

AN ORDINANCE approving Redevelopment Project 2 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 2 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 2 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 2"). Redevelopment Project 2 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 2. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 2 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 2, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 2 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 2 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 2, 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 2 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 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
<u>056023002006001000</u>	<u>0.305</u>	<u>WOOD, WILLIAM K.</u> 326 E. 34TH JOPLIN, MO 64804	<u>\$13,430</u>	<u>1974-RES</u>
Address:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
Legal Description:				
<u>056023002006002000</u>	<u>0.305</u>	<u>WILSON, PHYLLIS K.</u> 318 E. 34TH JOPLIN, MO 64804	<u>\$13,240</u>	<u>??-RES</u>
ADDRESS:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974
Legal Description:				
<u>056023002006003000</u>	<u>0.305</u>	<u>CLAFLIN, JOHN</u> 314 E. 34TH JOPLIN, MO 64804	<u>\$13,530</u>	<u>??-RES</u>
Address:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
Legal Description:				
<u>056023002006004000</u>	<u>0.393</u>	<u>NASH, KENNETH W. &amp; ARLENE</u> 310 E. 34TH JOPLIN, MO 64804	<u>\$16,300</u>	<u>??-RES</u>
Address:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
Legal Description:				
<u>056023002006005000</u>	<u>0.480</u>	<u>ERMAN, ROBERT MICHAEL</u> 302 E. 34TH JOPLIN, MO 64804	<u>\$18,940</u>	<u>??-RES</u>
Address:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
Legal Description:				
<u>056023002006006000</u>	<u>2.400</u>	<u>RKS DEVELOPMENT, LLC</u> MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	<u>\$85,470</u>	<u>Vacant-COM</u>
Legal Description:			BOOK PAGE	0361 06840
<u>056023002006007000</u>	<u>2.390</u>	<u>RKS DEVELOPMENT, LLC</u> MODOC ACRES: E 260' LOTS 8-9-10 & 11	<u>\$91,170</u>	<u>Vacant-COM</u>
Legal Description:			BOOK PAGE	0361 07848
<u>056023002007012001</u>	<u>7.800</u>	<u>RKS DEVELOPMENT</u> MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	<u>\$9,840</u>	<u>Vacant-RES</u>
Legal Description:		202 E. 32ND	BOOK PAGE	0362 07379
Address:		JOPLIN, MO 64804		
<u>056023002006008000</u>	<u>1.200</u>	<u>RKS DEVELOPMENT, LLC &amp; DANIEL ALLGE</u> 202 E. 32ND JOPLIN, MO 64804	<u>\$5,890</u>	<u>Vacant-COM</u>
Address:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
Legal Description:				

Council Bill No. 2015-519 (Continued)

<u>056023002006009000</u>	<u>1.300</u>	<u>DOSS, CLYDE E. JR &amp; ANNA</u> 3529 VIRGINIA JOPLIN, MO 64801	<u>\$10,570</u>	<u>1940-RES</u>
Address:				
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
<u>056023002006010000</u>	<u>1.800</u>	<u>LUNDSTRUM, BOB</u> MODOC ACRES: W 200' LOTS 21-22-23 & 24	<u>\$3,690</u>	<u>Vacant-AGR</u>
Legal Description:			BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24 711 E. 33RD JOPLIN, MO 64804	\$4,790	Vacant-AGR
Legal Description:			BOOK PAGE	245 00467
Address:				
<u>NO PARCEL #</u>	<u>1.500</u>	<u>Missouri Department of Transportation</u> P.O. 868 Springfield, Mo 65801	<u>\$0</u>	<u>Vacant-EXEMPT</u>
Address:				
Legal Description:		An estimated 1.5 Acres lying south of 36 <sup>th</sup> Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36 <sup>th</sup> Street.	BOOK PAGE	NA
<u>056023003002005000</u>	<u>1.110</u>	<u>RKS DEVELOPMENT, LLC</u> PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	<u>\$5,850</u>	<u>Vacant-COM</u>
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	\$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	\$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
<u>PT OF 056023003002005001</u>	<u>0.332</u>	<u>WHITE, KEITH V.</u> BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	<u>\$9,280</u>	<u>1940-RES</u>
Legal Description:			BOOK PAGE	0347 04478

STREET RIGHT OF WAY TO BE INCLUDED IN RPA  
 RPA WILL INCLUDE THAT PART OF HEARNES'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE  
 NORTHEAST CORNER OF THE RIGHT OF WAY OF 34<sup>TH</sup> STREET AND HEARNES'S BOULEVARD, THENCE WEST TO  
 THE WESTERN RIGHT OF WAY LINE OF HEARNES'S BOULEVARD, INCLUDES ALL OF THE RIGHT OF WAY OF  
 HEARNES'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF  
 PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNES'S  
 BOULEVARD, ALSO INCLUDING THE RIGHT OF WAY OF 34<sup>TH</sup> STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF  
 WAY OF 34<sup>TH</sup> STREET AND HEARNES'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34<sup>TH</sup> STREET, INCLUDES  
 ALL OF THE RIGHT OF WAY OF 34<sup>TH</sup> STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE  
 RIGHT OF WAY OF KENTUCKY AVENUE AND 34<sup>TH</sup> STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34<sup>TH</sup> STREET, ALSO  
 INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34<sup>TH</sup> STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36<sup>TH</sup> STREET,  
 INCLUDES ALL OF 36<sup>TH</sup> STREET LYING EAST OF HEARNES'S BOULEVARD TO A POINT WHERE 36<sup>TH</sup> STREET CONNECTS WITH  
 KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36<sup>TH</sup>  
 AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37<sup>TH</sup> STREET. ALSO INCLUDING ALL OF 37<sup>TH</sup> STREET LYING EAST OF THE  
 POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.

Parcel ID	Address	Legal Description	Area (Acres)	Value
056023003002006000	817 MAIDEN LANE JOPLIN, MO 64801	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	0.843	27.48
056023003002005002	JOPLIN, MO 64804	PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14' E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY, 3706 VIRGINIA AVENUE JOPLIN, MO 64804	0.601	53.105
				Vacant-RES
				355
		BOOK		PAGE
				06307
				1993-RES
				335,230
				3730
		BOOK		PAGE
				0362
				3377,095
				TOTAL