,279	-	4,377,279	69,011	132,714	42,468	244,193	(1,221)	120,876
22	4,442,938	-	4,442,938	70,046	134,704	43,105	247,856	(1,239)	122,689
23	4,509,582	-	4,509,582	71,097	136,725	43,752	251,574	(1,258)	124,529
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

TOTAL GROSS	\$	1,394,981	\$	2,682,655	\$	858,450	\$	4,936,085	\$	(24,680)	\$	2,443,362
TOTAL NPV	\$	621,098	\$	1,194,419	\$	382,214	\$	2,197,731	\$	(10,989)	\$	1,087,877

**32nd Street Place Tax Increment Financing Redevelopment Plan
EATs Projections**

ALL PROJECT AREAS - NET EATS			
TIF YEAR	GROSS EATS	ADMINISTRATIVE FEE	TOTAL NET EATS
1	2,635	(26)	2,608
2	95,513	(955)	94,558
3	833,997	(8,340)	825,657
4	1,393,499	(13,935)	1,379,564
5	1,413,859	(14,139)	1,399,720
6	1,525,170	(15,252)	1,509,918
7	1,556,816	(15,568)	1,541,248
8	1,616,343	(16,163)	1,600,179
9	1,640,761	(16,408)	1,624,353
10	1,665,545	(16,655)	1,648,889
11	1,690,701	(16,907)	1,673,794
12	1,716,234	(17,162)	1,699,072
13	1,742,151	(17,422)	1,724,729
14	1,768,456	(17,685)	1,750,771
15	1,795,155	(17,952)	1,777,204
16	1,822,255	(18,223)	1,804,033
17	1,849,762	(18,498)	1,831,264
18	1,877,681	(18,777)	1,858,905
19	1,906,019	(19,060)	1,886,959
20	1,934,783	(19,348)	1,915,435
21	1,963,977	(19,640)	1,944,337
22	1,993,610	(19,936)	1,973,673
23	2,023,686	(20,237)	2,003,450
24	578,740	(5,787)	572,953
25	120,292	(1,203)	119,089
26	122,097	(1,221)	120,876
27	123,928	(1,239)	122,689
28	125,787	(1,258)	124,529
29	-	-	-
30	-	-	-
TOTAL GROSS	\$ 36,899,451	\$ (368,995)	\$ 36,530,457
TOTAL NPV	\$ 19,372,689	\$ (193,727)	\$ 19,178,962

**32nd Street Place Tax Increment Financing Redevelopment Plan
CID (within TIF Project Areas) Projections**

Proposed 32nd Street Place CID Project 1					Proposed 32nd Street Place CID Project 2					Proposed 32nd Street Place CID Project 3					Proposed 32nd Street Place CID Project 4					Proposed 32nd Street Place CID Project 5					ALL PROJECT AREAS - CID		
CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID SALES TAX CAPTD AS EATS	NON-EATS CID REVENUE	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID SALES TAX CAPTD AS EATS	NON-EATS CID REVENUE	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID SALES TAX CAPTD AS EATS	NON-EATS CID REVENUE	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID SALES TAX CAPTD AS EATS	NON-EATS CID REVENUE	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID SALES TAX CAPTD AS EATS	NON-EATS CID REVENUE	CID YEAR	NON-EATS CID REVENUE	
1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-
2	507,500	4,924	2,462	2,462	2	-	-	-	-	2	1,252,680	12,154	6,077	6,077	2	-	-	-	-	-	2	3,250,000	31,532	15,766	15,766	2	8,539
3	1,265,113	12,274	6,137	6,137	3	1,319,500	12,802	6,401	6,401	3	5,029,510	48,796	24,398	24,398	3	3,298,750	32,004	16,002	16,002	3	3,298,750	32,004	16,002	16,002	3	36,936	
4	2,034,089	19,735	9,867	9,867	4	4,659,480	45,206	22,603	22,603	4	5,130,100	49,772	24,886	24,886	4	3,348,231	32,485	16,242	16,242	4	3,348,231	32,485	16,242	16,242	4	57,357	
5	2,402,148	23,306	11,653	11,653	5	5,659,960	54,913	27,456	27,456	5	5,181,401	50,270	25,135	25,135	5	3,398,455	32,972	16,486	16,486	5	3,398,455	32,972	16,486	16,486	5	64,244	
6	2,438,180	23,655	11,828	11,828	6	5,744,859	55,737	27,868	27,868	6	5,233,215	50,773	25,386	25,386	6	3,449,432	33,466	16,733	16,733	6	3,449,432	33,466	16,733	16,733	6	65,082	
7	2,474,753	24,010	12,005	12,005	7	5,831,032	56,573	28,286	28,286	7	5,619,876	54,524	27,262	27,262	7	3,501,173	33,968	16,984	16,984	7	3,501,173	33,968	16,984	16,984	7	83,319	
8	2,511,874	24,370	12,185	12,185	8	5,918,498	57,421	28,711	28,711	8	6,994,876	67,864	33,932	33,932	8	3,553,691	34,478	17,239	17,239	8	3,553,691	34,478	17,239	17,239	8	90,830	
9	2,549,552	24,736	12,368	12,368	9	6,007,275	58,283	29,141	29,141	9	7,099,799	68,882	34,441	34,441	9	3,606,996	34,995	17,498	17,498	9	3,606,996	34,995	17,498	17,498	9	92,193	
10	2,587,795	25,107	12,553	12,553	10	6,097,384	59,157	29,578	29,578	10	7,206,296	69,915	34,958	34,958	10	3,661,101	35,520	17,760	17,760	10	3,661,101	35,520	17,760	17,760	10	93,575	
11	2,626,612	25,483	12,742	12,742	11	6,188,845	60,044	30,022	30,022	11	7,314,391	70,964	35,482	35,482	11	3,716,017	36,053	18,026	18,026	11	3,716,017	36,053	18,026	18,026	11	94,979	
12	2,666,011	25,866	12,933	12,933	12	6,281,678	60,945	30,472	30,472	12	7,424,107	72,029	36,014	36,014	12	3,771,758	36,594	18,297	18,297	12	3,771,758	36,594	18,297	18,297	12	96,404	
13	2,706,002	26,254	13,127	13,127	13	6,375,903	61,859	30,930	30,930	13	7,535,468	73,109	36,555	36,555	13	3,828,334	37,142	18,571	18,571	13	3,828,334	37,142	18,571	18,571	13	97,850	
14	2,746,592	26,647	13,324	13,324	14	6,471,542	62,787	31,393	31,393	14	7,648,500	74,206	37,103	37,103	14	3,885,759	37,700	18,850	18,850	14	3,885,759	37,700	18,850	18,850	14	99,318	
15	2,787,791	27,047	13,524	13,524	15	6,568,615	63,729	31,864	31,864	15	7,763,228	75,319	37,659	37,659	15	3,944,045	38,265	19,133	19,133	15	3,944,045	38,265	19,133	19,133	15	100,807	
16	2,829,607	27,453	13,726	13,726	16	6,667,144	64,685	32,342	32,342	16	7,879,676	76,449	38,224	38,224	16	4,003,206	38,839	19,420	19,420	16	4,003,206	38,839	19,420	19,420	16	102,319	
17	2,872,052	27,865	13,932	13,932	17	6,767,151	65,655	32,827	32,827	17	7,997,871	77,595	38,798	38,798	17	4,063,254	39,422	19,711	19,711	17	4,063,254	39,422	19,711	19,711	17	103,854	
18	2,915,132	28,283	14,141	14,141	18	6,868,658	66,640	33,320	33,320	18	8,117,839	78,759	39,380	39,380	18	4,124,203	40,013	20,007	20,007	18	4,124,203	40,013	20,007	20,007	18	105,412	
19	2,958,859	28,707	14,353	14,353	19	6,971,688	67,639	33,820	33,820	19	8,239,607	79,941	39,970	39,970	19	4,186,066	40,613	20,307	20,307	19	4,186,066	40,613	20,307	20,307	19	106,993	
20	3,003,242	29,137	14,569	14,569	20	7,076,263	68,654	34,327	34,327	20	8,363,201	81,140	40,570	40,570	20	4,248,857	41,222	20,611	20,611	20	4,248,857	41,222	20,611	20,611	20	108,598	
21	3,048,291	29,575	14,787	14,787	21	7,182,407	69,684	34,842	34,842	21	8,488,649	82,357	41,178	41,178	21	4,312,590	41,841	20,920	20,920	21	4,312,590	41,841	20,920	20,920	21	110,227	
22	3,094,015	30,018	15,009	15,009	22	7,290,144	70,729	35,364	35,364	22	8,615,979	83,592	41,796	41,796	22	4,377,279	42,468	21,234	21,234	22	4,377,279	42,468	21,234	21,234	22	111,881	
23	3,140,425	30,468	15,234	15,234	23	7,399,496	71,790	35,895	35,895	23	8,745,219	84,846	42,423	42,423	23	4,442,938	43,105	21,553	21,553	23	4,442,938	43,105	21,553	21,553	23	113,559	
24	3,187,532	30,925	15,463	15,463	24	7,510,488	72,867	36,433	36,433	24	8,876,397	86,119	43,059	43,059	24	4,509,582	43,752	21,876	21,876	24	4,509,582	43,752	21,876	21,876	24	115,262	
25	3,235,345	31,389	15,699	15,699	25	7,623,145	73,960	36,980	36,980	25	9,009,543	87,411	43,700	43,700	25	4,577,226	44,408	22,162	22,162	25	4,577,226	44,408	22,162	22,162	25	117,000	
26	3,283,875	31,860	15,930	15,930	26	7,737,493	75,069	37,533	37,533	26	9,144,686	88,722	44,359	44,359	26	-	-	-	-	26	-	-	-	-	26	118,750	
27	3,333,133	32,338	16,166	16,166	27	7,853,555	76,195	38,090	38,090	27	9,281,856	90,053	45,312	45,312	27	-	-	-	-	27	-	-	-	-	27	120,511	
28	3,383,130	32,823	16,407	16,407	28	7,971,358	77,338	38,643	38,643	28	9,421,084	91,403	46,274	46,274	28	-	-	-	-	28	-	-	-	-	28	122,283	
29	3,433,877	33,315	16,653	16,653	29	8,090,929	78,498	39,200	39,200	29	9,562,400	92,774	47,244	47,244	29	-	-	-	-	29	-	-	-	-	29	124,066	
30	3,485,385	33,815	16,903	16,903	30	8,212,293	79,676	39,726	39,726	30	9,705,836	94,166	48,222	48,222	30	-	-	-	-	30	-	-	-	-	30	125,861	

NON-EATS CID SALES TAX REVENUE (GROSS) \$ 483,464
NON-EATS CID SALES TAX REVENUE (NPV) 201,703

NON-EATS CID SALES TAX REVENUE (GROSS) \$ 1,087,654
NON-EATS CID SALES TAX REVENUE (NPV) 451,579

NON-EATS CID SALES TAX REVENUE (GROSS) \$ -
NON-EATS CID SALES TAX REVENUE (NPV) -

NON-EATS CID SALES TAX REVENUE (GROSS) \$ 1,329,216
NON-EATS CID SALES TAX REVENUE (NPV) 549,412

NON-EATS CID SALES TAX REVENUE (GROSS) \$ 473,633
NON-EATS CID SALES TAX REVENUE (NPV) 192,282

TOTAL GROSS \$ 3,373,967
TOTAL NPV 1,394,976

NOTES

- 1. CIDS MAY IMPOSE TAXES ON ALL SALES TAXABLE UNDER 144,010 TO 144,525.
- 2. CID TERM MAY LAST LONGER THAN THE TERMS PROJECTED ABOVE.

