

**NOTICE TO TAXING JURISDICTIONS ON ATTACHED LIST**

**Re: Notice of Public Hearing – Industrial Development Project**

On behalf of the City of Joplin, Missouri (the “City”), please find enclosed a copy of the proposed Plan for Industrial Development Project for a Distribution Facility (the “Plan”), which also contains a Cost Benefit Analysis on the affected taxing jurisdictions.

The City anticipates considering the first reading of an ordinance to approve the Plan following a public hearing on the Plan at a meeting on Monday, November 18, 2019 at 6:00 PM at City Hall located at 602 S. Main St., Joplin, MO 64801.

The City invites all affected taxing districts to attend the public hearing and to make oral comments on the proposed Plan to the City or to provide written comments to the City on the Plan prior to the hearing. All comments of the taxing districts will be fairly and duly considered by the City.

A copy of the Plan and Cost Benefit Analysis for the proposed project is enclosed and also will be on file in the office of the City Clerk and will be available for public inspection during normal business hours.

Any questions should be directed to Tobias Teeter, President of The Joplin Area Chamber of Commerce, at 417-625-6600.

Dated: October 28, 2019

**CITY OF JOPLIN, MISSOURI**  
602 S. Main St.  
Joplin, MO 64801

TAX ENTITY MAILING LIST

<p><b>Jasper County, Missouri</b>                  Presiding Commissioner                  Jasper County Courthouse                  302 South Main Street, Room 101                  Carthage, MO 64836</p>	<p><b>Jasper County Assessor</b>                  Jasper County Courthouse                  302 S. Main, Room 201B                  Carthage, MO 64836</p>
<p><b>Jasper County Collector</b>                  Jasper County Courthouse                  302 S. Main-Room 107                  Carthage, MO 64836</p>	<p><b>Jasper County Mental Health Fund Board</b>                  Attn: Neina Bellm                  P. O. Box 2526                  Joplin, MO 64803</p>
<p><b>City of Joplin, Missouri</b>                  City Clerk                  602 S. Main St.                  Joplin, MO 64801</p>	<p><b>Jasper County Sheltered Facilities Board</b>                  Attn: Alecia Archer                  1727 W 26th St.                  Joplin, MO 64804</p>
<p><b>Joplin Schools Board of Education</b>                  Attn: Superintendent                  825 Pearl Ave                  Joplin, MO 64801</p>	<p><b>Joplin Special Road District</b>                  1016 Picher                  Joplin, MO 64801</p>
<p><b>Missouri Department of Revenue</b>                  Tax Administration Bureau                  Harry S Truman State Office Building                  301 West High Street                  Jefferson City MO 65101                  1-573-751-4249</p>	<p><b>Department of Economic Development</b>                  Development Finance                  Missouri Department of Economic                  Development                  301 West High                  Post Office Box 118 – Room 770                  Jefferson City MO 65102                  1-573-751-4962</p>
<p><b>Missouri Department of Economic                  Development</b>                  Director                  Post Office Box 118 – Room 770                  Jefferson City MO 65102                  1-573-751-4962</p>	<p><b>Missouri Department of Revenue</b>                  County Tax Section                  State Blind Pension Fund                  Harry S Truman State Office Building  <i>P.O. Box 453</i>                  301 West High Street                  Jefferson City MO 65101</p>

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**BEFORE THE**

**CITY COUNCIL**

**OF THE**

**CITY OF JOPLIN, MISSOURI**

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**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT  
FOR A DISTRIBUTION FACILITY  
(HEARTHSTONE PROJECT)**

**October 28, 2019**

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**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT  
FOR A DISTRIBUTION FACILITY**

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**TO: THE CITY COUNCIL OF THE CITY OF JOPLIN, MISSOURI**

A plan for an industrial development project as described herein has been proposed to the City of Joplin, Missouri (the “City”), for approval, to be carried out pursuant to Article VI, Section 27(b) of the Missouri Constitution, as amended, Sections 100.010 to 100.200, inclusive, of the Missouri Revised Statutes, as amended, and in support of said application the following is submitted:

**1. Description of the Project.** The Project consists of acquiring, constructing, improving, purchasing, equipping and installing a warehouse and distribution facility on approximately 40 acres of land in the City, including the land and associated buildings, structures, fixtures and equipment (the “Project”). The Project is designed to be used for the storage and distribution of inventory for a regional retail chain. The Project will be located at 2715 Prosperity Road, Joplin, Missouri, and will be operated for commercial purposes.

