

AN ORDINANCE approving Redevelopment Project 6 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 6 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 6 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 6"). Redevelopment Project 6 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 6. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 6 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 6, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 6 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 6 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 6, 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 6 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 6

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
<u>055022004003005002</u>	<u>0.203</u>	<u>WOLTJER, DONALD D.</u> FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	<u>\$21,350</u> BOOK PAGE	<u>1993-RES</u> 355 04569
Legal Description:				
<u>055022004003005001</u>	<u>0.206</u>	<u>WOLTJER, DONALD D.</u> FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	<u>\$22,680</u> BOOK PAGE	<u>1993-RES</u> 355 04569
Legal Description:				
<u>055022004003005000</u>	<u>0.381</u>	<u>WOLTJER, DONALD D.</u> FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB PO BOX 20 NEOSHO, MO 64850	<u>\$44,370</u> BOOK PAGE	<u>1993-RES</u> 355 04569
Legal Description:				
Address:				
<u>055022004003004000</u>	<u>0.814</u>	<u>RKS DEVELOPMENT III, LLC</u> M-14 PT NE1/4 SE1/4 BEING LOTS 494- 497-506 & 509 FREEMAN GROVE 5 UNRECORDED	<u>\$10,680</u> BOOK PAGE	<u>1950-RES</u> 285 00399
Legal Description:				
<u>055022004003007000</u>	<u>0.425</u>	<u>RKS DEVELOPMENT, LLC</u> M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	<u>\$16,800</u> BOOK PAGE	<u>1950-COM</u> 0362 04585
Legal Description:				
<u>055022004003008000</u>	<u>0.510</u>	<u>RKS DEVELOPMENT, LLC</u> LOTS 454 & 463	<u>\$3,550</u> BOOK PAGE	<u>Vacant-RES</u> 0362 04585
Legal Description:				
<u>055022004003009000</u>	<u>0.212</u>	<u>RKS DEVELOPMENT, LLC</u> FREEMAN GROVE 5: LOT 453, 444 & 445	<u>\$1,480</u> BOOK PAGE	<u>1928-RES</u> 0362 04585
Legal Description:				
<u>055022004003002000</u>	<u>2.700</u>	<u>RKS DEVELOPMENT, LLC</u> PT NE & SE1/4 BEING LOTS 432-433- 436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	<u>\$3,410</u> BOOK PAGE	<u>Vacant-RES</u> 0362 04582
Legal Description:				
<u>055022004005002000</u>	<u>17.770</u>	<u>RKS DEVELOPMENT, LLC</u> FREEMAN GROVE 5: LOTS 388-389-390- 391-392-393 394-398-399-400-401- 402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456- 457-458-459-460-461-466-467-468- 469-470-471-476-455-478-479-480- 481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	<u>\$8,280</u> BOOK PAGE	<u>Vacant-RES</u> 0362 04582
Legal Description:				

Council Bill No. 2015-523 (Continued)

<u>055022001033001000</u>	<u>1.510</u>	<u>RKS DEVELOPMENT, LLC</u> FREEMAN GROVE 4: LOT A-425 LY E OF ST	<u>\$1,290</u> BOOK PAGE	<u>Vacant-RES</u> 0362 04582
Legal Description:				
<u>055022004003001000</u>	<u>0.425</u>	<u>RKS DEVELOPMENT, LLC</u> N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	<u>\$13,640</u> BOOK PAGE	<u>1940-RES</u> 0362 04780
Legal Description:				
<u>055022004001001000</u>	<u>1.700</u>	<u>RKS DEVELOPMENT LLC</u> PT NE1/4 SE1/4 LOTS 422-423-424- 426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	<u>\$4,100</u> BOOK PAGE	<u>Vacant-RES</u> 0362 04582
Legal Description:				
<u>055022004002002000</u>	<u>0.448</u>	<u>RKS DEVELOPMENT, LLC</u> PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED 202 E. 32ND JOPLIN, MO 64804	<u>\$1,960</u> BOOK PAGE	<u>Vacant-RES</u> 0362 04582
Legal Description:				
Address:				
<u>055022004003006000</u>	<u>0.344</u>	<u>RENT JOPLIN.COM LLC</u> 530 S. VIRGINIA JOPLIN, MO 64801 PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	<u>\$9,310</u> BOOK PAGE	<u>1929-RES</u> 354 06256
Address:				
Legal Description:				
<u>055022004003006001</u>	<u>0.146</u>	<u>LANDIS, ROBERT C. & BARBARA R.</u> 2820 IRON GATES ROAD JOPLIN, MO 64804 WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	<u>\$24,340</u> BOOK PAGE	<u>1952-RES</u> 0359 2434
Address:				
Legal Description:				
<u>055022004003006002</u>	<u>0.146</u>	<u>CARDEN, MAX & INA</u> 1615 W. ASH ROGERS, AR 72758 FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	<u>\$21,300</u> BOOK PAGE	<u>1992-RES</u> 355 01690
Address:				
Legal Description:				
<u>055022004003009001</u>	<u>0.212</u>	<u>POTTER, JAMES L.</u> PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	<u>\$1,480</u> BOOK PAGE	<u>Vacant-RES</u> 351 12099
Legal Description:				
<u>055022004003010000</u>	<u>0.425</u>	<u>POTTER, JAMES L.</u> S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED 3806 S. MAIN JOPLIN, MO 64804	<u>\$10,330</u> BOOK PAGE	<u>1940-RES</u> 351 12099
Legal Description:				
Address:				
	28.577		\$220,350	
TOTALS	ACRES		ASSESSED	
STREET RIGHT OF WAY TO BE INCLUDED			VALUE	

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.