**32nd Street Place Tax Increment Financing Redevelopment Plan
Additional Properties CID Projections**

Proposed 32nd Street Place CID (1%) Texas Roadhouse				Proposed 32nd Street Place CID (1%) Fairfield				Proposed 32nd Street Place CID (1%) First Watch				Proposed 32nd Street Place CID (1%) Sonic				Proposed 32nd Street Place CID (1%) Sam's Cub				Proposed 32nd Street Place CID (1%) Residence Inn							
CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES	TOTAL TAX
1	\$ 5,000,000	\$ 48,510		1	\$ 2,500,000	\$ 24,255		1	\$ 1,500,000	\$ 14,553		1	\$ 1,200,000	\$ 11,642		1	\$ 81,650,000	\$ 792,168		1	\$ 3,000,000	\$ 29,106					
2	5,075,000	49,238		2	2,537,500	24,619		2	1,522,500	14,771		2	1,218,000	11,817		2	82,874,750	804,051		2	3,045,000	29,543					
3	5,151,125	49,976		3	2,575,563	24,988		3	1,545,338	14,993		3	1,236,270	11,994		3	84,117,871	816,112		3	3,090,675	29,986					
4	5,228,392	50,726		4	2,614,196	25,363		4	1,568,518	15,218		4	1,254,814	12,174		4	85,379,639	828,353		4	3,137,035	30,436					
5	5,306,818	51,487		5	2,653,409	25,743		5	1,592,045	15,446		5	1,273,636	12,357		5	86,660,334	840,779		5	3,184,091	30,892					
6	5,386,420	52,259		6	2,693,210	26,130		6	1,615,926	15,678		6	1,292,741	12,542		6	87,960,239	853,390		6	3,231,852	31,355					
7	5,467,216	53,043		7	2,733,608	26,521		7	1,640,165	15,913		7	1,312,132	12,730		7	89,279,643	866,191		7	3,280,330	31,826					
8	5,549,225	53,839		8	2,774,612	26,919		8	1,664,767	16,152		8	1,331,814	12,921		8	90,618,837	879,184		8	3,329,535	32,303					
9	5,632,463	54,646		9	2,816,231	27,323		9	1,689,739	16,394		9	1,351,791	13,115		9	91,978,120	892,372		9	3,379,478	32,788					
10	5,716,950	55,466		10	2,858,475	27,733		10	1,715,085	16,640		10	1,372,068	13,312		10	93,357,791	905,757		10	3,430,170	33,280					
11	5,802,704	56,298		11	2,901,352	28,149		11	1,740,811	16,889		11	1,392,649	13,511		11	94,758,158	919,344		11	3,481,622	33,779					
12	5,889,745	57,142		12	2,944,872	28,571		12	1,766,923	17,143		12	1,413,539	13,714		12	96,179,531	933,134		12	3,533,847	34,285					
13	5,978,091	57,999		13	2,989,045	29,000		13	1,793,427	17,400		13	1,434,742	13,920		13	97,622,224	947,131		13	3,586,855	34,800					
14	6,067,762	58,869		14	3,033,881	29,435		14	1,820,329	17,661		14	1,456,263	14,129		14	99,086,557	961,338		14	3,640,657	35,322					
15	6,158,779	59,752		15	3,079,389	29,876		15	1,847,634	17,926		15	1,478,107	14,341		15	100,572,855	975,758		15	3,695,267	35,851					
16	6,251,160	60,649		16	3,125,580	30,324		16	1,875,348	18,195		16	1,500,278	14,556		16	102,081,448	990,394		16	3,750,696	36,389					
17	6,344,928	61,558		17	3,172,464	30,779		17	1,903,478	18,468		17	1,522,783	14,774		17	103,612,670	1,005,250		17	3,806,957	36,935					
18	6,440,102	62,482		18	3,220,051	31,241		18	1,932,030	18,745		18	1,545,624	14,996		18	105,166,860	1,020,329		18	3,864,061	37,489					
19	6,536,703	63,419		19	3,268,352	31,710		19	1,961,011	19,026		19	1,568,809	15,221		19	106,744,363	1,035,634		19	3,922,022	38,051					
20	6,634,754	64,370		20	3,317,377	32,185		20	1,990,426	19,311		20	1,592,341	15,449		20	108,345,528	1,051,168		20	3,980,852	38,622					
21	6,734,275	65,336		21	3,367,138	32,668		21	2,020,283	19,601		21	1,616,226	15,681		21	109,970,711	1,066,936		21	4,040,565	39,202					
22	6,835,289	66,316		22	3,417,645	33,158		22	2,050,587	19,895		22	1,640,469	15,916		22	111,620,272	1,082,940		22	4,101,173	39,790					
23	6,937,818	67,311		23	3,468,909	33,655		23	2,081,346	20,193		23	1,665,076	16,155		23	113,294,576	1,099,184		23	4,162,691	40,386					
24	7,041,886	68,320		24	3,520,943	34,160		24	2,112,566	20,496		24	1,690,053	16,397		24	114,993,995	1,115,672		24	4,225,131	40,992					
25	7,147,514	69,345		25	3,573,757	34,673		25	2,144,254	20,804		25	1,715,403	16,643		25	116,718,905	1,132,407		25	4,288,508	41,607					
26	7,254,727	70,385		26	3,627,363	35,193		26	2,176,418	21,116		26	1,741,134	16,892		26	118,469,688	1,149,393		26	4,352,836	42,231					
27	7,363,548	71,441		27	3,681,774	35,721		27	2,209,064	21,432		27	1,767,251	17,146		27	120,246,733	1,166,634		27	4,418,129	42,865					
28	7,474,001	72,513		28	3,737,000	36,256		28	2,242,200	21,754		28	1,793,760	17,403		28	122,050,434	1,184,133		28	4,484,401	43,508					
29	7,586,111	73,600		29	3,793,055	36,800		29	2,275,833	22,080		29	1,820,667	17,664		29	123,881,191	1,201,895		29	4,551,667	44,160					
30	7,699,903	74,704		30	3,849,951	37,352		30	2,309,971	22,411		30	1,847,977	17,929		30	125,739,409	1,219,924		30	4,619,942	44,823					
CID REVENUE (GROSS) \$ 1,821,001				CID REVENUE (GROSS) \$ 910,501				CID REVENUE (GROSS) \$ 546,300				CID REVENUE (GROSS) \$ 437,040				CID REVENUE (GROSS) \$ 29,736,953				CID REVENUE (GROSS) \$ 1,092,601							
CID REVENUE (NPV) 884,737				CID REVENUE (NPV) 442,369				CID REVENUE (NPV) 265,421				CID REVENUE (NPV) 212,337				CID REVENUE (NPV) 14,447,758				CID REVENUE (NPV) 530,842							

1. CIDS MAY IMPOSE TAXES ON ALL SALES TAXABLE UNDER 144.010 TO 144.525.
2. CID TERM MAY LAST LONGER THAN THE TERMS PROJECTED ABOVE.

**32nd Street Place Tax Increment Financing Redevelopment Plan
Additional Properties CID Projections**

Proposed 32nd Street Place CID (1%) Cheddars			Proposed 32nd Street Place CID (1%) Steak & Shake			Proposed 32nd Street Place CID (1%) Olive Garden			Proposed 32nd Street Place CID (1%) Fuzzy's Taco			Proposed 32nd Street Place CID (1%) Outback			ALL PROJECT AREAS - CID		
CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID YEAR	POST REDEV RETAIL SALES	TOTAL CID SALES TAX	CID YEAR	NON-EATS CID REVENUE	
1	\$ 3,500,000	\$ 33,957	1	\$ 1,000,000	\$ 9,702	1	\$ 2,000,000	\$ 19,404	1	\$ 800,000	\$ 7,762	1	\$ 2,750,000	\$ 26,681	1	\$ 1,017,740	
2	3,552,500	34,466	2	1,015,000	9,848	2	2,030,000	19,695	2	812,000	7,878	2	2,791,250	27,081	2	1,033,006	
3	3,605,788	34,983	3	1,030,225	9,995	3	2,060,450	19,990	3	824,180	7,996	3	2,833,119	27,487	3	1,048,501	
4	3,659,874	35,508	4	1,045,678	10,145	4	2,091,357	20,290	4	836,543	8,116	4	2,875,616	27,899	4	1,064,229	
5	3,714,772	36,041	5	1,061,364	10,297	5	2,122,727	20,595	5	849,091	8,238	5	2,918,750	28,318	5	1,080,192	
6	3,770,494	36,581	6	1,077,284	10,452	6	2,154,568	20,904	6	861,827	8,361	6	2,962,531	28,742	6	1,096,395	
7	3,827,051	37,130	7	1,093,443	10,609	7	2,186,887	21,217	7	874,755	8,487	7	3,006,969	29,174	7	1,112,841	
8	3,884,457	37,687	8	1,109,845	10,768	8	2,219,690	21,535	8	887,876	8,614	8	3,052,074	29,611	8	1,129,533	
9	3,942,724	38,252	9	1,126,493	10,929	9	2,252,985	21,858	9	901,194	8,743	9	3,097,855	30,055	9	1,146,476	
10	4,001,865	38,826	10	1,143,390	11,093	10	2,286,780	22,186	10	914,712	8,875	10	3,144,322	30,506	10	1,163,673	
11	4,061,893	39,408	11	1,160,541	11,260	11	2,321,082	22,519	11	928,433	9,008	11	3,191,487	30,964	11	1,181,129	
12	4,122,821	40,000	12	1,177,949	11,428	12	2,355,898	22,857	12	942,359	9,143	12	3,239,360	31,428	12	1,198,846	
13	4,184,664	40,600	13	1,195,618	11,600	13	2,391,236	23,200	13	956,495	9,280	13	3,287,950	31,900	13	1,216,828	
14	4,247,434	41,209	14	1,213,552	11,774	14	2,427,105	23,548	14	970,842	9,419	14	3,337,269	32,378	14	1,235,081	
15	4,311,145	41,827	15	1,231,756	11,950	15	2,463,511	23,901	15	985,405	9,560	15	3,387,328	32,864	15	1,253,607	
16	4,375,812	42,454	16	1,250,232	12,130	16	2,500,464	24,260	16	1,000,186	9,704	16	3,438,138	33,357	16	1,272,411	
17	4,441,449	43,091	17	1,268,986	12,312	17	2,537,971	24,623	17	1,015,188	9,849	17	3,489,710	33,857	17	1,291,497	
18	4,508,071	43,737	18	1,288,020	12,496	18	2,576,041	24,993	18	1,030,416	9,997	18	3,542,056	34,365	18	1,310,870	
19	4,575,692	44,393	19	1,307,341	12,684	19	2,614,681	25,368	19	1,045,873	10,147	19	3,595,187	34,881	19	1,330,533	
20	4,644,328	45,059	20	1,326,951	12,874	20	2,653,901	25,748	20	1,061,561	10,299	20	3,649,115	35,404	20	1,350,491	
21	4,713,993	45,735	21	1,346,855	13,067	21	2,693,710	26,134	21	1,077,484	10,454	21	3,703,851	35,935	21	1,370,748	
22	4,784,702	46,421	22	1,367,058	13,263	22	2,734,116	26,526	22	1,093,646	10,611	22	3,759,409	36,474	22	1,391,309	
23	4,856,473	47,118	23	1,387,564	13,462	23	2,775,127	26,924	23	1,110,051	10,770	23	3,815,800	37,021	23	1,412,179	
24	4,929,320	47,824	24	1,408,377	13,664	24	2,816,754	27,328	24	1,126,702	10,931	24	3,873,037	37,576	24	1,433,361	
25	5,003,260	48,542	25	1,429,503	13,869	25	2,859,006	27,738	25	1,143,602	11,095	25	3,931,133	38,140	25	1,454,862	
26	5,078,309	49,270	26	1,450,945	14,077	26	2,901,891	28,154	26	1,160,756	11,262	26	3,990,100	38,712	26	1,476,685	
27	5,154,483	50,009	27	1,472,710	14,288	27	2,945,419	28,576	27	1,178,168	11,431	27	4,049,951	39,293	27	1,498,835	
28	5,231,801	50,759	28	1,494,800	14,503	28	2,989,600	29,005	28	1,195,840	11,602	28	4,110,700	39,882	28	1,521,318	
29	5,310,278	51,520	29	1,517,222	14,720	29	3,034,444	29,440	29	1,213,778	11,776	29	4,172,361	40,480	29	1,544,137	
30	5,389,932	52,293	30	1,539,981	14,941	30	3,079,961	29,882	30	1,231,984	11,953	30	4,234,946	41,087	30	1,567,299	
CID REVENUE (GROSS)		\$ 1,274,701	CID REVENUE (GROSS)		\$ 364,200	CID REVENUE (GROSS)		\$ 728,401	CID REVENUE (GROSS)		\$ 291,360	CID REVENUE (GROSS)		\$ 1,001,551	TOTAL (GROSS)		\$ 38,204,610
CID REVENUE (NPV)		619,316	CID REVENUE (NPV)		176,947	CID REVENUE (NPV)		353,895	CID REVENUE (NPV)		141,558	CID REVENUE (NPV)		486,605	TOTAL (NPV)		18,561,785

EXHIBIT 6
EVIDENCE OF FINANCING COMMITMENT

See Following Page

September 16, 2020

Woodsonia Joplin, LLC
Attn: Drew Snyder
17007 Marcy Street Ste: 2
Omaha, NE 68118

The logo for Enterprise Bank, featuring the words "Enterprise" and "Bank" stacked vertically in a white serif font, centered within a dark red square background.

Re: 32nd Street Place TIF, Joplin, Missouri

Dear Mr. Snyder,

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

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

Any bank financing would be conditioned upon the proposed project receiving all the necessary City approvals for planning and economic development incentive programs including final approval of the 32nd Street Place Tax Increment Financing Redevelopment Plan.

We look forward to working with you to provide financing necessary to complete the 32nd Street Place project to be performed by your development team.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Eikmeier", written in a cursive style.

Jeff Eikmeier
Chief Lending Officer

EXHIBIT 7
BLIGHT DETERMINATION

See Following Pages

32nd Street Place Redevelopment Area

Blight Study

Woodsonia Joplin, LLC

Joplin, Missouri
June 24, 2020

32nd Street Place Redevelopment Area

Blight Study

Woodsonia Joplin, LLC

Joplin, Missouri

June 24, 2020

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Appendix B	Property Valuation & Taxes
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Section I

Introduction

The following report, the 32nd Street Place Redevelopment Area Blight Study, was completed in June 2020. The proposed redevelopment area is located in Joplin, Newton County, Missouri and includes a total of nine (9) tax parcels (seven in whole and portions of two other parcels) located immediately south of East 32nd Street (Highway FF), primarily east of those properties fronting South Range Line Road, and west of the Kansas City Southern Railroad.

The purpose of this analysis is to determine if the proposed 32nd Street Place Redevelopment Area (the “Study Area”) in Joplin, Missouri evidences a “blighted area” as defined in the Real Property Tax Increment Allocation Redevelopment Act – Sections 99.800 to 99.865 R.S.Mo. (the “Act”), and if the Study Area does not evidence a blighted area, determine if the Study Area qualifies as a “conservation area” or “economic development area” as defined by the Act.

The consultant visited a portion of the proposed redevelopment area in March 2019 and all of the proposed redevelopment area in June 2020. The effective date of this study is June 24, 2020, the last date of inspection.

The Study Area encompasses in whole or in part nine (9) property tax parcels and approximately 78.35 acres of fee simple property.