**2. Estimate of the Cost of the Project.** The total cost of the Project is estimated to be \$51,300,000 (approximately \$40,900,000 for land and real property improvements and approximately \$10,400,000 for personal property). The Project involves the acquisition of real property and the construction of a warehousing and distribution facility enclosing approximately 200,000 square feet of space. The personal property to be acquired will be installed in the facility.

**3. Source of Funds to be Expended for the Project.** The source of funds to be expended for the Project will be the proceeds of \$51,400,000 estimated aggregate principal amount of taxable industrial revenue bonds in one or more series (collectively, the “Bonds”), to be issued by the City for the Project and to pay costs of issuing the Bonds.

**4. Statement of the Terms Upon Which the Project is to be Leased and Otherwise Disposed of by the City.** The City will take title to the land underlying the Project. The Project will be leased by the City (with an option to purchase the City’s interest in the Project) to a company (the “Company”). The lease payments collectively will equal the principal and interest on the Bonds plus certain payments in lieu of taxes, as applicable. The Bonds will be payable solely from the revenues derived by the City from the lease to the Company or other disposition of the Project and the Bonds will not be an indebtedness or general obligation, debt or liability of the City.

**5. Bond Purchase Arrangements.** The Bonds will be offered at a public sale in accordance with the City’s charter. It is anticipated that the Company or an affiliate or a related entity will place a bid to purchase the Bonds in the estimated aggregate principal amount of \$51,400,000.

**6. Affected School District, Community College District, County, City and Emergency Services District.** The Joplin R-VIII School District of Jasper County, Missouri; the City; and Jasper County, Missouri, will be affected by the Project as well as the other taxing jurisdictions shown on the attached Cost Benefit Analysis. There is no community college district affected by the Project. No ambulance district board operating under chapter 190 or fire protection district board operating under chapter 321 is affected by the Project.

7. **Equalized Assessed Valuation.** The most recent equalized assessed valuation of the real property underlying the Project is \$6,020 (2019). The most recent equalized assessed valuation of the personal property to be included in the Project is \$-0-. The total equalized assessed valuation of the real property and improvements included in the Project after construction is estimated at \$2,256,374. The total equalized assessed valuation of the personal property to be included in the Project is estimated at \$2,752,833.

8. **Cost/Benefit Analysis.** Attached hereto as **Exhibit A** is the Cost Benefit Analysis for the affected taxing jurisdictions, which assumes a total period of 12 years of tax abatement from the first year in which real property improvements will be completed and subject to taxation, at a rate of 100% abatement. Personal property acquired as part of the Project will be subject to 100% abatement for a period of 5 years.

9. **Payments in Lieu of Taxes.** The Company will agree to make payments in lieu of taxes during each year in which title to the Project is held by the City. The amounts shown below represent the value of such payments in lieu of taxes. The payments in lieu of taxes represent the value of taxes that would have been due on the land underlying the Project (which land is not subject to abatement pursuant to this Plan).

	<b><u>Year</u></b>	<b><u>Payment in Lieu of Taxes</u></b>
Pre-Construction	2019	\$282
Construction phase	2020	915
Construction phase	2021	933
Abatement Year 1	2022	933
Abatement Year 2	2023	952
Abatement Year 3	2024	952
Abatement Year 4	2025	971
Abatement Year 5	2026	971
Abatement Year 6	2027	990
Abatement Year 7	2028	990
Abatement Year 8	2029	1,010
Abatement Year 9	2030	1,010
Abatement Year 10	2031	1,030
Abatement Year 11	2032	1,030
Abatement Year 12	2033	1,051

**10. Sales and Use Tax Exemption on Construction Materials.** Qualified building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying bond documents upon delivery of a project exemption certificate by the City to the Company. For purposes of determining the impact of the sales and use tax exemption of the qualified building materials on the affected taxing jurisdictions, the following assumptions were made:

Total Amount of qualified building materials:	\$17,800,000
Amount to be purchased within the State of Missouri (but outside Jasper County):	6,900,000
Amount to be purchased within Jasper County (but outside City of Joplin):	1,000,000
Amount to be purchased within the City of Joplin:	4,200,000

Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

Based on the assumptions set forth above, the fiscal impact on the affected taxing jurisdictions of the sales and use tax exemption on qualified building materials is as follows:

	<b>Sales Tax Rate</b>	<b>Estimated Sales Tax Revenues Subject to Exemption</b>	<b>Use Tax Rate</b>	<b>Estimated Use Tax Revenues Subject to Exemption</b>
State of Missouri	4.225%	\$511,225	4.225%	\$240,825
City of Joplin				
General Revenue	1.000	42,000	0	0
Capital Improvement	0.375	15,750	0	0
Public Safety	0.500	21,000	0	0
Parks & Stormwater	0.250	10,500	0	0
Transportation	0.500	21,000	0	0
Jasper County				
General Revenue	0.375	19,500	0	0
General - Bridge	0.250	13,000	0	0
Emergency Services	0.100	5,200	0	0
Law Enforcement	0.250	13,000	0	0
Juvenile Center / Courthouse	0.250	13,000	0	0
<b>Total</b>	<b>8.075%</b>	<b>\$685,175</b>	<b>4.225%</b>	<b>\$240,825</b>

**11. Application for Sales and Use Tax Exemption on Personal Property.** The Company intends to apply to the Missouri Department of Economic Development (“DED”) for certification of the extent to which eligible tangible personal property integral to the company’s activities at the Project qualifies for exemption from sales and use tax. DED, through its internal review procedures, will determine the dollar amount of purchases that may qualify for the exemption, which exemption will be contingent upon compliance with DED procedures and ultimate approval by DED of the Company’s application for exemption. The Company does not anticipate that a significant portion of the acquisitions will occur within Jasper County or even the State of Missouri based on the specialized nature of the personal property to be acquired. For this reason, and due to the lack of a use tax imposed within the City or Jasper County, any personal property exemption that may be approved by DED is not anticipated to have a significant effect on local sales or use tax.

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## **EXHIBIT A**

### **COST/BENEFIT ANALYSIS**

The accompanying spreadsheet shows the detailed cost/benefit amounts of the proposed Project. It assumes a fixed schedule of payments in lieu of taxes for real property taxes relating to the land included in the Project for the duration of the abatement period for the real property. No payments in lieu of tax will be made with respect to the improvements or personal property included in the Project.

The personal property is assumed to be depreciated over a 7 year period. The depreciated value of personal property is based on depreciation schedules designated by Section 137.122 of the Revised Statutes of Missouri for such property.

The 2019 ad valorem tax levy rates were utilized for all taxing jurisdictions. Amounts shown as payments in lieu of taxes attributable to any particular taxing jurisdiction are subject to change based on the then-current levy rates of all relevant taxing jurisdictions.



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**City of Joplin, Missouri  
(Hearthstone Project)**

COST BENEFIT ANALYSIS  
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT

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<p>This information is provided based on the factual information and assumptions provided to Gilmore &amp; Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore &amp; Bell, P.C. is not a financial advisor or a “municipal advisor” as defined in the Securities Exchange Act of 1934, as amended.</p>
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**Project Assumptions**

- ♦ Appraised value of property improvements \$ 7,000,000
- ♦ Appraised value of personal property \$ 9,250,000
- ♦ Bi-annual growth rate of appraised value of site 2.0%
- ♦ Assessed value as a percentage of appraised value (Agricultural) - 2019 12.0%
- ♦ Assessed value as a percentage of appraised value (Commercial) 32.0%
- ♦ Assessed value as a percentage of appraised value (Personal Property) 33.33%
- ♦ 2019 Assessed value of project site (Agricultural) \$ 6,020
- ♦ 2020 Assessed value of project site (Commercial) \$ 16,053
- ♦ 2021 Assessed value of project site (Commercial) \$ 16,374
- ♦ Assessed value of property improvements \$ 2,240,000
- ♦ Terms of abatement:
  - Site
    - Years 1 to 15 0%
  - Commercial property improvements
    - Years 1 to 12 100%
  - Personal property
    - Years 1 to 5 100%

