

**TERMINATION OF
JOPLIN RECOVERY TAX INCREMENT FINANCING
REDEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF JOPLIN, MISSOURI
AND
THE JOPLIN REDEVELOPMENT CORPORATION, INC.**

This Termination Agreement is entered into on this ____ day of _____, 2020, by and between the **CITY OF JOPLIN, MISSOURI**, a constitutional home rule charter city and political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri (the "**City**") and the **JOPLIN REDEVELOPMENT CORPORATION, INC.**, an urban redevelopment corporation organized pursuant to Chapter 353 of the Revised Statutes of Missouri (the "**Corporation**") (collectively the "Parties" and individually as a "Party" as the context so requires).

RECITALS:

A. On May 29, 2013, the City and Corporation entered into the Joplin Recovery Tax Increment Financing Redevelopment Agreement (the "**Redevelopment Agreement**") to provide for the implementation of the Joplin Recovery Tax Increment Financing Redevelopment Plan (the "**Redevelopment Plan**") and the redevelopment project described in the Redevelopment Plan (the "**Redevelopment Project**") within the redevelopment area as described in the Redevelopment Plan (the "**Redevelopment Area**"), the boundaries of which are set forth on **Exhibit A** attached hereto and incorporated herein by reference; and

B. The Redevelopment Agreement provides for tax increment financing ("**TIF**") revenues generated by the Redevelopment Plan to be used to reimburse the Corporation and for the Corporation to reimburse Wallace Bajjali Development Partners, L.P., (the "**Site Developer**") for certain costs associated with the Redevelopment Project; and

C. In furtherance of the Redevelopment Plan and in accordance with the Redevelopment Agreement, the City issued TIF bonds in 2013 to provide initial funding for a portion of the costs associated with the Redevelopment Project; and

D. Redevelopment as originally envisioned by the Redevelopment Plan did not thereafter occur and in 2015, the City and Corporation terminated their agreements with the Site Developer related to the Redevelopment Project due to events of default that had occurred under the terms of said agreements; and

E. On April 1, 2020, the City made final payment on the TIF bonds and on April 21, 2020, the City Council adopted Ordinance No. 2020-____ terminating the Redevelopment Plan and the designation of the Redevelopment Area as a redevelopment area; and

F. As a result of the termination of the Redevelopment Plan and designation of the Redevelopment Area, no additional TIF revenues will be generated to fund reimbursement of any redevelopment project costs as contemplated by the Redevelopment Agreement; and

G. In view of the termination of the Redevelopment Plan and designation of the Redevelopment Area and the previous termination of the agreements with the Site Developer, the City and Corporation desire to terminate the Redevelopment Agreement.

NOW THEREFORE, in consideration of the premises and mutual covenants and agreement herein set forth, the City and Corporation do hereby covenant and agree as follows:

Section 1. The Joplin Recovery Tax Increment Financing Redevelopment Agreement by and between the City of Joplin, Missouri and the Joplin Redevelopment Corporation, Inc., entered into on May 29, 2013 is hereby terminated.

Section 2. Upon full execution by the City and Corporation, this Termination Agreement shall be recorded by the City in the Jasper County Office of the Recorder of Deeds.

Section 3. If any portion of this Agreement is held invalid or inoperative, then so far as is reasonable and possible, the remainder of this Agreement shall be deemed valid and operative, and effect shall be given to the intent manifested by the portion held invalid or inoperative.

IN WITNESS WHEREOF, the undersigned have executed or caused this Agreement to be executed and delivered as of the date stated above.

CITY OF JOPLIN, MISSOURI

JOPLIN REDEVELOPMENT CORPORATION, INC.

By: _____
Gary Shaw, Mayor

By: _____

Print Name: _____

ATTEST:

Title: _____

By: _____
Barbara Gollhofer, City Clerk

ATTEST:

By: _____

Print Name: _____

Title: _____

EXHIBIT "A"

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

On this ____ day of _____, 2020, before me, the undersigned Notary Public, in and for said state, personally appeared Gary Shaw, Mayor of the City of Joplin, Missouri, a constitutional home rule charter city and political subdivision of the State of Missouri, known to me to be the person who executed the within Agreement on behalf of the City of Joplin and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My term expires:_____