Definitions

Tax Increment Financing (“TIF”) is a financing/development tool that allows for new increments of tax revenues resulting from a specified redevelopment above past taxes on the property (payments in lieu of taxes, or “PILOTS”) to be used to pay for approved project-related costs, infrastructure and capital improvements. In addition to PILOTS, fifty percent of certain incremental local taxes generated by economic activities in the redevelopment area, such as sales taxes and taxes on utility gross receipts (economic activity taxes, or “EATs”), may be used to pay for approved project-related costs.

Projects using TIF must have plans approved through the Tax Increment Financing Commission (“TIFC”) of the City of Joplin, Missouri and the City of Joplin, Missouri City Council. Missouri Statute requires that TIF projects be only redevelopment projects which would not reasonably be expected to develop without the assistance of TIF (often referred to as “but for”).

In order for the TIFC to implement a tax increment financing plan pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 et seq., 1982, as amended (the “Act”), the City Council of Joplin, Missouri must determine by ordinance that the redevelopment area described by the TIF Plan qualifies under the Act as: 1) a blighted area; 2) a conservation area; or 3) an economic development area; and that such redevelopment area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption

of the TIF Plan.

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

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; (RSMo. Ch. 99.805(1)).

“Conservation area”, any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997; (RSMo. Ch. 99.805(3)).

“Economic development area”, any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

- (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or*
- (b) Result in increased employment in the municipality; or*
- (c) Result in preservation or enhancement of the tax base of the municipality; (RSMo. Ch. 99.805(5)).*

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed redevelopment area. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as a redevelopment area. Rather, an area can be qualified as a blighted area when as few as one or more conditions are present. The conditions need not be present in each parcel, but must be found in the study area as a whole. With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of environmental conditions sufficient to make a determination of a blighted area. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the City Council of Joplin, Missouri

will make a final determination of a blighted area for the entire study area based on the extent to which conditions constitute a liability for the Study Area.

Study Methodology

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the study area were identified and analyzed to produce a chart demonstrating blight conditions present in the Study Area.

Field investigations were conducted to document physical conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through Newton County and analyzed. Additional supplemental and updated information was obtained through various reports and studies prepared or commissioned by the City of Joplin and other public entities.

Previous Findings

Study Area

All of the Study Area is included within a portion of the 32nd Street Place Community Improvement District (“CID”). The CID was approved by the City of Joplin on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight.

Adjoining Areas

Redevelopment plans, particularly those with a finding of blight, do exist near the Study Area (within approximately one mile). The catastrophic EF-5 tornado that struck the southern part of Joplin in 2011 was about 1,000 feet north of the Study Area at its closest. As a result of the historic damage the City formed the Recovery Tax Increment Financing Plan that covered approximately 3,100 acres and provided a catalyst for a number of redevelopment projects. The largest redevelopment area and tax increment financing plan in Missouri was terminated in April 2020 due to greater-than-expected business growth within the plan boundaries. The redevelopment district was approved by the City with a finding of blight.

Located immediately north of 20th Street and east of Range Line Road, the 1717 Marketplace Tax Increment Financing Plan was approved in 2005 with a finding of blight to redevelop 38.80 acres of vacant and deteriorating property.

The Hope Valley Tax Increment Financing Plan was approved by the City of Joplin in 2014 for an area of approximately 134 acres located south of Interstate 44 and west of Range Line Road. The redevelopment area was approved by the City with a finding of blight.

Legal Description

The proposed redevelopment area consists of nine (9) tax parcels, in whole or in part. An abbreviated legal description of each of the tax parcels within the proposed redevelopment area is included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The proposed redevelopment area contains nine (9) tax parcels, in whole or in part. All of the parcels are identified by the Newton County Assessor's office, with the exception of two parcels that are each a portion of a larger parcel as noted in Appendix A. A listing of the tax parcels identified by the Newton County Assessor is included in Appendix A with ownership information, site address, county parcel identification number and the abbreviated legal description.

Report Format

The Blight Study is presented in three sections and an Appendix. Section I presents an overview of the project, a definition of "blighted area," and the study methodology. Section II presents a description of the Study Area and an overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category and provides a conclusion derived from the research.

The Appendix includes a chart exhibiting the various blighted area conditions.

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32nd Street Place Redevelopment Area Boundary



Section II

Area Overview and Description

PROPERTY DATA

Location & Access

The 32nd Street Place Study Area encompasses approximately 78.35 acres and consists of nine (9) tax parcels, in whole or part, that are generally bounded by E. 32nd Street on the north, Kansas City Southern Railroad tracks on the east, Interstate 44 on the south and S. Range Line Road on the west in Joplin, Newton County, Missouri.

The existing access points to the Study Area are located on S. Range Line Road, E. 32nd Street and Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located approximately one-fifth of one mile to the south with a full interchange on S. Range Line Road. E. 32nd Street, classified as a “Principal Arterial”, forms the northern boundary of the Study Area. E. 32nd Street is a primary commercial corridor in Joplin and has a high traffic count (about 15,000 vehicles per day on E. 32nd Street between S. Range Line Road and the Kansas City Southern Railroad tracks). Along with S. Range Line Road, another principal arterial that carries a high traffic count, the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

Hammons Boulevard is the only street to provide access to the interior of the Study Area. Classified as a “Local Street”, Hammons Boulevard provides access to a variety of uses within the Study Area, including one restaurant (closed), one hotel (closed), and one office building. Within the Study Area Hammons Boulevard is dedicated public right of way south of the northern-most driveway accessing the Joplin Convention and Trade Center to E. 32nd Street. Otherwise the boulevard has not been dedicated as public right of way.

The Study Area is served by the Sunshine Lamp Trolley and the designated route is along E. 32nd Street west of Hammons Boulevard, and Hammons Boulevard south from E. 32nd Street to E. 36th Street (ingress/egress for Sam’s Club on the west side of Hammons Boulevard). The route also runs along S. Range Line Road between E. 36th Street and E. 32nd Street, and any deviation of the route within three-quarters of a mile of the designated route.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), also serves the entirety of the Study Area and much of the City. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. Both the Sunshine Lamp Trolley and MAPS operate Monday through Saturday with the exception of a handful of holidays.

Neither bike trails nor walking trails exist within the Study Area and none are planned. Pedestrian access ranges between poor and excellent, as the only sidewalks that exist within the Study Area are along the building improvements. A sidewalk also exists for a short distance along Hammons Boulevard to provide access to a bus stop immediately east of the Sam’s Club. Without a sidewalk, pedestrians have worn a path along the southern edge of E. 32nd Street.

Access to the properties is fair to good. Driveways are generally in fair to good condition that provide access to those property parcels that are improved within the Study Area. Access to the improved properties in the Study Area is via S. Range Line Road, Hammons Boulevard, and E. 32nd Street.

Land Area

According to calculations from Newton County GIS maps, the Study Area contains a total of approximately 78.35 acres of fee simple property.

Topography

U. S. Geologic Survey topographic maps for the Study Area indicates an area that varies greatly in elevation, sloping upward to the east and then sloping downward toward the railroad on the west, and sloping downward to the south.

The highest point in the redevelopment area is located in the northcentral portion of the Study Area near 3232 E. 32nd Street at approximately elevation 1056. The lowest point in the redevelopment area is in the southwest corner of the Study Area at approximately elevation 1011 in Silver Creek. The northwest corner is located at approximately elevation 1053 and the northeast corner at approximately elevation 1042. The southeast corner is located at approximately elevation 1047. Slopes generally range between 0% and 9% throughout the Study Area.

Parts of two parcels in the Study Area are located within a 100-year floodplain, including a very small area near the southeast corner of the redevelopment area near the Kansas City Southern Railroad, and that area around Silver Creek on the property of the closed Joplin Hotel. All of the Study Area is located within the Spring River watershed.

Easements

The consultant was not provided with title reports or survey that encompasses any part of the Study Area, however it is apparent from the City's GIS maps and a survey of the Study Area that easements exist within the Study Area for a natural gas line and power. Redevelopment of the Study Area will require some planning to minimize the impact of the noted utility easements, and as a result will restrict the type of development that can take place on the western edge of the redevelopment area impacted by the overhead power lines that traverse the site from the electric substation located at the southeast corner of E. 32nd Street and Range Line Road, and the gas line easement that runs north/south through the middle of the Study Area.

Utilities

Utilities have been extended to those parcels that have been developed, but over half of the Study Area is wooded, undeveloped and is not currently served by power, water, sewers, or gas.

Utilities can be extended to any part of the Study Area, but a majority of the area is not currently served.

Zoning

Zoning in the Study Area is C-3 (“Commercial District”). Below is a chart summarizing the intent of the C-3 zoning classification and a map illustrating the C-3 zoning district within the Study Area.

Zoning Classification	Intent
C-3 Commercial District	It is the purpose and intent of this section to permit and regulate those business and commercial uses which are appropriately located on or near major traffic arteries. Such uses as retail or wholesale trade or services which relate to automotive traffic and which tend to generate relatively high vehicular movement are included. These permitted uses normally utilize prominent attention attracting devices, tend to generate noise and commotion and are in many cases active through late night hours and are thus in conflict with any nearby residential property. Since open space and off-street parking are required, this is an extensive type of development with low land coverage but with a tendency toward unsightliness and unrelated and mixed land uses. This district is appropriate in sizeable quantities on major thoroughfares but should be insulated from adjacent property by screening or open space in order to reduce adverse effects on adjacent property.

*City of Joplin, Missouri Zoning Regulations



32nd Street Place Redevelopment Area – Zoning Map

Environmental

The consultant was not provided with an environmental assessment for any property located within the Study Area. The consultant is unaware of any environmental contamination within the Study Area.

It should be noted that the City's GIS mapping and a report commissioned by the development proponent – Woodsonia Joplin, LLC – of Anderson Engineering, Inc., titled "Mining Investigation Report" and dated June 9, 2020, indicates "there is significant evidence of mine features to the east of the existing Hammons Boulevard alignment."

Mine map research conducted by Anderson Engineers indicates the presence of mine shafts and prospect holes, but no underground workings within the Study Area. Other materials also show the presence of mine waste piles on the eastern side of that property within the Study Area and east of Hammons Boulevard.

Anderson Engineers conducted onsite surveys in June 2020 so as to evaluate and confirm the presence of mining features that may be on the property. During their surveys the engineers encountered numerous indications of mining activities, including large piles of chat, soil, cobbles, and aged concrete where mine shafts were marked on the maps. Remnants of past mine shafts and prospect holes were indicated by several round pits on the property and filled with water, approximately ten to twenty feet in diameter. Subsidence in the surface soil near the pits were also found with standing water that varied from twelve feet to about one hundred feet wide. Anderson Engineers noted these subsidences may be collapsed tunnels extending away from the mine shafts.

The mine features will require additional assessment to determine the appropriate methods to undertake that will allow development of the mined property to proceed while minimizing the risk of future damage to structures, other improvements, and injury to occupants. Absent action, past mining activities have produced a number of physical hazards, including the aforementioned physical hazards such as open mine shafts, collapsed mine shafts, and subsidence areas which have been known to claim lives, cause property damage, and create avenues for water to enter and leave the mines. Subsidence was often a result of the final phase of mining, known as "robbing the pillars," which involved mining the pillars that supported the mine roof. Without these supports, the mine collapsed, eventually causing subsidence at the surface.

The water in the mine shafts and possible tunnels typically became contaminated by iron sulfide and other metallic sulfides, which remained in the mine walls or were left behind by the miners. In addition to becoming very acidic, the water contained dissolved metals, some of which are very toxic. This water, in turn, typically contaminated local ground water, springs, and surface water.

Lead and zinc production – the minerals likely mined within the Study Area and very common in Joplin and the Tri-State area – involved crushing and grinding the mined rock to standard sizes and separating the ore. This left behind piles of leftover rock called tailings that were also a source of contamination. Lead, zinc, and cadmium from the tailings leached into the shallow ground water, contaminating local wells; in addition, runoff moved contaminants into nearby

streams and rivers. Wind would also blow fine metal-bearing dust (from tailings piles and roads made of tailings) into the air, spreading the contamination to nearby non-mined areas. Radon gas from the mining operations has also been detected in these mining areas.

Environmental impacts are currently unknown as the result of these mine shafts and prospects without additional assessment.

Photos of the mine features observed by Anderson Engineers, Inc. and included in their report have been included in this blight analysis.

Odors from off-site businesses located outside the Study Area may also impact the Study Area. Protein Solutions, located near the northeast corner of the Study Area, has been found by the Missouri Department of Natural Resources (“MDNR”) to be in violation of state odor regulations in the past, with the last known violations in 2015. Jasper Foods, located a short distance northeast of the Study Area, has also been found by MDNR to be in violation of state odor regulations, most recently in October 2017. Odors were detected during the inspection of the Study Area, but it is not known if the odors were in violation of state regulations and the source is unknown.

Real Estate Taxes

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

The foregoing figures are the Assessor’s opinion of market value and the resulting assessed value for each of the properties within the proposed redevelopment area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value, the assessment ratio for commercial and industrial properties is 32%. Agricultural property is assessed at 12%. The real estate levy for 2019 in the Study Area was \$4.6086 per \$100 of assessed valuation. An additional \$0.40 per \$100 is assessed on commercial/industrial property only (the Merchants and Manufacturers replacement tax).

In 2019, the Study Area generated \$1,989,599 in taxable assessed value, generating a total of \$99,618.43 in real estate taxes. Delinquent taxes amount to \$125,887.98 and are all related to the closed Joplin Hotel that was recently declared a dangerous building by the city in May 2020. In addition to tax delinquencies, about eighteen acres of property within the Study Area are tax exempt and do not generate tax revenue.

In 2015 the taxable assessed value was \$3,438,512. Taxable assessed value within the Study Area has declined by 42.14% since 2015.