- ♦ Personal Property is depreciated using the following 7 year recovery period schedule:

Year	Recovery Period in Years					
	3	5	7	10	15	20
0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
1	75.00%	85.00%	89.29%	92.50%	95.00%	96.25%
2	37.50%	59.50%	70.16%	78.62%	85.50%	89.03%
3	12.50%	41.65%	55.13%	66.83%	76.95%	82.35%
4	5.00%	24.99%	42.88%	56.81%	69.25%	76.18%
5	5.00%	10.00%	30.63%	48.07%	62.32%	70.46%
6	5.00%	10.00%	18.38%	39.33%	56.09%	65.18%
7	5.00%	10.00%	10.00%	30.59%	50.19%	60.29%
8	5.00%	10.00%	10.00%	21.85%	44.29%	55.77%
9	5.00%	10.00%	10.00%	15.00%	38.38%	51.31%
10	5.00%	10.00%	10.00%	15.00%	32.48%	46.85%
11	5.00%	10.00%	10.00%	15.00%	26.57%	42.38%
12	5.00%	10.00%	10.00%	15.00%	20.67%	37.92%
13	5.00%	10.00%	10.00%	15.00%	15.00%	33.46%
14	5.00%	10.00%	10.00%	15.00%	15.00%	29.00%
15	5.00%	10.00%	10.00%	15.00%	15.00%	24.54%
16	5.00%	10.00%	10.00%	15.00%	15.00%	20.08%
17	5.00%	10.00%	10.00%	15.00%	15.00%	20.00%

**Summary of Tax Impact Analysis  
(Real and Personal Property)**

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<b>Taxing Jurisdiction</b>	<b>Tax Rate</b>	<b>Projected Tax Revenues for Site Without Project</b>	<b>Projected PILOT Amount With Project</b>	<b>Projected Tax Revenue With Project (No Abatement)</b>	<b>Value of Abatement</b>
State Blind Pension	0.0300	\$ 29	\$ 74	\$ 10,803	\$ 10,729
Jasper County	0.1195	115	295	43,031	42,735
Sheltered Workshop	0.0865	83	214	31,148	30,934
Mental Health	0.0865	83	214	31,148	30,934
R-VIII School District	3.6964	3,564	9,133	1,331,036	1,321,902
Joplin Road District	0.2270	219	561	81,740	81,179
City of Joplin	0.4342	419	1,073	117,786	116,713
Surtax	1.0200	-	2,459	276,635	274,176
	<b>5.7001</b>	<b>\$ 4,513</b>	<b>\$ 14,023</b>	<b>\$ 1,923,326</b>	<b>\$ 1,909,303</b>

**Projected Tax Revenues for Site Without Project**

Estimated Assessed Value of Project Site										
Without Project										
		\$ 6,020	\$ 6,020	\$ 6,140	\$ 6,140	\$ 6,263	\$ 6,263	\$ 6,388	\$ 6,388	
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026	
State Blind Pension	0.0300	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
Jasper County	0.1195	7	7	7	7	7	7	8	8	
Sheltered Workshop	0.0865	5	5	5	5	5	5	6	6	
Mental Health	0.0865	5	5	5	5	5	5	6	6	
R-VIII School District	3.6964	223	223	227	227	232	232	236	236	
Joplin Road District	0.2270	14	14	14	14	14	14	15	15	
City of Joplin	0.4342	26	26	27	27	27	27	28	28	
	4.6801	\$ 282	\$ 282	\$ 287	\$ 287	\$ 293	\$ 293	\$ 299	\$ 299	

Estimated Assessed Value of Project Site										
Without Project										
		\$ 6,516	\$ 6,516	\$ 6,647	\$ 6,647	\$ 6,779	\$ 6,779	\$ 6,915		
Taxing Jurisdiction	Tax Rate per \$100	2027	2028	2029	2030	2031	2032	2033	Total	
State Blind Pension	0.0300	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 29
Jasper County	0.1195	8	8	8	8	8	8	8	8	115
Sheltered Workshop	0.0865	6	6	6	6	6	6	6	6	83
Mental Health	0.0865	6	6	6	6	6	6	6	6	83
R-VIII School District	3.6964	241	241	246	246	251	251	256	256	3,564
Joplin Road District	0.2270	15	15	15	15	15	15	16	16	219
City of Joplin	0.4342	28	28	29	29	29	29	30	30	419
	4.6801	\$ 305	\$ 305	\$ 311	\$ 311	\$ 317	\$ 317	\$ 324	\$ 324	\$ 4,513

