

AN ORDINANCE approving Redevelopment Project 1 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 1 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 1 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 1"). Redevelopment Project 1 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 1. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 1, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 1 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

- a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 1 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

- b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 1, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day
of _____, 2015.

Michael L. Seibert, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
<u>055022001001004000</u>	<u>0.260</u>	<u>GOODSON, ROBERT & DONNA</u> 3227 MAIN JOPLIN, MO 64804	<u>\$17,120</u>	<u>1945-RES</u>
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
<u>056023002001022000</u>	<u>0.325</u>	<u>COLE, MICHAEL B. & DONNA I.</u> 6895 Beef Branch Road Joplin, MO 64804	<u>\$6,790</u>	<u>1945-RES</u>
Address:				
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
<u>056023002001023000</u>	<u>0.325</u>	<u>LEWIS, BERT G.</u> 3235 S MAIN JOPLIN, MO 64804	<u>\$9,540</u>	<u>1945-RES</u>
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
<u>056023002001024000</u>	<u>0.326</u>	<u>LEGALLY BLONDE INVESTMENTS, LLC</u> P. O. BOX 249 SAGINAW, MO 64864	<u>\$7,410</u>	<u>1945-RES</u>
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
<u>056023002001025000</u>	<u>0.488</u>	<u>LOYD, KEVIN G.</u> 129 E. 33 RD JOPLIN, MO 64804	<u>\$9,780</u>	<u>1945-RES</u>
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
<u>056023002001026000</u>	<u>0.489</u>	<u>O'DELL, DION P.</u> 133 E. 33RD JOPLIN, MO 64804	<u>\$10,370</u>	<u>1945-RES</u>
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
<u>056023002002021000</u>	<u>0.234</u>	<u>JUDD, MARK A.</u> 132 E. 33RD JOPLIN, MO 64804	<u>\$4,670</u>	<u>??-RES</u>
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
<u>056023002002022000</u>	<u>0.253</u>	<u>DEWEESE, CRYSTAL R.</u> 120 E. 33RD JOPLIN, MO 64804	<u>\$17,590</u>	<u>1950-RES</u>
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629

Council Bill No. 2015-518 (Continued)

<u>056023002002023000</u>	<u>0.882</u>	<u>HECKMASTER, STEVE & DIANA & STEVEN SMITH</u> 2607 WISCONSIN AVENUE Joplin, MO 64804	<u>\$28,100</u>	<u>??-COM</u>
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
<u>056023002002024000</u>	<u>0.253</u>	<u>DENNIS, JEFFREY SCOTT & D'ANN</u> 101 POINDEXTER PINEVILLE, MO 64856	<u>\$13,850</u>	<u>1956-RES</u>
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
<u>056023002002025000</u>	<u>0.172</u>	<u>FISHER, LINDSEY</u> 121 PLAZA DRIVE JOPLIN, MO 64804	<u>\$11,140</u>	<u>??-RES</u>
Address:				
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
<u>056023002005008000</u>	<u>0.333</u>	<u>DOKE, LAVONNE LEEANNE</u> P.O. BOX 1137 JOPLIN, MO 64802-1137	<u>\$16,600</u>	<u>1970-RES</u>
Address:				
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
<u>056023002005009000</u>	<u>0.666</u>	<u>RUARK, DENNIS L. & MARY JANE</u> 3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348	<u>\$36,420</u>	<u>1976-RES</u>
Address:				
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
<u>056023002005010000</u>	<u>0.563</u>	<u>JOPLIN CITY</u> 602 S. MAIN JOPLIN, MO 64804	<u>\$0</u>	<u>1971-EXEMPT</u>
Address:				
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
<u>056023002005011000</u>	<u>0.220</u>	<u>GILSTRAP, DOROTHY J.</u> 9386 ELM DRIVE JOPLIN, MO 64804	<u>\$9,750</u>	<u>1964-RES</u>
Address:				
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			\$199,130	
	5.789		Assessed	
TOTAL PROJECT 1	Acres		Value	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL # 056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.