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

On this ____ day of _____, 2020, before me, the undersigned Notary Public, in and for said state, personally appeared _____, Chairman of the Joplin Redevelopment Corporation, Inc., an urban redevelopment corporation organized pursuant to Chapter 353 of the Revised Statutes of Missouri, known to me to be the person who executed the within Agreement on behalf of said Corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My term expires:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A SPECIFIC DESCRIPTION OF THE BOUNDARIES OF THE REDEVELOPMENT AREA IS AS FOLLOWS:

Joplin TIF Boundary Description
10.01.12

All that part of Section 2, Section 3 and Sections 10 through 17, inclusive, of Township 27 North, Range 33 West, in the City of Joplin, Jasper County, Missouri, being more particularly described as follows:

BEGINNING at the intersection of the South line of Section 14, Township 27 North, Range 33 West and the East right-of-way line of South Main Street, as now established; thence Northerly along said East right-of-way line, a distance of 320 feet, more or less, to a point of intersection with the South right-of-way line of East 31st Street, as now established; thence Easterly along said South right-of-way line, a distance of 115 feet, more or less, to a point of intersection with the Southerly extension of the East line of the existing alley lying east of and adjacent to Lots 17 through 40, inclusive, of Lukes Southern Addition, a subdivision in the City of Joplin, Jasper County, Missouri; thence Northerly along said East line, a distance of 1,350 feet, more or less, to a point of intersection with the South right-of-way line of East 28th Street, as now established; thence Easterly along said South right-of-way line, a distance of 3,000 feet, more or less, to a point of intersection with the East right-of-way line of South Illinois Avenue, as now established; thence Northerly along said East right-of-way line, a distance of 885 feet, more or less, to a point of intersection with the South right-of-way line of East 26th Street, as now established; thence Easterly along said South right-of-way line, a distance of 2,650 feet, more or less, to a point of intersection with the East right-of-way line of Connecticut Avenue, as now established; thence Northerly along said East right-of-way line, a distance of 900 feet, more or less, to a point of intersection with the South right-of-way line of East 24th Street, as now established; thence Easterly along said South right-of-way line, a distance of 3,450 feet, more or less, to a point of intersection with the West right-of-way line of Texas Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 560 feet, more or less, to a point lying 66.67 feet North of the South line of the Northeast Quarter of Section 13, Township 27 North, Range 33 West; thence Easterly along the Westerly extension of the South line of the land described in the Jasper County Recorder's Office in Book 1859, at Page 1215, and beyond, along said South line, and beyond, along the South line of the land described in the Jasper County Recorder's Office in Book 1424, at Page 2050 (Skateland Tract), a distance of 400 feet, more or less, to the Southeast corner of said Skateland Tract; thence Northerly along the East line of said Skateland Tract, a distance of 272 feet, more or less, to the Northeast corner thereof; thence Easterly along the North line of the land described in the Jasper County Recorder's Office in Book 1547, at Page 1848, a distance of 120 feet, more or less, to a point of intersection with the South right-of-way line of said East 24th Street; thence Easterly along said South right-of-way line, a distance of 870 feet, more or less, to a point of intersection with the East right-of-way line of South Range Line Road, as now established; thence Northerly along said East right-of-way line, a distance of 4,200 feet, more or less, to a point of intersection with the North right-of-way line of East 15th Street, as now established; thence Westerly along said North right-of-way line, a distance of 1,400 feet, more or less, to a point of intersection with the West right-of-way line of said Texas Avenue; thence Southerly along said West right-of-way line, a distance of 460 feet, more or less, to the Southeast corner of the tract of land described in the Jasper County Recorder's Office in Book 1744, at Page 1138; thence Westerly along the South line of said tract of land, and beyond, along the South line of the land described in the Jasper County Recorder's Office In Book 2109, at Page 260, and beyond, along the South line of the land described in the Jasper County Recorder's Office in Book 1393, at Page 409, a distance of 630 feet, more or less, to a point in the East line of the land described in the Jasper County Recorder's Office in Book 1861, at Page 2156 (Dennis Park Tract), thence Southerly along the East line of said Dennis Park Tract, a distance of 35 feet, more or less, to the Southeast corner thereof; thence Westerly along the South line of said Dennis Park Tract, a distance of 148 feet, more or less, to