**Projected Tax Revenues for Site Only (Assuming Project Occurs)**

Estimated Assessed Value of Site Only (Assuming Project Occurs)									
		\$ 6,020	\$ 16,053	\$ 16,374	\$ 16,374	\$ 16,701	\$ 16,701	\$ 17,036	\$ 17,036
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026
State Blind Pension	0.0300	\$ 2	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5
Jasper County	0.1195	7	19	20	20	20	20	20	20
Sheltered Workshop	0.0865	5	14	14	14	14	14	15	15
Mental Health	0.0865	5	14	14	14	14	14	15	15
R-VIII School District	3.6964	223	593	605	605	617	617	630	630
Joplin Road District	0.2270	14	36	37	37	38	38	39	39
City of Joplin	0.4342	26	70	71	71	73	73	74	74
Surtax	1.0200	-	164	167	167	170	170	174	174
	5.7001	\$ 282	\$ 915	\$ 933	\$ 933	\$ 952	\$ 952	\$ 971	\$ 971

Estimated Assessed Value of Site Only (Assuming Project Occurs)									
		\$ 17,376	\$ 17,376	\$ 17,724	\$ 17,724	\$ 18,078	\$ 18,078	\$ 18,440	
Taxing Jurisdiction	Tax Rate per \$100	2027	2028	2029	2030	2031	2032	2033	Total
State Blind Pension	0.0300	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6	\$ 74
Jasper County	0.1195	21	21	21	21	22	22	22	295
Sheltered Workshop	0.0865	15	15	15	15	16	16	16	214
Mental Health	0.0865	15	15	15	15	16	16	16	214
R-VIII School District	3.6964	642	642	655	655	668	668	682	9,133
Joplin Road District	0.2270	39	39	40	40	41	41	42	561
City of Joplin	0.4342	75	75	77	77	79	79	80	1,073
Surtax	1.0200	177	177	181	181	184	184	188	2,459
	5.7001	\$ 990	\$ 990	\$ 1,010	\$ 1,010	\$ 1,030	\$ 1,030	\$ 1,051	\$ 14,023

**Projected Tax Revenues Without Abatement  
on Project Improvements**

Estimated Assessed Value of Project Improvements		\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	\$2,240,000	
Taxing Jurisdiction	Tax Rate per \$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
State Blind Pension	0.0300	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 8,064
Jasper County	0.1195	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	32,122
Sheltered Workshop	0.0865	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	23,251
Mental Health	0.0865	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	23,251
R-VIII School District	3.6964	82,799	82,799	82,799	82,799	82,799	82,799	82,799	82,799	82,799	82,799	82,799	82,799	993,592
Joplin Road District	0.2270	5,085	5,085	5,085	5,085	5,085	5,085	5,085	5,085	5,085	5,085	5,085	5,085	61,018
City of Joplin	0.4342	9,726	9,726	9,726	9,726	9,726	9,726	9,726	9,726	9,726	9,726	9,726	9,726	116,713
Surtax	1.0200	22,848	22,848	22,848	22,848	22,848	22,848	22,848	22,848	22,848	22,848	22,848	22,848	274,176
	5.7001	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$1,532,187

**Projected PILOT Amount  
(Real Property)**

Estimated Value of Project Site	\$	6,020	\$	16,053	\$	16,374	\$	16,374	\$	16,701	\$	16,701	\$	17,036	\$	17,036
PILOT Payment on Project Site		100%		100%		100%		100%		100%		100%		100%		100%
Estimated Assessed Value of Project Improvements						\$2,240,000		\$2,240,000		\$2,240,000		\$2,240,000		\$2,240,000		\$2,240,000
PILOT Payment on Project Improvements						0%		0%		0%		0%		0%		0%