Improvements

The Study Area is primarily vacant, but each of the nine property parcels have been improved, either with structures, infrastructure, or mining features, or a combination thereof. Below is a description of each parcel, in whole or in part, within the Study Area.

1) No Address (Parcel No. 04-4.0-19-000-000-005.000)

Only a portion of the property parcel is included in the Study Area but at more than 43 acres it's the largest tract of property. The tract is largely unimproved and wooded, but much of S. Hammons Boulevard winds its way through the western half of the property. Power lines run north-south near the property's western boundary, and a natural gas pipeline runs north-south east of S. Hammons Boulevard and the center of the property. East of S. Hammons Boulevard are a number of mining features.

2) No Address (Parcel No. 04-4.0-19-000-000-005.003)

The property is located at the southern edge of the Study Area off of Hammons Boulevard and consists of approximately 9.6 acres. The property is currently improved with a vacant hotel that was declared a "Dangerous Building" by the City of Joplin in May 2020, days after a fire got out of control in an indoor pool building after being set by vagrants in an attempt to remove insulation from copper wiring. The property, once the largest hotel in Joplin, is a former Holiday Inn that was constructed in 1979 with 262 rooms and was sold in 2015. The property consists of several buildings ranging in height between one- and five-stories, constructed with concrete masonry block with occasional stucco veneer. All roofs are low-slope.

The new owner commenced a \$6 million renovation and conversion to a DoubleTree by Hilton but stopped in 2017 when Hilton changed its plans, resulting in a cost increase. The renovation was reportedly three months from completion. Much of the property is open and strewn with construction materials and debris. All improvements on the property are in poor condition.

3) 3232 Hammons Boulevard (Parcel No. 04-4.0-19-000-000-005.006)

An office building of approximately 12,500 square feet at 3232 Hammons Boulevard was constructed in 1998. The one-story building is in good condition with the exception of the substrate for the stucco/EIFS which is showing signs of deterioration. The surface parking lot and other ancillary improvements are in fair condition.

4) No Address (Parcel No. 04-4.0-19-000-000-005.007)

A restaurant of approximately 8,500 square feet was constructed in 2003 and renovated in 2010. The property is located in the southeast corner of the parking lot for a Sam's Club store. A fire broke out in 2014 and the operating restaurant at the time closed. The building has been vacant since the closure. The improvements are in fair to good condition.

5) No Address (Parcel No. 04-4.0-19-000-000-005.014)

Only a portion of the property parcel is included in the Study Area and consists of approximately 18 acres. The tract is largely unimproved and wooded. A natural gas

pipeline runs north-south east in the northwest corner of the property. A number of mining features are located throughout the property.

6) No Address (Parcel No. 04-4.0-19-000-000-006.000)

The property is accessed from E. 32nd Street and has two buildings, including a one-story commercial building of about 4,500 square feet constructed in 1980. A second building, located to the south of the original building, consists of a metal storage building of about 1,100 square feet that was constructed in 1989. Both buildings are in poor to fair condition. The parking lot and driveways are in poor condition.

7) 3308 E. 32nd Street (Parcel No. 04-4.0-19-000-000-007.000)

The property at 3308 E. 32nd Street was improved with a 2,200 square foot convenience store in 1986. A canopy over three gas pumps was added in 1997. The building and site improvements are in fair to good condition.

8) 3232 E. 32nd Street (Parcel No. 04-4.0-19-000-000-008.000)

The property at 3232 E. 32nd Street is a storage building with a small number of parking spaces available to the east of the entrance driveway. The building and additional parking is enclosed with a tall chain-link fence topped with barbed wire that was installed in 2016. The building is approximately 5,000 square feet and was constructed in 1973. The building is in poor condition.

9) 3209 Rangeline (Parcel No. 04-4.0-19-000-000-011.000)

The property at 3209 Rangeline was improved with a surface parking lot in 1965 and can be accessed from E. 32nd Street and from S. Range Line Road. The parking lot is currently in very poor condition.

Billboards

There are no billboards in the Study Area.

Hammons Neighborhood

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius of the Study Area at 3536 E. Hammons Boulevard.

3536 E. Hammons Blvd Radius	Historical Population		Estimated Population	Projected Population
	2000	2010	2020	2025
One Mile	2,558	2,779	2,797	2,811
chg. (1 mile)		+8.6%	+0.6%	+0.5%
chg. from '00 (1 mile)		+8.6%	+9.3%	+9.9%
Three Mile	29,971	31,918	33,484	34,008
chg. (3 mile)		+6.5%	+4.9%	+1.6%
chg. from '00 (3 mile)		+6.5%	+11.7%	+13.5%
Five Mile	56,899	60,433	63,086	64,196
chg. (5 mile)		+6.2%	+4.4%	+1.8%
chg. from '00 (5 mile)		+6.2%	+10.9%	+12.8%

Source: ESRI; Sterrett Urban, LLC

3536 E. Hammons Blvd Radius	Estimated Median HH Income	
	2020	2025
One Mile	45,578	45,534
Three Mile	41,239	42,212
Five Mile	41,978	43,329

Source: ESRI

The population figures for that area within one mile of the Study Area demonstrate a positive rate of growth since 2000 but lagging the growth rates within three and five miles of the Study Area with the exception of between 2000 and 2010. Those growth rates are expected to increase slightly on an annual basis but the population nearest the Study Area is projected to continue to increase at a much lower rate than anywhere else within a five-mile radius of the Study Area.

The rate of growth nearest the Study Area was less than that of Joplin as a whole (+11.6%). Only population within a three mile radius experienced a higher rate of growth than that of the city.

The median household income estimate for the one-mile radius around the Study Area for 2020 was about 6.5% higher than the estimate for the city of Joplin (\$42,782) but substantially lower than the estimate for all households in the United States (\$62,203).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri as a whole. The following data was provided by the U.S. Census Bureau, 2014-2018 American Community Survey 5 Year Estimates:

Civilian Labor Force – Joplin, Missouri
2018

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
25,602	24,230	1,372	5.4%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5 Year Estimates

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO metropolitan area in July 2020 was 6.6%.

According to the Federal Reserve, an unemployment rate of 4.0% to 5.0% can generally be considered “full employment.”

Section III

Determination of Study Area Conditions

Significant findings of the 32nd Street Place Redevelopment Area Blight Study are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in March 2019 and June 2020. The site and buildings on the property, along with public improvements adjacent to the property, were evaluated and deficiencies noted.

As previously explained, the purpose of this study was to determine whether conditions as defined by RSMo. 99.805 of the Missouri State Statute exist in the Study Area. The principal categories reported here and in line with the statute include: defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes. An analysis of the effects of those conditions present in line with the statute follows, including retarding the provision of housing accommodations; constitutes an economic or social liability, or is a menace to the public health, safety, morals, or welfare in its present condition and use. The Appendix section of this report includes a table exhibiting the conditions present on the property.

Blight Defined

As presented in Section I, blight is defined as follows:

“Blighted area”, an area which:

...by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; (RSMo. Ch. 99.805(1)).

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

- The courts have determined that it is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted. *Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation*, 518 S.W.2d 11, 15 (Mo. 1974)
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. *Crestwood Commons*

Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).

- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).
- The courts have determined that in order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Defective or Inadequate Street Layout

Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation within the Study Area; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and substandard or nonexistent pedestrian circulation.

As noted above there are several conditions used to determine whether a Study Area is blighted based on defective or inadequate street layout. During the on-site investigation and field survey, these conditions were present throughout the Study Area.

There no offset intersections found within or along the perimeter of the Study Area.

Another important indicator of defective or inadequate street layout is high levels of traffic accidents. According to crime reports for the City of Joplin, Missouri, none of the intersections along the perimeter of or within the Study Area exhibited a high number of accidents.

Other than around building improvements, sidewalks are nonexistent in the Study Area with the exception of one short stretch of sidewalk installed to access a bus stop at the southern edge of S. Hammons Boulevard. Also of note is a worn path that exists along E. 32nd Street in absence of a sidewalk.

The parking lot that serves 3232 S. Hammons Boulevard was constructed with a dead-end drive aisle on the north and south of the building. As such, vehicles have no choice but to back up if a driver travels to the end of the drive aisle only to find that no parking spaces are available. A similar situation exists at 3232 E. 32nd Street, where a parking lot that serves a retail store has angled parking stalls that force vehicles in one direction to a dead end.

In some instances, vehicles have been driving across a property's lawn rather than asphalt or concrete as required by code.

Examples of these conditions within the Study Area are provided in the photos below. Eight of the nine properties satisfy this condition, consisting of 60.2 acres, or 76.8% of the Study Area.



3232 E. 32nd St – aerial – poor internal circulation (dead-end parking aisle)



3232 S. Hammons Blvd – aerial – poor internal circulation (dead-end parking aisle)



Parcel No. 04-4.0-19-000-000-006.000 – looking north – poor internal circulation (drive over property)



E. 32nd Street – looking east – lack of pedestrian circulation; lack of curb/gutter



E. 32nd Street – looking east – lack of pedestrian circulation; lack of curb/drainage ditch



S. Hammons Blvd – looking south – lack of pedestrian circulation

Cause Component 2: Improper Subdivision or Obsolete Platting

There are specific conditions that can be used to determine whether a Study Area is blighted based on improper subdivision or obsolete platting. Among these conditions are faulty lot shape and/or layout, inadequate lot size, poor access, as well as conformity of use. An analysis of the tax parcels within the Study Area indicates faulty lot shape does exist. A portion of the eastern boundary of Parcel No. 04-4.0-19-000-000-005.000 follows the curve of Hammons Boulevard, creating an area in the northwest corner of the adjacent parcel to the east that is triangular in shape and not conducive to rectilinear development that maximizes the use of space. Other parts of the parcel noted above are of a shape and size that will be difficult to develop without access. Those areas are noted in the graphic below.

Examples of these conditions within the Study Area are provided in the aerial below. Two of the nine properties satisfy this condition, consisting of 61.3 acres, or 78.2% of the Study Area.



Cause Component 3: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent Study Area conditions considered unsafe or insanitary include the presence of a “dangerous building” as declared by the City of Joplin; mining features, including shafts and pilings; poor drainage; overgrown vegetation; vagrant activity; and trash/debris. Less prevalent was noncompliance with the Americans with Disabilities Act (largely due to construction taking place before approval of the law).

The former Holiday Inn, rebranded as the Joplin Hotel after its acquisition in 2015, was declared a “Dangerous Building” by the Building Official of the City of Joplin in May 2020 after a fire in the pool building. The property was in the midst of a \$6 million renovation to convert the Hotel Joplin to a Doubletree Hotel by Hilton. After renovation began Hilton revised their design plans and standards and the increased cost of changing the design led the owner to halt renovation of the property. Construction has not resumed and it is now the only property in the Study Area in which the payment of property taxes is now delinquent. The neglected property – damaged by vagrants and vandals – is now in very poor condition.

No separate environmental assessments were conducted for this Blight Study, and no known environmental contamination exists in the Study Area.

Mining features are present predominantly east of S. Hammons Boulevard and were described previously in this study (“Environmental”, p. 12).

Vagrancy is evident on more than fifty percent of the land in the Study Area, primarily through the presence of trash, tents, sleeping bags, blankets, and lean-tos made of tree branches. Homeless have occupied the Study Area for some time, as worn foot-paths exist throughout much of the area. Vagrancy is most intense near the western boundary of the Study Area and extends about three-quarters of the distance to the eastern boundary.

Besides trash deposited by vagrants, including sleeping bags and food and beverage containers, construction debris in the form of concrete wash-out and asphalt was also found in a few locations within the Study Area. Illegal dumping was related to the presence of tires in a few locations in the Study Area.

Photos of these blighting conditions are shown below. The photos of the mine features are from the “Mining Investigation Report” dated June 9, 2020 and completed by Anderson Engineering, Inc. All of the nine properties satisfy this condition, consisting of 78.4 acres, or 100.0% of the Study Area.