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a point in the East line of the land described in the Jasper County Recorder's Office in Book 1851, at Page 444 (Carpenter Tract); thence Southerly along the East line of said Carpenter Tract, a distance of 285 feet, more or less, to the Southeast corner thereof; thence Westerly along the South line of said Carpenter Tract, and beyond, along the South line of the land described in the Jasper County Recorder's Office in Book 1682, at Page 257, and beyond, along the South line of the land described in the Jasper County Recorder's Office in Book 1312, at Page 27 (Righthouse Tract), a distance of 465 feet, more or less, to the Southwest corner of said Righthouse Tract; thence Northerly along the West line of said Righthouse Tract, and beyond, along the Northerly extension of said West line, a distance of 800 feet, more or less, to a point of intersection with the North right-of-way line of said East 15th Street; thence Westerly along said North right-of-way line, a distance of 335 feet, more or less, to a point of intersection with the North right-of-way line of Campbell Parkway, as now established; thence Northwesterly along said North right-of-way line, a distance of 3,900 feet, more or less, to a point on the east side of parcel 19101110033001000, as now established, thence Northerly along said East line to the intersection with the South right-of-way line of Missouri & Arkansas Railroad, as now established, thence Westerly along said South right-of-way line, a distance of 395 feet more or less, to the East right-of-way line for Murphy Boulevard, as now established, then Northwesterly along said East right-of-way, a distance of 705 feet more or less, to the East right-of-way line, of Illinois Avenue, as now established, thence Northerly along said right-of-way, a distance of 865 feet more or less, to a point of intersection with the East right-of-way line of Murphy Boulevard, as now established; thence Northwesterly along said East right-of-way line, a distance of 4,000 feet, more or less, to a point in the Easterly extension of the North right-of-way line of East 1st Street, as now established; thence Westerly along said Easterly extension, a distance of 390, more or less, to the West right-of-way line of Kansas City Southern Railroad, as now established, thence Northerly along said West right-of-way, a distance of 2,633 feet more or less, to the Northern most tip of parcel 19100220004001000, as now established, thence Southerly along the west of parcel 19100220004001000, a distance of 463 feet more of less, to the Northeast corner of parcel 19200310032005000, as now established, thence Westerly along the North property line of parcel 19200310032005000, a distance of 110 feet more or less, to the Northwest corner of parcel 19200310032005000, as now established, then South along the West property line of parcel 19200310032005000, a distance of 526 feet more or less, to the Southeast corner of parcel 19200310032005000, as now established, thence Easterly along the South of said parcel, a distance of 111 feet more or less, to the Northeast corner of parcel 19200310032006000, as now established, thence Southerly along the East of said parcel, a distance of 200 feet more or less, to the Northwest corner of parcel 19100220004001001, as now established, thence Easterly along the North of said parcel, a distance of 86 feet more or less, to the Northeast corner of said parcel, as now established, thence Southerly along the East of said parcel, a distance of 350 feet more or less, to the Southeast corner of said parcel, as now established, thence Westerly along the South of parcels 19200310032009001, 19100220004001001 and 19200310032010001, a distance of 200 feet more or less, to the East right-of way of Main Street, as now established, thence Southerly along the East of said right-of way, a distance of 50 feet more or less, to the Northwest corner of parcel 19200310032009000, as now established, thence East and South along the North and East property line of parcel 19200310032009000, a distance of 196 feet more or less, to the Southeast corner of said parcel, as now established, the Southerly along the East of parcels 19200310032013000 and 19200310032011000, a distance of 325 feet more or less, to the Southeast corner of parcel 19200310032013000, as now established, thence West along the Southern property boundary of said parcel, a distance of 118 feet more or less, to the Southwest corner of said parcel, said point also being on the East right-of-way of Main Street, thence North along the West of parcel 19200310032013000, a distance of 50 feet more or less, to a point of intersection with the Easterly extension of the North right-of-way line of West B Street, as now established; thence Westerly, along said Easterly extension, and beyond, along said North right-of-way line, a distance of 600 feet, more or less, to a point of intersection with the West right-of-way line of North Joplin Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 450 feet, more or less, to a point of intersection with the North right-of-way line of West A Street, as now established; thence Westerly along said North right-of-way line, a distance of 320 feet, more or less, to a point of intersection with the West right-of-way line of North Wall Avenue, as now established; thence Southerly, along said West right-of-way line, a distance of 365 feet, more or less, to a point of