Taxing Jurisdiction	Tax Rate per									
	\$100	2019	2020	2021	2022	2023	2024	2025	2026	
State Blind Pension	0.0300	\$ 2	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5
Jasper County	0.1195	7	19	20	20	20	20	20	20	20
Sheltered Workshop	0.0865	5	14	14	14	14	14	14	15	15
Mental Health	0.0865	5	14	14	14	14	14	14	15	15
R-VIII School District	3.6964	223	593	605	605	617	617	617	630	630
Joplin Road District	0.2270	14	36	37	37	38	38	38	39	39
City of Joplin	0.4342	26	70	71	71	73	73	73	74	74
Surtax	1.0200	-	164	167	167	170	170	170	174	174
	5.7001	\$ 282	\$ 915	\$ 933	\$ 933	\$ 952	\$ 952	\$ 952	\$ 971	\$ 971

Estimated Value of Project Site	\$	17,376	\$	17,376	\$	17,724	\$	17,724	\$	18,078	\$	18,078	\$	18,440
PILOT Payment on Project Site		100%		100%		100%		100%		100%		100%		100%
Estimated Assessed Value of Project Improvements						\$2,240,000		\$2,240,000		\$2,240,000		\$2,240,000		\$2,240,000
PILOT Payment on Project Improvements						0%		0%		0%		0%		0%

Taxing Jurisdiction	Tax Rate per									
	\$100	2027	2028	2029	2030	2031	2032	2033	Total	
State Blind Pension	0.0300	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6	\$ 74
Jasper County	0.1195	21	21	21	21	22	22	22	22	295
Sheltered Workshop	0.0865	15	15	15	15	16	16	16	16	214
Mental Health	0.0865	15	15	15	15	16	16	16	16	214
R-VIII School District	3.6964	642	642	655	655	668	668	668	682	9,133
Joplin Road District	0.2270	39	39	40	40	41	41	41	42	561
City of Joplin	0.4342	75	75	77	77	79	79	79	80	1,073
Surtax	1.0200	177	177	181	181	184	184	184	188	2,459
	5.7001	\$ 990	\$ 990	\$ 1,010	\$ 1,010	\$ 1,030	\$ 1,030	\$ 1,030	\$ 1,051	\$ 14,023



**Projected Tax Abatement on Project Site With Project**

Estimated Assessed Value of Project Site	\$	6,020	\$	16,053	\$	16,374	\$	16,374	\$	16,701	\$	16,701	\$	17,036	\$	17,036
Abatement Percentage on Project Site		0%		0%		0%		0%		0%		0%		0%		0%

Estimated Assessed Value of Project Improvements					\$	2,240,000	\$	2,240,000	\$	2,240,000	\$	2,240,000	\$	2,240,000
Abatement Percentage on Project Improvements						100%		100%		100%		100%		100%

Taxing Jurisdiction	Tax Rate per									
	\$100	2019	2020	2021	2022	2023	2024	2025	2026	
State Blind Pension	0.0300	\$ -	\$ -	\$ -	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672
Jasper County	0.1195	-	-	-	2,677	2,677	2,677	2,677	2,677	2,677
Sheltered Workshop	0.0865	-	-	-	1,938	1,938	1,938	1,938	1,938	1,938
Mental Health	0.0865	-	-	-	1,938	1,938	1,938	1,938	1,938	1,938
R-VIII School District	3.6964	-	-	-	82,799	82,799	82,799	82,799	82,799	82,799
Joplin Road District	0.2270	-	-	-	5,085	5,085	5,085	5,085	5,085	5,085
City of Joplin	0.4342	-	-	-	9,726	9,726	9,726	9,726	9,726	9,726
Surtax	1.0200	-	-	-	22,848	22,848	22,848	22,848	22,848	22,848
	5.7001	\$ -	\$ -	\$ -	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682

Estimated Assessed Value of Project Site	\$	17,376	\$	17,376	\$	17,724	\$	17,724	\$	18,078	\$	18,078	\$	18,440
Abatement Percentage on Project Site		0%		0%		0%		0%		0%		0%		0%