Parcel No. 04-4.0-19-000-000-005.003 – looking east – Joplin Hotel declared “Dangerous Building”



Parcel No. 04-4.0-19-000-000-005.007 – looking southwest – overgrown vegetation; trash/debris



Parcel No. 04-4.0-19-000-000-005.007 – looking north – evidence of vagrant activity; failure of finishes



Parcel No. 04-4.0-19-000-000-005.007 – looking south – overgrown vegetation blocking vehicular entrance



Parcel No. 04-4.0-19-000-000-005.003 – looking northeast – overgrown vegetation



Parcel No. 04-4.0-19-000-000-005.003 – looking east – overgrown vegetation; debris



Parcel No. 04-4.0-19-000-000-005.003 – looking southeast – overgrown vegetation



Parcel No. 04-4.0-19-000-000-005.003 – looking southeast – overgrown vegetation; debris



3232 E. 32nd Street – looking east – overgrown vegetation; deterioration of parking lot



Parcel No. 04-4.0-19-000-000-005.003 – looking south – broken windows; vandalism; overgrown vegetation; open doors to vacant building



Parcel No. 04-4.0-19-000-000-005.003 – looking east – trash/debris; overgrown vegetation



Parcel No. 04-4.0-19-000-000-005.003 – looking west – trash/debris; overgrown vegetation; deterioration of parking surface



Parcel No. 04-4.0-19-000-000-005.003 – looking south – trash/debris; overgrown vegetation; open door to vacant building



Parcel No. 04-4.0-19-000-000-005.003 – looking south – trash/debris; overgrown vegetation



3232 S. Hammons Blvd – looking northeast – lack of ADA signage; ADA spaces located away from front entrance



Parcel No. 04-4.0-19-000-000-006.000 – looking south – noncompliance with ADA code (stalls, signage)



Parcel No. 04-4.0-19-000-000-005.014 – looking east – trash/debris



Parcel No. 04-4.0-19-000-000-005.000 – looking southeast – poor drainage (mining features)



Parcel No. 04-4.0-19-000-000-005.000 – looking south – vagrant activity



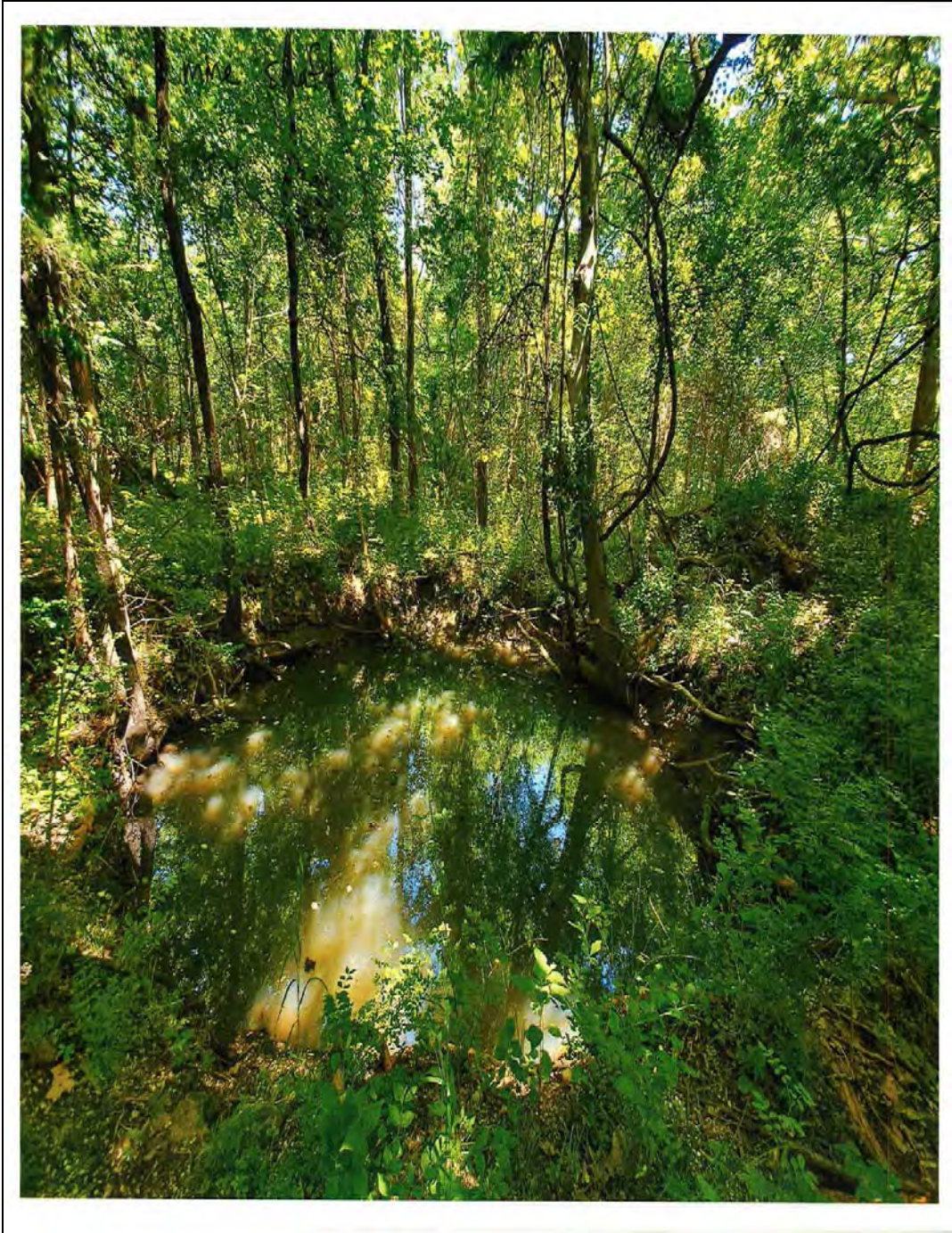
Parcel No. 04-4.0-19-000-000-005.000 – looking east – trash/debris (associated w/ vagrant activity)



Parcel No. 04-4.0-19-000-000-005.000 – looking northeast – trash/debris (associated w/ vagrant activity)



Parcel No. 04-4.0-19-000-000-005.007 – looking southwest – excessively wide driveway; no directional signage



Parcel No. 04-4.0-19-000-000-005.000 – flooded mine shaft



Parcel No. 04-4.0-19-000-000-005.000 – flooded area of subsidence near mine shaft



Parcel No. 04-4.0-19-000-000-005.000 – tailings pile

Component 4: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions of the property within the Study Area. Interior inspections were not conducted due to lack of access. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

Examples of structural deterioration within the Study Area include the deterioration of roofs, wall veneers, windows and doors, and the failure of finishes.



Parcel No. 04-4.0-19-000-000-005.003 – looking west – roof not attached completely; broken windows, doors



Parcel No. 04-4.0-19-000-000-005.007 – looking south – deterioration of roof



Parcel No. 04-4.0-19-000-000-005.007 – looking northwest – failure of finishes



Parcel No. 04-4.0-19-000-000-005.007 – looking southeast – failure of finishes



Parcel No. 04-4.0-19-000-000-005.003 – looking west – boarded windows; damaged doors



Parcel No. 04-4.0-19-000-000-005.003 – looking north – deterioration of doors; pavement



3232 E. 32nd St – looking north – deterioration of fascia; trash/debris; overgrown vegetation



Parcel No. 04-4.0-19-000-000-005.003 – looking east – deterioration of ancillary building; overgrown vegetation; trash/debris



3232 S. Hammons Blvd – looking northwest - deterioration of stucco/EIFS

In addition to structural deterioration, blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area were prevalent throughout the Study Area. The most common conditions were the deterioration of parking surfaces, driveways, walls and signage, and the deterioration or lack of trash enclosures.

Each of the nine property parcels in the Study Area satisfy the criterion for deterioration of site improvements.



Parcel No. 04-4.0-19-000-000-005.007 – looking south – deterioration of pavement



Parcel No. 04-4.0-19-000-000-005.003 – looking west – deterioration of pavement; graffiti



Parcel No. 04-4.0-19-000-000-005.003 – looking southeast – deterioration of pavement; trash/debris



Parcel No. 04-4.0-19-000-000-005.003 – looking south – deterioration of pavement



Parcel No. 04-4.0-19-000-000-005.003 – looking north – deterioration of pavement; overgrown vegetation



Parcel No. 04-4.0-19-000-000-005.003 – looking west – deterioration of pavement; trash/debris



3209 S. Range Line Road – looking northwest – deterioration of pavement



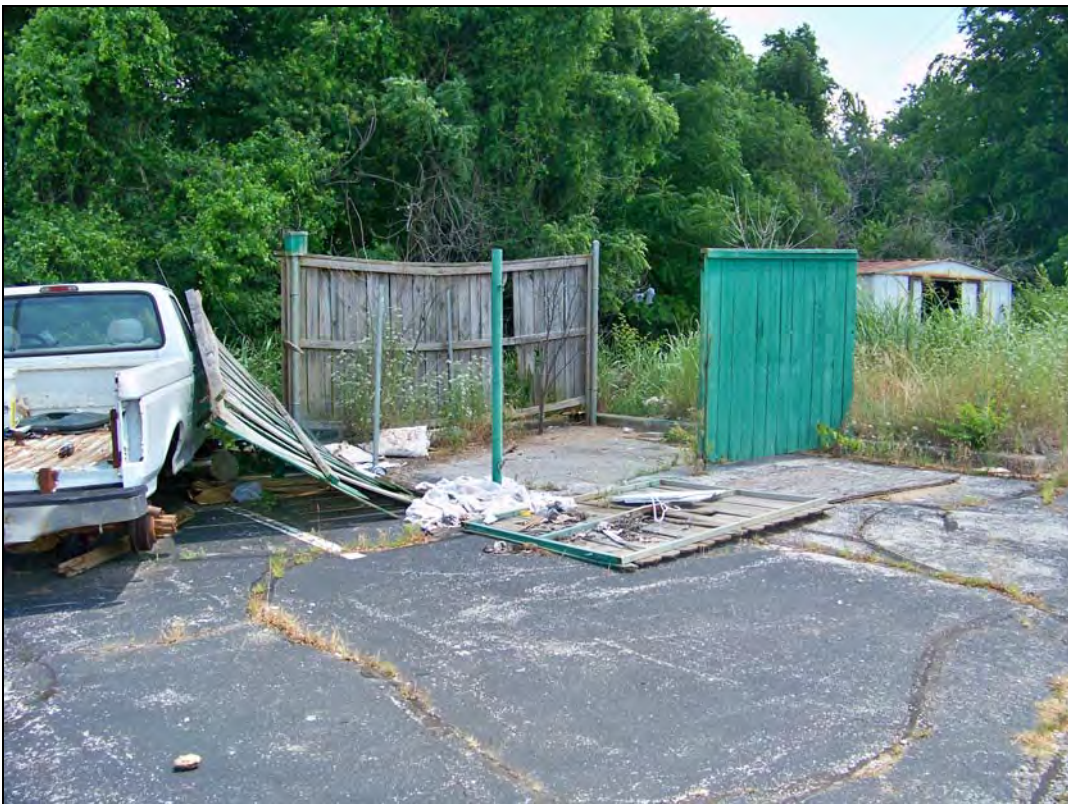
Parcel No. 04-4.0-19-000-000-006.000 – looking west – deterioration of pavement



Parcel No. 04-4.0-19-000-000-006.000 – looking northwest – deterioration of improper parking surface; unenclosed trash area; trash/debris



Parcel No. 04-4.0-19-000-000-005.007 – looking northwest – deterioration of deck; failure of finishes



Parcel No. 04-4.0-19-000-000-005.003 – looking northeast – deterioration of pavement, trash enclosure; stripped vehicle; overgrown vegetation; trash/debris



3232 S. Hammons Blvd – looking northeast - deterioration of trash enclosure



3209 S. Range Line Road – looking southeast – deterioration of pavement; unenclosed trash area



Parcel No. 04-4.0-19-000-000-006.000 – looking north – deterioration of pavement, sign



Parcel No. 04-4.0-19-000-000-006.000 – looking southwest – deterioration of pavement, wall

Component 5: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety information pertaining to the property in the Study Area was not gathered for this Blight Study as the data was not available.

An examination of crime data for the past six months, provided by Trulia.com (a combination of data from SpotCrime.com and CrimeReports.com), indicates the Study Area has crime rates equal to or lower than many of the neighborhoods in the Joplin metropolitan area, and lower than the majority of commercial properties.

There are four properties in the Study Area, however, that have recently exhibited conditions that endanger life or property by fire and other causes. In May 2020, a fire broke out as the result of what the fire department determined was a vagrant trying to burn insulation off of copper wire. Two fire fighters fell into rancid water contained in the indoor pool where the fire took place. They were okay and released soon thereafter.

The mining features located on the wooded, vacant properties east of S. Hammons Boulevard have been known to cause injury and death at other locations with the same type of features.

And the closed, vacant Joplin Hotel (former Holiday Inn) was declared a “Dangerous Building” several days after the fire noted above.

Four of the nine properties satisfy this condition, consisting of 72.5 acres, or 92.6% of the Study Area.



Joplin Hotel – Interior Swimming Pool – Site of fire May 15, 2020 (photo courtesy Joplin Fire Department)



Joplin Hotel – Fire Department call to fire, May 15, 2020 (photo courtesy Joplin Fire Department)

Summary of Blighting Factors

The following table summarizes the five blighting factors analyzed during inspections of property within the Study Area.

Summary of Blighting Factors

32nd Street Place Redevelopment Area

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	9	100%	78.4	100%
<u>Blighting Factors</u>				
Defective or inadequate street layout	8	88.9%	60.2	76.8%
Improper subdivision or obsolete platting	2	22.2%	61.3	78.2%
Insanitary or unsafe conditions	9	100.0%	78.4	100.0%
Deterioration of site improvements	9	100.0%	78.4	100.0%
Existence of conditions which endanger life or property by fire and other causes	4	44.4%	72.5	92.6%
Parcels with at least one blighting factor	9	100.0%	78.4	100.0%
Parcels with no blighting factors	0	0.0%	0	0.0%
Parcels with Predominance of Blighting Factors	8	88.9%	76.7	97.9%

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

As evidenced from the table above, more than 50% of the redevelopment area satisfies the blighting factor of 1) defective or inadequate street layout; 2) improper subdivision or obsolete platting; 3) insanitary or unsafe conditions; 4) deterioration of site improvements; and 5) existence of conditions which endanger life or property by fire and other causes. In addition, the percentage of the study area that has at least one blighting factor is 100.0%. The percentage of the Study Area that exhibits a predominance of blighting factors is 97.9%.

Component 7: Economic Liability

The following are generally considered economic characteristics of blighted areas:

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

The Missouri Supreme Court has determined that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.” Previously it was shown that the present condition of the Study Area of about 78 acres generated \$99,618.43 in real estate taxes in 2019. Five years ago, in 2013 the taxable assessed value was \$3,438,512 and since that time the assessed value has declined 42.14% to \$1,989,599.

One of the two property parcels of which a portion is included in the Study Area, located primarily between Hammons Boulevard and the Kansas City Southern Railroad, is tax exempt and hence does not generate any real property tax revenue. The amount of property that is tax exempt comprises more than 23% of the Study Area and is not economically utilized.