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intersection with the North right-of-way line of West 1st Street, as now established; thence Westerly along said North right-of-way line, a distance of 320 feet, more or less, to a point of intersection with the West right-of-way line of South Pearl Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 720 feet, more or less, to a point of intersection with the North right-of-way line of West 3rd Street, as now established; thence Westerly along said North right-of-way line, a distance of 370 feet, more or less, to a point of intersection with the West right-of-way line of South Byers Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 4,400 feet, more or less, to a point of intersection with the South right-of-way line of West 13th Street, as now established; thence Easterly along said South right-of-way line, a distance of 710 feet, more or less, to a point of intersection with the West right-of-way line of said South Wall Avenue; thence Southerly along said West right-of-way line, a distance of 1,720 feet, more or less, to a point of intersection with the North right-of-way line of West 18th Street, as now established; thence Westerly along said North right-of-way line, a distance of 1,670 feet, more or less, to a point of intersection with the West right-of-way line of South Jackson Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 450 feet, more or less, to a point of intersection with the North right-of-way line of West 19th Street, as now established; thence Westerly along said North right-of-way line, a distance of 660 feet, more or less, to a point of intersection with the West right-of-way line of South Bird Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 385 feet, more or less, to a point of intersection with the North right-of-way line of West 20th Street, as now established; thence Westerly along said North right-of-way line, a distance of 5,100 feet, more or less, to a point of intersection with the West right-of-way line of Roosevelt Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 830 feet, more or less, to a point of intersection with the North right-of-way line of West 22nd Street, as now established; thence Westerly along said North right-of-way line, and beyond, along the Westerly extension of said North right-of-way line, a distance of 520 feet, more or less, to a point of intersection with the Northerly extension of the East line of the tract of land described in the Jasper County Recorder's Office in Book 1426, at Page 1483 (Barnard Tract); thence Southerly along said Northerly extension, and beyond, along said East line, a distance of 540 feet, more or less, to the Southeast corner of said Barnard Tract; thence Westerly along the South line of said Barnard Tract, a distance of 425 feet, more or less, to the Southwest corner thereof; thence Northerly along the West line of said Barnard Tract, a distance of 190 feet, more or less, to a point of intersection with the North right-of-way line of West 23rd Street, as now established; thence Westerly along said North right-of-way line, a distance of 185 feet, more or less, to a point of intersection with the West right-of-way line of South Walnut Avenue, as now established; thence Southerly along said West right-of-way line of South Walnut Avenue, a distance of 660 feet, more or less, to a point of intersection with the North right-of-way line of West 24th Street, as now established; thence Westerly along said North right-of-way line, a distance of 1,150 feet, more or less, to a point of intersection with the West right-of-way line of Schifferdecker Avenue, as now established; thence Southerly along said West right-of-way line, a distance of 840 feet, more or less, to a point of intersection with the North right-of-way line of West 26th Street, as now established; thence Westerly along said North right-of-way line, a distance of 1,960 feet, more or less, to a point of intersection with the West right-of-way line of South Iron Gates Road, as now established; thence Southerly along said West right-of-way line, a distance of 675 feet, more or less, to a point of intersection with the North right-of-way line of West 27th Street, as now established; thence Westerly along said North right-of-way line, a distance of 630 feet, more or less, to a point of intersection with the West right-of-way line of South Golf Link Road, as now established; thence Southerly along said West right-of-way line, and beyond, along the Southerly extension of said West right-of-way line, a distance of 1,980 feet, more or less, to a point of intersection with the North right-of-way line of West 32nd Street, as now established; thence Easterly along said North right-of-way line, a distance of 7,530 feet, more or less, to a point of intersection with the South line of Section 16, Township 27 North, Range 33 West; thence Easterly along said South line, and beyond, along the South line of Section 15, Township 27 North, Range 33 West, a distance of 2,540 feet, more or less, to a point of intersection with said North right-of-way line of 32nd Street; thence departing said South line of Section 15, along said North right-of-way line, a distance 2,960 feet, more or less, to the POINT OF BEGINNING.

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EXCEPTING therefrom the following described tract of land:

BEGINNING at the intersection of the North right-of-way line of East 18th Street, as now established, and the East right-of-way line of South Virginia Avenue, as now established; thence Easterly along said North right-of-way line of East 18th Street, a distance of 1,220 feet, more or less, to a point of intersection with the West right-of-way line of South Missouri Avenue, as now established; thence Northerly along said West right-of-way line, a distance of 450 feet, more or less, to a point of intersection with the North right-of-way line of East 17th Street, as now established; thence Easterly along said North right-of-way line, a distance of 1,494 feet, more or less, to the South east corner of Lot 155 in Campbell's 6th Addition, a subdivision in the City of Joplin, Jasper County, Missouri; thence Northerly along the East line of said Lot 155, a distance of 55 feet, more or less, to the Northeast corner thereof, said point being in the South line of Lot 156 of said subdivision; thence Easterly along said South line of Lot 156, a distance of 45 feet, more or less, to the Southeast corner thereof, said point being in the Westerly railroad right-of-way line, as now established; thence Northwesterly along said Westerly railroad right-of-way line, a distance of 1,900 feet, more or less, to a point of intersection with the South right-of-way line of East 12th Street, as now established; thence Westerly along said South right-of-way line, a distance of 2,140 feet, more or less, to a point of intersection with said East right-of-way line of South Virginia Avenue; thence Southerly along said East right-of-way line, a distance of 2,340 feet, more or less, to the POINT OF BEGINNING.

Also EXCLUDED from the Redevelopment Area are parcels 19101120013001000, 19201010001001000, 19501540032012000, 19101240011035000, 19101240011034000, 19501510036002000, 19601430017005000, 19501630005003000, 19501630009008000, 19501640001112000, 19501640001110000, 19601420023011000, 19100230046001004, 19200340017007003, and 19401740011005000, which are also described as follows:

| Property Address | Book/ Page | Legal Description |
|--------------------------|------------|---|
| 2920 S. Main Street | 2037/1459 | Lot 65 Luke's Southern Addition to the City of Joplin, Jasper County |
| 1710 Texas Avenue | 2214/0709 | Lots 3 & 4 Lenger's Addition to the City of Joplin, Jasper County |
| 1722 Texas Avenue | 2216/1803 | Lots 5 & 6 Lenger's Addition to the City of Joplin, Jasper County |
| 2401 S. Wall Avenue | 2232/0813 | Lot 56 O'Keefes 2nd Addition to the City of Joplin, Jasper County |
| 2727 Ohio Avenue | 2204/2141 | S. 48' of Lot 452 and all of Lot 453 in Norman-Foule Addition to the City of Joplin, Jasper County |
| 2520 S. Kingsdale | 2236/0710 | Lot 14 Woodrest Terrace Addition to the City of Joplin, Jasper County |
| 3101 Jefferson Avenue | 1678/2089 | Lot 20 and adjacent vacated walkway in Garvin's Oakhill Addition to the City of Joplin, Jasper County |
| 3115-3117 Tyler Avenue | 1728/1865 | Lot 12 in Tyler Subdivision in the City of Joplin, Jasper County |
| 3145-3147 Tyler Avenue | 1728/1844 | Lot 17 in Tyler Subdivision in the City of Joplin, Jasper County |
| 2549 Iowa Avenue | 1969/0566 | Lot 60 in Durham Acres Addition to the City of Joplin, Jasper County |
| 409 E. 7th Street | 1900/1865 | All of a tract of land described as commencing at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, thence North along the east line of said Quarter, 30.0 feet to the North line of 7th Street, thence South 88 degrees, 41 minutes west along said line 272.51 Feet to the point of beginning, thence South 88 degrees 41 minutes West 138.74 feet, thence North 23 degrees 12 minutes 06 seconds East 159.32 feet, thence North 0 degrees 05 minutes 50 seconds East parallel to the East line of Kentucky Avenue 203.38 feet to the South line of Railroad, Thence North 85 degrees 15 minutes 30 seconds East along said line 237.10 feet, Thence South 0 degrees 5 minutes 50 seconds West 49.02 feet, Thence South 35 degrees 09 minutes 29 seconds West 278.66 feet, Thence South 0 degrees 05 minutes 50 seconds West 89.37 feet to the point of beginning, except any part taken or deeded for road purposes. |
| 120 S. Main Street | 2163/1035 | S. 1/2 of Lot 27 in Murphysburg Orig. in the City of Joplin, Jasper County |
| 3101 S. Kelley Dr. | 1828/1798 | Lot 14 Sunset Ridge 4th Addition, to the City of Joplin, Jasper County |
| 701 S. Main Street | 1548/2029 | Lots 1 to 3 excluding the South 10' of Lot 3 and the North 10' of Lot 3 and the West 1/2 of the vacated alley East of and adjoining the South 40' of Lot 3 in Byers and Murphys Addition to Murphysburg in the City of Joplin, Jasper County |
| 701 S Main - Parking Lot | 1548/2029 | Lots 1 and 2 and North 10' Lot 3 and all of adjacent vacated alley in Norton's Subdivision to the City of Joplin, Jasper County |