Estimated Assessed Value of Project Improvements	\$	2,240,000	\$	2,240,000	\$	2,240,000	\$	2,240,000	\$	2,240,000	\$	2,240,000	\$	2,240,000
Abatement Percentage on Project Improvements		100%		100%		100%		100%		100%		100%		100%

Taxing Jurisdiction	Tax Rate per									
	\$100	2027	2028	2029	2030	2031	2032	2033	Total	
State Blind Pension	0.0300	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 8,064
Jasper County	0.1195	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	32,122
Sheltered Workshop	0.0865	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	23,251
Mental Health	0.0865	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	23,251
R-VIII School District	3.6964	82,799	82,799	82,799	82,799	82,799	82,799	82,799	82,799	993,592
Joplin Road District	0.2270	5,085	5,085	5,085	5,085	5,085	5,085	5,085	5,085	61,018
City of Joplin	0.4342	9,726	9,726	9,726	9,726	9,726	9,726	9,726	9,726	116,713
Surtax	1.0200	22,848	22,848	22,848	22,848	22,848	22,848	22,848	22,848	274,176
	5.7001	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 127,682	\$ 1,532,187

**Projected Tax Revenues Without Abatement  
(Personal Property)**

Estimated Assessed Value of Personal Property	\$2,752,833	\$2,163,050	\$1,699,672	\$1,322,001	\$ 944,331		
Taxing Jurisdiction	Tax Rate per \$100	1	2	3	4	5	Total
State Blind Pension	0.0300	\$ 826	\$ 649	\$ 510	\$ 397	\$ 283	\$ 2,665
Jasper County	0.1195	3,290	2,585	2,031	1,580	1,128	10,614
Sheltered Workshop	0.0865	2,381	1,871	1,470	1,144	817	7,683
Mental Health	0.0865	2,381	1,871	1,470	1,144	817	7,683
R-VIII School District	3.6964	101,756	79,955	62,827	48,866	34,906	328,310
Joplin Road District	0.2270	6,249	4,910	3,858	3,001	2,144	20,162
	4.2459	\$ 116,883	\$ 91,841	\$ 72,166	\$ 56,131	\$ 40,095	\$ 377,116

<b>Personal Property Assessed Value (7-Year Depreciation)</b>						
	1	2	3	4	5	
9,250,000	2,752,833	2,163,050	1,699,672	1,322,001	944,331	

**Projected PILOT Amount  
(Personal Property)**

Estimated Assessed Value of Personal Property	\$ 2,752,833	\$ 2,163,050	\$ 1,699,672	\$ 1,322,001	\$ 944,331
PILOT Payment	0%	0%	0%	0%	0%

Taxing Jurisdiction	Tax Rate per					Total
	\$100	1	2	3	4	
State Blind Pension	0.0300	\$ -	\$ -	\$ -	\$ -	\$ -
Jasper County	0.1195	-	-	-	-	-
Sheltered Workshop	0.0865	-	-	-	-	-
Mental Health	0.0865	-	-	-	-	-
R-VIII School District	3.6964	-	-	-	-	-
Joplin Road District	0.2270	-	-	-	-	-
	4.2459	\$ -	\$ -	\$ -	\$ -	\$ -

**Projected Tax Abatement  
(Personal Property)**

Estimated Assessed Value of Personal Property	\$2,752,833	\$2,163,050	\$1,699,672	\$1,322,001	\$ 944,331		
Abatement Percentage	100%	100%	100%	100%	100%		
	Tax Rate per						
Taxing Jurisdiction	\$100	1	2	3	4	5	Total
State Blind Pension	0.0300	\$ 826	\$ 649	\$ 510	\$ 397	\$ 283	\$ 2,665
Jasper County	0.1195	3,290	2,585	2,031	1,580	1,128	10,614
Sheltered Workshop	0.0865	2,381	1,871	1,470	1,144	817	7,683
Mental Health	0.0865	2,381	1,871	1,470	1,144	817	7,683
R-VIII School District	3.6964	101,756	79,955	62,827	48,866	34,906	328,310
Joplin Road District	0.2270	6,249	4,910	3,858	3,001	2,144	20,162
	4.2459	\$ 116,883	\$ 91,841	\$ 72,166	\$ 56,131	\$ 40,095	\$ 377,116