As noted above, the economic success of the Study Area has been hindered by several dominating factors, including the presence of insanitary and unsafe conditions, including the presence of mine features and vagrants and debris; defective or inadequate street layout, including poor pedestrian access and interior circulation; the deterioration of site improvements, including one building that has been declared a “Dangerous Building” by the City and several vacant structures within and in the vicinity of the Study Area; and odd-shaped property parcels that require land assembly to provide acceptable commercial building sites in the modern marketplace. Declining assessed values and low taxes, plus the almost non-existent development activity within the Study Area in the city’s “Hotel District” for decades, and the lack of investment in immediately surrounding properties, indicates the Study Area is blighted. Doing nothing will not attract private investment and development that will maximize the benefit to the City and other taxing jurisdictions, and property valuations and consequently tax revenues within the Study Area will continue to decline.

Elimination of the blighting factors and improvements made within the Study Area would result in new employment opportunities in the area and increased property taxes. The potential increase in activity would also generate new sales, personal property, employment, and utility taxes.

Economic underutilization – evidenced by a lack of economic activity over the past twenty years in which one restaurant was newly built and has now been vacant for six years, and the renovation of the Joplin Hotel was stopped before completion in 2017 and has since been vacant; unsafe and deteriorating conditions; and low and declining assessed values and tax revenues – in a high-traffic and highly desirable location in Joplin, Missouri’s “Hotel District” indicates the Study Area is blighted.

Conclusion

Most of the components of the Chapter 99 definitions were present in the proposed 32nd Street Place Redevelopment Area. Although some elements of the Study Area are in adequate or sound condition, insanitary or unsafe conditions in particular, in combination with defective or inadequate street layout, deterioration of site improvements, and the existence of conditions that endanger life or property, exist throughout the Study Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) the presence of unsafe or insanitary conditions, including dangerous mine features and active vagrant activity; 2) defective or inadequate street layout, including poor internal circulation within a few of the parking lots and an almost complete lack of pedestrian circulation throughout the Study Area; 3) deterioration of site improvements, including the deterioration of parking surfaces, driveways, and fences, and one structure (the former Joplin Hotel) that has been declared a “Dangerous Building” by the City; 4) oddly shaped parcels that prevent development acceptable within the marketplace; and 5) declining and low assessed values and real property taxes. Despite the attractiveness to investors of S. Range Line Road, located immediately west of the Study Area, and the Study Area’s inclusion in the city’s “Hotel District”, the Study Area has remained largely undeveloped for decades. Negative externalities such as odors also play a part, and the lack of investment in the nearby Joplin Convention and Trade Center and ultimate closure in February 2018 indicate the Study Area and immediate surrounding environs is blighted.

Therefore, the consultant has determined the proposed 32nd Street Place Redevelopment Area of Joplin, Missouri, as of June 24, 2020, is a “blighted area” according to the definition provided in Missouri’s Real Property Tax Increment Allocation Redevelopment Act statutes (RSMo 99.800 et seq.) and constitutes an economic liability in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

No.	Site Address	Parcel ID No.	Owner	Abbreviated Parcel Description
1	NOT ASSIGNED	04-4.0-19-000-000-005.000	JHQ LAND HOLDINGS, LLC	W1/2 NE1/4 S & W OF RR & N & E OF HWY & SW1/4 N OF HWY EX BEG 150' W NE COR NW1/4 NW1/4 S 258' E 516' N 258' W TO POB & EX BEG NW SEC COR E 485' S 320' W 150' S 329' E 190' S 401' W 200' S 264' E 335' N 176.18' E 775' S 545' E 138.71' S 12* W 490.12'
2	NOT ASSIGNED	04-4.0-19-000-000-005.003	OM CAPITAL JOPLIN, LLC	BEG SW COR SE1/4NW1/4 W 77' N 8* E 350.70' E 19' CURVE LEFT 184.27' S 47* E 77' S 7* W 110' S 82* E 200' N 82* E 430.19' S 1* E 426.22' CURVE RIGHT 743.45' NW TO POB
3	3232 HAMMONS BLVD	04-4.0-19-000-000-005.006	ARAPAHO, LLC	BEG 77' W N 6* E 350.70' 19' E N 50' ALG CURVE 138.29' CURVE 142.42' N 40* E 29.26' N 11* E 555.58' CURVE 886.65' N 53* W 30.39' CURVE 212.55' FROM SW COR SWE1/4 SW1/4 N 31* W 221.27' ALG CURVE 223.12' N 65* E 274' S 31* E 221.27' ALG CURVE 221.91' T
4	NOT ASSIGNED	04-4.0-19-000-000-005.007	N & J REAL PROPERTIES	BEG NW COR NW1/4 S 1980' E 660.78' N 836.18' E 775' S 545' E 138.71' SW 350.14' TO POB SW ALG CURVE 445' W 210.02' N 33' N 86* W 11.46' N 5* W 88.46' N 89.05' E 401.16' TO POB
5	NOT ASSIGNED	04-4.0-19-000-000-005.014	BRIDGE MINISTRIES, INC.	BEG N1/4 COR S 40' W 437.38' S 50* E 658.51' TO POB S 50* E 1565.53' S 141' S 67* W 837.80' S 5* W 169.92' 1054.55' ALG CURVE TO RIGHT N 823.93' W 143.40' CURVE LEFT 1317.41' E 1269.44' TO POB
6	NOT ASSIGNED	04-4.0-19-000-000-006.000	CLIFTON D. FARRIN TRUST	PT NE1/4 NW1/4 BEG 40' S & 206' E NW COR E 160' S 218' W 160' N TO POB
7	3308 E. 32ND STREET	04-4.0-19-000-000-007.000	SNG SERVICE, LLC	BEG 40' S NW COR NE1/4 NW1/4 E 206' S 218' W 206' N 218' TO POB & BEG 40'S OF NW1/4 NE1/4 ETC
8	3232 E. 32ND STREET	04-4.0-19-000-000-008.000	VERNON R. & LUCY JEWELL HANSEN TRUST	PT NW1/4 NW1/4 BEG NW COR S 258' W 150' N 258' E 150' TO POB E X BEG 40' S NE COR ETC
9	3209 RANGELINE	04-4.0-19-000-000-011.000	SOUTHWEST DEVELOPMENT PROPERTIES, LLC & SOONER ONE, LLC	PT NW1/4 NW1/4 NW1/4 BEG 230' S & 60' E NW COR N 47* E 35.36' S 88* E 116.68' S 45* E 45.96' S 88* E 94.4' S 119' W TO E R/W RANGELINE N 199' TO POB

No.	Site Address	Parcel ID No.	Owner	Abbreviated Parcel Description
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NOTE

A portion of Parcel No. 1 (04-4.0-19-000-000-005.000), consisting of approximately 43.06 acres of the total 63.38 acres, is included in the proposed 32nd Street Place Redevelopment Area. The legal description is for all of Parcel No. 1 and not just that portion included in the Redevelopment Area.

A portion of Parcel No. 5 (04-4.0-19-000-000-005.014), consisting of approximately 18.19 acres of the total 57.40 acres, is included in the proposed 32nd Street Place Redevelopment Area. The legal description is for all of Parcel No. 5 and not just that portion included in the Redevelopment Area.

Appendix B

Property Valuation & Taxes

32nd Street Place Redevelopment Area
Blight Study

Appendix B
Property Valuation and Taxes

No.	Parcel ID Number	2015	2016	2017	2018	2019	Taxes		NOTES
							2019	Delinquent	
1	04-4.0-19-000-000-005.000	43,902	43,902	44,093	44,093	44,439	2,193.17	0.00	1
2	04-4.0-19-000-000-005.003	2,642,270	2,642,270	1,255,330	1,255,330	1,255,650	62,890.49	125,887.98	2
3	04-4.0-19-000-000-005.006	232,000	232,000	225,150	226,750	249,540	12,498.45	0.00	
4	04-4.0-19-000-000-005.007	278,150	296,450	200,320	200,320	206,530	10,344.25	0.00	
5	04-4.0-19-000-000-005.014	0	0	0	0	0	0.00	0.00	3
6	04-4.0-19-000-000-006.000	73,690	73,690	73,980	73,720	74,180	3,715.37	0.00	
7	04-4.0-19-000-000-007.000	71,260	71,260	69,980	69,980	81,690	4,091.53	0.00	
8	04-4.0-19-000-000-008.000	42,940	45,020	45,320	45,320	45,760	2,291.94	0.00	
9	04-4.0-19-000-000-011.000	54,300	54,300	31,330	31,320	31,810	1,593.23	0.00	
Total		3,438,512	3,458,892	1,945,503	1,946,833	1,989,599	99,618.43	125,887.98	
Annual Change %			0.59%	-43.75%	0.07%	2.20%			
Cumulative Change %			0.59%	-43.42%	-43.38%	-42.14%			

NOTES:

- 1 The assessed values and taxes are not for the tax parcel in whole, but only for that portion of the parcel contained within the proposed 32nd Street Place Redevelopment Area. All values have been prorated based upon area. The parcel contains a total of 63.38 acres. The portion of the parcel included within the proposed 32nd Street Place Redevelopment Area is 43.06 acres, or 67.94% of the total area of the parcel.
- 2 The amount of delinquent taxes stated does not include fees and interest. When included, the total amount of delinquent taxes with interest and fees is \$168,811.03 as of July 2020.
- 3 The assessed values and taxes are not for the tax parcel in whole, but only for that portion of the parcel contained within the proposed 32nd Street Place Redevelopment Area. All values have been prorated based upon area. The parcel contains a total of 57.40 acres. The portion of the parcel included within the proposed 32nd Street Place Redevelopment Area is 18.19 acres. The tax parcel is tax exempt and consequently assessed at \$0.

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Defective or inadequate street layout	Improper subdivision or obsolete platting	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Predominance of Blighting Factors Present
1	NOT ASSIGNED	04-4.0-19-000-000-005.000	■	■	■	■	■	5	43.06	■
2	NOT ASSIGNED	04-4.0-19-000-000-005.003	■		■	■	■	4	9.58	■
3	3232 HAMMONS BLVD	04-4.0-19-000-000-005.006	■		■	■		3	1.63	
4	NOT ASSIGNED	04-4.0-19-000-000-005.007	■		■	■	■	4	1.71	■
5	NOT ASSIGNED	04-4.0-19-000-000-005.014		■	■	■	■	4	18.19	■
6	NOT ASSIGNED	04-4.0-19-000-000-006.000	■		■	■		3	0.80	■
7	3308 E. 32ND STREET	04-4.0-19-000-000-007.000	■		■	■		3	1.71	■
8	3232 E. 32ND STREET	04-4.0-19-000-000-008.000	■		■	■		3	0.78	■
9	3209 RANGELINE	04-4.0-19-000-000-011.000	■		■	■		3	0.89	■
TOTALS			8	2	9	9	4	32	78.35	8
			60.2	61.3	78.4	78.4	72.5			76.7
			76.8%	78.2%	100.0%	100.0%	92.6%			97.9%

Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Patrick Sterrett has made a personal inspection of the property that is the subject of this report March 18, 2019, and June 18 and June 24, 2020.
7. This study is not based on a requested result or a specific conclusion.
8. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

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

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.
2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.
3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.
4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.
5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Patrick Sterrett is a certified urban planner and has more than twenty years of experience forging partnerships, managing complex real estate development projects, and creating exciting, sustainable urban plans and designs. Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country, including the Crossroads Arts District, the Midtown Marketplace (Linwood & Main – Costco and Home Depot), the Power & Light District (Centertainment), the Kansas City Riverfront, the Columbus Park Neighborhood Mixed-Use Village, and the Centerpoint Intermodal Center – KC (former Richards–Gebaur Airport). During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies (all political subdivisions of Missouri) including the Land Clearance for Redevelopment Authority, the Tax Increment Financing Commission, and the Port Authority, and also served as Executive Director of the Port Authority of Kansas City. Mr. Sterrett’s work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas.

As Principal of Sterrett Urban LLC, Mr. Sterrett recently developed a financing plan utilizing New Markets Tax Credits, Historic Preservation Tax Credits, tax abatement, City and philanthropic grants to restore the former Linwood Presbytery Church as an \$11 million, 40,000 square foot non-profit healthcare and office campus. Mr. Sterrett also served as financial administrator during construction and managed the satisfaction of all compliance requirements of the government, lenders and investors.

Mr. Sterrett’s professional experience includes the development of dozens of feasibility plans, blight studies, and redevelopment plans, and securing more than \$30 million in federal, state, local, and philanthropic funds for public improvements in distressed areas. Most recently Mr. Sterrett has been preparing a redevelopment plan, blight study, and rezoning for the former Bannister Federal Complex in south Kansas City, and a redevelopment plan and development prospectus for the Truman Road Corridor, an inner-city industrial district.

In addition, Mr. Sterrett is currently in the process of continuing his long relationship with the Plaza East Community Improvement District. Mr. Sterrett handled the creation of the district and has provided administrative and management services to the District since 2012.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Professional Experience

Sterrett Urban LLC

2006 -

SELECT EXPERIENCE

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study

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

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)

Frontage at Executive Park (PIEA), Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

22nd/23rd Street Connector (PIEA), Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

2nd Amended Ellison/Knickerbocker (PIEA), Kansas City, MO

*Blight Study

Second & Delaware Development Plan (Chapter 353), Kansas City, MO

*Blight Study

Commerce Tower Redevelopment Area (LCRA), Kansas City, MO

*Blight Study

Key Coalition Neighborhood Urban Renewal Area (LCRA), Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Victory Court (PIEA), Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

I-35 & W. 13th Street (PIEA), Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

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

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

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

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

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

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

Blight Study
Liberty Commons (TIF), Liberty, MO

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

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

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

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

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

Truman–Hardesty (TIF), Kansas City, MO

Blight Study

Oak Barry Community Improvement District, MD Management, Kansas City, MO

General Development Plan & Blight Study

Metro North Mall (PIEA), Kansas City, MO

Blight Study

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

General Development Plan & Blight Study

155th & Kensington (PIEA), Kansas City, MO

Blight Study

Hospital Hill III Urban Renewal Area, Kansas City, MO

Blight Study Update

Columbus Park Urban Renewal Area (LCRA), Kansas City, MO

General Development Plan & Blight Study

Troost–Rockhill (PIEA), Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, Kansas City, MO

General Development Plan & Blight Study

Valentine–Broadway (PIEA), Kansas City, MO

General Development Plan & Blight Study

Westport–Main (PIEA), Kansas City, MO

Blight Study

Indiana Corridor Urban Renewal Area (LCRA), Kansas City, MO

Blight Study

Troost/Paseo Urban Renewal Area (LCRA), Kansas City, MO

General Development Plan & Blight Study

Blue Valley (PIEA), Kansas City, MO

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

Martin City Corridor Urban Renewal Area (LCRA), Kansas City, MO

Blight Study

Longfellow–Dutch Hill Urban Renewal Area (LCRA), Kansas City, MO

General Development Plan & Blight Study

Stuart Hall/HD Lee (PIEA), Kansas City, MO

Blight Study & Urban Renewal Plan

Columbus Park Urban Renewal Area (LCRA), Kansas City, MO

Economic Development Corporation of Kansas City, Missouri

1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri

Planner / Senior Planner

Author of the following plans and studies:

Tax Increment Financing Plans / Blight or Conservation Study

Riverfront TIF Plan / Blight Study

74th & Wornall TIF Plan / Blight Study (plan not approved)

19th Terrace TIF Plan / Conservation Study

22nd & Main St. TIF Plan / Conservation Study

47th & Roanoke TIF Plan

Prospect North TIF Plan

Jazz District TIF Plan

Pershing Road TIF Plan

Urban Renewal Plans / Blight

Eastwood Trafficway / Blight Study

South 31st Street / Blight Study

Longfellow–Dutch Hill

Education

Master of Urban Planning, University of Kansas

Concentration: Housing & Community Development

Bachelor of Architecture, University of Kansas

EXHIBIT 8
APPLICANT'S AFFIDAVIT

See Following Pages


DEVELOPER AFFIDAVIT

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

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

1. I am over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of Woodsonia Joplin, LLC, a Nebraska Limited Liability Company.
2. I am the Managing Member of Woodsonia Joplin, LLC, the proposed developer for the 32nd Street Place Tax Increment Financing Plan (the "TIF Plan"), as designated in the TIF Plan.
3. The Redevelopment Area on the whole is "Blight Area" as that term is defined in the Real Property Tax Increment Allocation Development Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri. The proposed development in the Redevelopment Area will not be used solely for the development of commercial business that will unfairly compete in the local economy, and such development is in the public interest because it will increase employment in and enhance the tax base of the City. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise.
4. The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of tax increment financing.
5. Woodsonia Joplin, LLC, will not and could not be reasonably expected to develop the Redevelopment Area without the adoption of the proposed TIF Plan.

Woodsonia Joplin, LLC



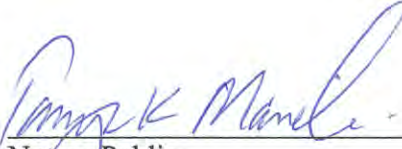
Drew Snyder, Member

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 25 day of September, 2020.

State of Nebraska - General Notary
TANYA K MAINELLI
My Commission Expires
March 21, 2023

My Commission Expires:

March 21, 2023



Notary Public
Tanya K Mainelli

Printed Name

EXHIBIT 9

ESTIMATED REDEVELOPMENT SCHEDULE

ESTIMATED OPENING DATES

Project 1	2023-2026
Project 2	2023-2026
Project 3	2025-2026
Project 4	2027-2029
Project 5	2026-2030

EXHIBIT 10

**32ND STREET PLACE TAX INCREMENT FINANCING
BUSINESS RELOCATION ASSISTANCE PLAN**

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

1. **Definitions.** The following terms shall have the meanings set forth below for purposes of this Business Relocation Assistance Plan. Capitalized terms not otherwise defined shall have the meaning set forth in the 32nd Street Place Tax Increment Redevelopment Financing Plan.

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

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

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

1.4 **Handicapped Displaced Person:** Any Displaced Person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a

greater burden than other Persons would encounter or to the extent that modifications to the replacement residence would be necessary.

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

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

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

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

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

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

4. Referrals. The Developer shall provide each Displaced Person operating a Business in the Redevelopment Area with written notice of a minimum of three (3) suitable referral sites for

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

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

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

6.1 **Displaced Businesses.** Each Eligible Displaced Person operating a Business located in the Redevelopment Area shall be provided with, at the option of such Eligible Displaced Person, either: (a) a \$1,500 fixed payment; or (b) actual costs of moving, including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery. Each such Eligible Displaced Person must elect one of the foregoing payment options and give notice of such election to the Developer not less than thirty (30) days prior to the date such Displaced Person is required to vacate its premises.

7. **Special Needs.** Any Displaced Person who believes that such Displaced Person has any special needs as the result of such Displaced Person's income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities may

advise the Developer of such needs and such needs shall be given specific consideration with respect to the relocation benefits offered to such Displaced Person. To notify the Developer of such special needs, the Displaced Person having such needs must deliver written notice to the Developer in care of Rouse Frets White Goss Gentile Rhodes, P.C. at 4510 Belleview, Suite 300, Kansas City, Missouri 64111, Attention: William B. Moore, Esq. Such notice shall identify the special needs and the basis of the special need. The Developer reserves the right to require from any Displaced Person claiming special needs, reasonable evidence of the alleged facts upon which a claim for special needs is based (by way of example, copies of income tax returns if income is an issue).

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

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

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

entitlement to Business Relocation Payments under this Business Relocation Assistance Plan, and shall be filed with the Developer.

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

- (a) The name and addresses of all Displaced Persons;
- (b) Specific relocation payments to be made to each Displaced Person; and
- (c) A sample form of all notices provided to each Displaced Person.

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

EXHIBIT 11
COST-BENEFIT ANALYSIS

See Following Pages

Exhibit 11
32nd Street Place Tax Increment Financing Redevelopment Plan
Cost-Benefit Analysis (Summary of Tax Revenue Benefits (Gross) to Taxing Districts With and Without Project)

	GROSS REVENUE WITH PROJECT	GROSS REVENUE NO PROJECT	GROSS REVENUE OF PROJECT		GROSS REVENUE WITH PROJECT	GROSS REVENUE NO PROJECT	GROSS REVENUE OF PROJECT
REAL PROPERTY TAX REVENUE				TOTAL TAX REVENUE			
CITY	306,464	107,430	199,034	CITY	40,752,694	576,180	40,176,515
COUNTY	0	0	0	COUNTY	21,032,040	243,750	20,788,290
SCHOOL DISTRICT	6,303,913	2,209,808	4,094,105	PROPOSED CID	40,992,950	0	40,992,950
HEALTH	83,736	29,353	54,383	SCHOOL DISTRICT	6,643,510	2,254,123	4,389,387
HANDICAP WORKSHOP	276,862	29,413	247,449	HEALTH	83,736	29,353	54,383
COUNTY FAIR	16,713	5,978	10,735	HANDICAP WORKSHOP	276,862	29,413	247,449
JOPLIN SPECIAL ROAD DISTRICT	387,130	135,707	251,423	COUNTY FAIR	16,713	5,978	10,735
AMBULANCE	528,402	224,544	303,858	JOPLIN SPECIAL ROAD DISTRICT	387,130	135,707	251,423
LIBRARY	166,619	59,783	106,837	AMBULANCE	528,402	224,544	303,858
MENTAL HEALTH	139,674	48,962	90,712	LIBRARY	166,619	59,783	106,837
BLIND PENSION	168,818	17,935	150,884	MENTAL HEALTH	139,674	48,962	90,712
REPLACEMENT - School District Portion	339,598	44,315	295,282	BLIND PENSION	168,818	17,935	150,884
REPLACEMENT - All other districts	1,455,315	189,909	1,265,406	REPLACEMENT - All other districts	1,455,315	189,909	1,265,406
				STATE	85,545,139	633,750	84,911,389
SALES TAX REVENUE							
CITY	40,446,230	468,750	39,977,480				
COUNTY	21,032,040	243,750	20,788,290				
PROPOSED CID	40,992,950	0	40,992,950				
STATE GENERAL	60,742,111	450,000	60,292,111				
STATE EDUCATION	20,247,370	150,000	20,097,370				
STATE OTHER	4,555,658	33,750	4,521,908				
TOTAL REVENUE				TOTALS			
ALL TAXING DISTRICTS	198,189,604	4,449,387	193,740,217	ALL TAXING DISTRICTS	198,189,604	4,449,387	193,740,217

NOTES

1. BENEFITS SHOWN ABOVE DO NOT INCLUDE PILOTS OR EATS DIRECTED TO THE PROJECT. TAXES SHOWN ABOVE INCLUDE ONLY THE REAL PROPERTY TAXES AND SALES TAXES.

**32nd Street Place Tax Increment Financing Redevelopment Plan
Cost-Benefit Analysis (Summary of Tax Revenue Benefits (Gross) to Taxing Districts Without Project)**

REAL PROPERTY TAX REVENUE															
TIF YEAR	REAL PROPERTY ASSESSED VALUE	COUNTY 0.0000%	CITY 0.1797%	SCHOOL 3.6964%	HEALTH 0.0491%	HANDICAP 0.0492%	CNTY FAIR 0.0100%	JPN RD DIST 0.2270%	AMBLNCE 0.3756%	LIBRARY 0.1000%	MNTL HEALTH 0.0819%	BLIND 0.0300%	REPLAC - SD 0.0757%	REPLAC - Other 0.3243%	SUBTOTAL 5.1989%
1	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
2	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
3	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
4	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
5	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
6	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
7	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
8	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
9	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
10	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
11	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
12	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
13	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
14	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
15	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
16	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
17	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
18	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
19	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
20	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
21	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
22	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
23	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
24	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
25	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
26	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
27	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
28	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
29	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
30	1,992,757	0	3,581	73,660	978	980	199	4,524	7,485	1,993	1,632	598	1,477	6,330	103,438
TOTAL (GROSS)		0	107,430	2,209,808	29,353	29,413	5,978	135,707	224,544	59,783	48,962	17,935	44,315	189,909	3,103,137
TOTAL (NPV)		0	55,049	1,132,339	15,041	15,072	3,063	69,538	115,060	30,634	25,089	9,190	22,708	97,312	1,590,094

**32nd Street Place Tax Increment Financing Redevelopment Plan
 Cost-Benefit Analysis (Summary of Tax Revenue Benefits (Gross) to Taxing Districts Without Project)**

		SALES TAX REVENUE					TOTAL
TIF YEAR	ANNUAL SALES	CITY 3.125%	COUNTY 1.625%	STATE GENERAL 3.000%	STATE EDUCATION 1.000%	STATE OTHER 0.225%	
1	500,000	15,625	8,125	15,000	5,000	1,125	148,313
2	500,000	15,625	8,125	15,000	5,000	1,125	148,313
3	500,000	15,625	8,125	15,000	5,000	1,125	148,313
4	500,000	15,625	8,125	15,000	5,000	1,125	148,313
5	500,000	15,625	8,125	15,000	5,000	1,125	148,313
6	500,000	15,625	8,125	15,000	5,000	1,125	148,313
7	500,000	15,625	8,125	15,000	5,000	1,125	148,313
8	500,000	15,625	8,125	15,000	5,000	1,125	148,313
9	500,000	15,625	8,125	15,000	5,000	1,125	148,313
10	500,000	15,625	8,125	15,000	5,000	1,125	148,313
11	500,000	15,625	8,125	15,000	5,000	1,125	148,313
12	500,000	15,625	8,125	15,000	5,000	1,125	148,313
13	500,000	15,625	8,125	15,000	5,000	1,125	148,313
14	500,000	15,625	8,125	15,000	5,000	1,125	148,313
15	500,000	15,625	8,125	15,000	5,000	1,125	148,313
16	500,000	15,625	8,125	15,000	5,000	1,125	148,313
17	500,000	15,625	8,125	15,000	5,000	1,125	148,313
18	500,000	15,625	8,125	15,000	5,000	1,125	148,313
19	500,000	15,625	8,125	15,000	5,000	1,125	148,313
20	500,000	15,625	8,125	15,000	5,000	1,125	148,313
21	500,000	15,625	8,125	15,000	5,000	1,125	148,313
22	500,000	15,625	8,125	15,000	5,000	1,125	148,313
23	500,000	15,625	8,125	15,000	5,000	1,125	148,313
24	500,000	15,625	8,125	15,000	5,000	1,125	148,313
25	500,000	15,625	8,125	15,000	5,000	1,125	148,313
26	500,000	15,625	8,125	15,000	5,000	1,125	148,313
27	500,000	15,625	8,125	15,000	5,000	1,125	148,313
28	500,000	15,625	8,125	15,000	5,000	1,125	148,313
29	500,000	15,625	8,125	15,000	5,000	1,125	148,313
30	500,000	15,625	8,125	15,000	5,000	1,125	148,313
TOTAL (GROSS)		468,750	243,750	450,000	150,000	33,750	4,449,387
TOTAL (NPV)		240,195	124,901	230,587	76,862	17,294	2,279,933

**32nd Street Place Tax Increment Financing Redevelopment Plan
Cost-Benefit Analysis (Summary of Tax Revenue Benefits (Gross) to Taxing Districts With Project)**

REAL PROPERTY TAX REVENUES																		
TIF YEAR	REAL PROPERTY INITIAL ASSESSED VALUE	REAL PROPERTY EQUALIZED ASSESSED VALUE	TIF TERMINATION	0% SURPLUS PILOTS TO TAXING DISTRICTS	COUNTY 0.0000%	CITY 0.1797%	SCHOOL 3.6964%	HEALTH 0.0491%	HANDICAP 0.0492%	CNTY FAIR 0.0098%	JPN RD DIST 0.2270%	AMBLNCE 0.1878%	LIBRARY 0.0977%	MNTL HEALTH 0.0819%	BLIND 0.0300%	REPLAC - SD 0.0757%	REPLAC - Other 0.3243%	SUBTOTAL 5.0086%
1	1,992,757	1,992,757		0	0	3,581	73,660	978	980	195	4,524	1,871	1,947	1,632	598	1,508	6,463	97,938
2	1,992,757	2,207,448		0	0	3,581	73,660	978	1,086	195	4,524	2,073	1,947	1,632	662	1,671	7,159	99,168
3	1,992,757	4,544,182		0	0	3,581	73,660	978	2,236	195	4,524	4,267	1,947	1,632	1,363	3,439	14,738	112,560
4	1,992,757	10,085,430		0	0	3,581	73,660	978	4,962	195	4,524	9,470	1,947	1,632	3,026	7,633	32,709	144,317
5	1,992,757	13,349,296		0	0	3,581	73,660	978	6,568	195	4,524	12,535	1,947	1,632	4,005	8,377	35,900	153,902
6	1,992,757	13,900,507		0	0	3,581	73,660	978	6,839	195	4,524	13,053	1,947	1,632	4,170	8,794	37,688	157,061
7	1,992,757	19,357,051		0	0	3,581	73,660	978	9,524	195	4,524	18,176	1,947	1,632	5,807	11,198	47,990	179,213
8	1,992,757	19,949,223		0	0	3,581	73,660	978	9,815	195	4,524	18,732	1,947	1,632	5,985	11,647	49,910	182,607
9	1,992,757	20,134,606		0	0	3,581	73,660	978	9,906	195	4,524	18,906	1,947	1,632	6,040	11,787	50,512	183,669
10	1,992,757	20,248,462		0	0	3,581	73,660	978	9,962	195	4,524	19,013	1,947	1,632	6,075	11,873	50,881	184,321
11	1,992,757	20,436,625		0	0	3,581	73,660	978	10,055	195	4,524	19,190	1,947	1,632	6,131	12,015	51,491	185,400
12	1,992,757	20,552,188		0	0	3,581	73,660	978	10,112	195	4,524	19,299	1,947	1,632	6,166	12,103	51,866	186,062
13	1,992,757	20,743,175		0	0	3,581	73,660	978	10,206	195	4,524	19,478	1,947	1,632	6,223	12,247	52,485	187,157
14	1,992,757	20,860,471		0	0	3,581	73,660	978	10,263	195	4,524	19,588	1,947	1,632	6,258	12,336	52,866	187,829
15	1,992,757	21,054,322		0	0	3,581	73,660	978	10,359	195	4,524	19,770	1,947	1,632	6,316	12,483	53,494	188,940
16	1,992,757	21,173,378		0	0	3,581	73,660	978	10,417	195	4,524	19,882	1,947	1,632	6,352	12,573	53,881	189,622
17	1,992,757	21,370,137		0	0	3,581	73,660	978	10,514	195	4,524	20,067	1,947	1,632	6,411	12,722	54,519	190,750
18	1,992,757	21,490,979		0	0	3,581	73,660	978	10,574	195	4,524	20,180	1,947	1,632	6,447	12,813	54,911	191,442
19	1,992,757	21,690,689		0	0	3,581	73,660	978	10,672	195	4,524	20,368	1,947	1,632	6,507	12,965	55,558	192,587
20	1,992,757	21,813,344		0	0	3,581	73,660	978	10,732	195	4,524	20,483	1,947	1,632	6,544	13,057	55,956	193,290
21	1,992,757	22,016,050		0	0	3,581	73,660	978	10,832	195	4,524	20,673	1,947	1,632	6,605	13,211	56,613	194,452
22	1,992,757	22,140,544		0	0	3,581	73,660	978	10,893	195	4,524	20,790	1,947	1,632	6,642	13,305	57,017	195,165
23	1,992,757	22,346,290		0	0	3,581	73,660	978	10,994	195	4,524	20,983	1,947	1,632	6,704	13,461	57,684	196,344
24	1,992,757	15,868,694	6,603,958	0	0	15,448	317,769	4,221	11,057	842	19,515	21,102	8,399	7,041	6,742	13,556	58,094	483,786
25	1,992,757	11,865,082	10,782,916	0	0	22,958	472,240	6,273	11,143	1,252	29,001	21,266	12,482	10,463	6,794	13,689	58,663	666,224
26	1,992,757	11,865,082	10,782,916	0	0	22,958	472,240	6,273	11,143	1,252	29,001	21,266	12,482	10,463	6,794	13,689	58,663	666,224
27	1,992,757	4,456,477	18,419,124	0	0	36,680	754,505	10,022	11,255	2,000	46,335	21,480	19,942	16,717	6,863	13,861	59,401	999,062
28	1,992,757	4,456,477	18,419,124	0	0	36,680	754,505	10,022	11,255	2,000	46,335	21,480	19,942	16,717	6,863	13,861	59,401	999,062
29	1,992,757	0	22,875,601	0	0	44,688	919,234	12,210	11,255	2,437	56,451	21,480	24,296	20,367	6,863	13,861	59,401	1,192,545
30	1,992,757	0	22,875,601	0	0	44,688	919,234	12,210	11,255	2,437	56,451	21,480	24,296	20,367	6,863	13,861	59,401	1,192,545
TOTAL (GROSS)				0	0	306,464	6,303,913	83,736	276,862	16,713	387,130	528,402	166,619	139,674	168,818	339,598	1,455,315	10,173,245
TOTAL (NPV)				0	0	106,707	2,194,946	29,156	125,472	5,819	134,794	239,468	58,015	48,633	76,507	154,829	663,506	3,837,852

**32nd Street Place Tax Increment Financing Redevelopment Plan
Cost-Benefit Analysis (Summary of Tax Revenue Benefits (Gross) to Taxing Districts With Project)**

SALES TAX REVENUES										TOTAL							
TIF YEAR	BASELINE YEAR SALES	PROJECT 1 HOME IMPROV (NO CID)	PROJECT 1 ANNUAL RETAIL	PROJECT 2 ANNUAL RETAIL	PROJECT 3 ANNUAL RETAIL	PROJECT 4 ANNUAL RETAIL	PROJECT 5 ANNUAL RETAIL	ANNUAL SALES INCREMENT	TIF TERMINATION	CITY 3.125%	COUNTY 1.625%	CID* 1.000%	STATE GENERAL 3.000%	STATE EDUCATION 1.000%	STATE OTHER 0.225%	SUBTOTAL 9.975%	TOTAL
1	500,000	\$ -	\$ 507,500	\$ -	\$ -	\$ -	\$ -	7,500	\$ -	114	59	1,017,740	218	73	16	1,018,220	1,116,158
2	500,000	-	1,265,113	1,319,500	-	1,252,680	-	3,337,293	-	50,591	26,307	1,041,545	97,135	32,378	7,285	1,255,242	1,354,410
3	500,000	22,503,150	2,034,089	4,659,480	-	5,029,510	-	33,726,229	-	511,269	265,860	1,085,437	981,636	327,212	73,623	3,245,035	3,357,596
4	500,000	45,006,300	2,402,148	5,659,960	-	5,130,100	-	57,698,508	-	874,673	454,830	1,121,585	1,679,373	559,791	125,953	4,816,205	4,960,522
5	500,000	45,681,395	2,438,180	5,744,859	-	5,181,401	-	58,545,835	-	887,518	461,510	1,144,436	1,704,035	568,012	127,803	4,893,313	5,047,216
6	500,000	46,366,615	2,474,753	5,831,032	-	5,233,215	3,250,000	62,655,616	-	949,820	493,906	1,161,477	1,823,654	607,885	136,774	5,173,517	5,330,578
7	500,000	47,062,115	2,511,874	5,918,498	-	5,619,876	3,298,750	63,911,113	-	968,853	503,803	1,196,160	1,860,197	620,066	139,515	5,288,593	5,467,806
8	500,000	47,768,046	2,549,552	6,007,275	-	6,994,876	3,348,231	66,167,981	-	1,003,065	521,594	1,220,363	1,925,885	641,962	144,441	5,457,311	5,639,918
9	500,000	48,484,567	2,587,795	6,097,384	-	7,099,799	3,398,455	67,168,001	-	1,018,225	529,477	1,238,669	1,954,992	651,664	146,624	5,539,651	5,723,320
10	500,000	49,211,836	2,626,612	6,188,845	-	7,206,296	3,449,432	68,183,021	-	1,033,612	537,478	1,257,249	1,984,535	661,512	148,840	5,623,226	5,807,547
11	500,000	49,950,013	2,666,011	6,281,678	-	7,314,391	3,501,173	69,213,266	-	1,049,230	545,600	1,276,108	2,014,521	671,507	151,089	5,708,055	5,893,454
12	500,000	50,699,263	2,706,002	6,375,903	-	7,424,107	3,553,691	70,258,965	-	1,065,082	553,843	1,295,249	2,044,957	681,652	153,372	5,794,156	5,980,218
13	500,000	51,459,752	2,746,592	6,471,542	-	7,535,468	3,606,996	71,320,350	-	1,081,172	562,209	1,314,678	2,075,850	691,950	155,689	5,881,548	6,068,705
14	500,000	52,231,649	2,787,791	6,568,615	-	7,648,500	3,661,101	72,397,655	-	1,097,503	570,702	1,334,398	2,107,206	702,402	158,040	5,970,252	6,158,081
15	500,000	53,015,123	2,829,607	6,667,144	-	7,763,228	3,716,017	73,491,120	-	1,114,079	579,321	1,354,414	2,139,033	713,011	160,427	6,060,286	6,249,226
16	500,000	53,810,350	2,872,052	6,767,151	-	7,879,676	3,771,758	74,600,987	-	1,130,904	588,070	1,374,730	2,171,336	723,779	162,850	6,151,670	6,341,292
17	500,000	54,617,505	2,915,132	6,868,658	-	7,997,871	3,828,334	75,727,501	-	1,147,982	596,950	1,395,351	2,204,125	734,708	165,309	6,244,426	6,435,175
18	500,000	55,436,768	2,958,859	6,971,688	-	8,117,839	3,885,759	76,870,914	-	1,165,315	605,964	1,416,282	2,237,405	745,802	167,805	6,338,572	6,530,015
19	500,000	56,268,319	3,003,242	7,076,263	-	8,239,607	3,944,045	78,031,478	-	1,182,908	615,112	1,437,526	2,271,184	757,061	170,339	6,434,131	6,626,718
20	500,000	57,112,344	3,048,291	7,182,407	-	8,363,201	4,003,206	79,209,450	-	1,200,766	624,398	1,459,089	2,305,470	768,490	172,910	6,531,123	6,724,413
21	500,000	57,969,029	3,094,015	7,290,144	-	8,488,649	4,063,254	80,405,091	-	1,218,891	633,823	1,480,975	2,340,271	780,090	175,520	6,629,570	6,824,022
22	500,000	58,838,565	3,140,425	7,399,496	-	8,615,979	4,124,203	81,618,668	-	1,237,288	643,390	1,503,190	2,375,593	791,864	178,169	6,729,494	6,924,659
23	500,000	59,721,143	3,187,532	7,510,488	-	8,745,219	4,186,066	82,850,448	-	1,255,961	653,100	1,525,738	2,411,445	803,815	180,858	6,830,917	7,027,261
24	-	-	-	7,623,145	-	8,876,397	4,248,857	20,748,399	63,852,305	2,250,455	1,170,237	1,548,624	2,462,388	820,796	184,679	8,437,178	8,920,964
25	-	-	-	-	-	-	4,312,590	4,312,590	81,557,125	2,538,086	1,319,805	1,571,853	2,499,324	833,108	187,449	8,949,625	9,615,850
26	-	-	-	-	-	-	4,377,279	4,377,279	82,780,482	2,576,158	1,339,602	1,595,431	2,536,814	845,605	190,261	9,083,870	9,750,094
27	-	-	-	-	-	-	4,442,938	4,442,938	84,022,189	2,614,800	1,359,696	1,619,362	2,574,866	858,289	193,115	9,220,128	10,219,190
28	-	-	-	-	-	-	4,509,582	4,509,582	85,282,522	2,654,022	1,380,091	1,643,653	2,613,489	871,163	196,012	9,358,430	10,357,492
29	-	-	-	-	-	-	-	0	91,138,986	2,763,220	1,436,874	1,668,307	2,652,691	884,230	198,952	9,604,276	10,796,820
30	-	-	-	-	-	-	-	0	92,506,071	2,804,668	1,458,428	1,693,332	2,692,482	897,494	201,936	9,748,340	10,940,884
TOTAL (GROSS)										40,446,230	21,032,040	40,992,950	60,742,111	20,247,370	4,555,658	188,016,359	198,189,604
TOTAL (NPV)										16,702,560	8,685,331	19,805,390	27,558,365	9,186,122	2,066,877	84,004,646	87,842,498

1. STATE SALES TAXES NOT SUBJECT TO TIF, CAPTURE 100% OF THEIR LEVY.

2. CID EXCLUDES THE HOME IMPROVEMENT STORE.