

CITY OF JOPLIN
TIF COST CERTIFICATION LISTING-1717 MARKETPLACE
AS OF OCTOBER 31, 2016

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS (W/O TDD)	TIF PORTION OF TDD COSTS	TOTAL REIMBURSABLE COSTS	DEVELOPER COST CERTIFICATION #2	DEVELOPER COST CERTIFICATION #3	DEVELOPER COST CERTIFICATION #4	DEVELOPER COST CERTIFICATION #5	TOTAL CERTIFIED COSTS
PROPERTY ACQUISITION									
PRIMARY SITE COST	5,544,663			-					-
RESTAURANT PAD B	220,000			-					-
RESTAURANT PAD E	250,000			-					-
SANDS INN MOTEL	840,000	300,000		300,000					300,000
THEATRE SITE	1,300,000	464,286		464,286					-
RIGHT-OF-WAY ACQUISITION	367,500	367,500		367,500	228,332		139,168		367,500
SUB-TOTAL	8,522,163	1,131,786	-	1,131,786	228,332	-	139,168	-	667,500
LAND PREPARATION									
GRUBBING & CLEARING	76,794	76,794		76,794	9,473		-		84,473
DEMOLITION SANDS INN	65,000	65,000		65,000	6,500		-		71,500
DEMOLITION OLD THEATRE	50,000	50,000		50,000			-		-
GRADING/EROSION CONTROL	441,044	441,044		441,044	383,194		-		476,865
CONTINGENCY (10%)	63,284	63,284		63,284	63,284		-		63,284
SUB-TOTAL	696,122	696,122	-	696,122	462,451	-	-	-	696,122
STREET IMPROVEMENTS									
STORM,SANITARY & UTILITY RELOC	232,465	-	107,465	107,465	87,887		-		107,465
STREET IMPROVEMENT	462,238	-	-	-	-		-		-
EXCAVATING & REMOVAL, 15TH	20,000	-	-	-	-		-		-
LIGHTING & SIGNALIZATION	183,800	-	-	-	-		-		-
ENHANCED STREET LIGHTING/LAND	36,000	-	36,000	36,000	36,000		-		36,000
SIGNAGE	120,000	-	-	-	-		-		-
CONSTRUCTION SUPERVISION/OHD	52,725	-	10,000	10,000	10,000		-		10,000
CONTINGENCY (20%)	272,260	-	103,249	103,249	103,249		-		103,249
SUB-TOTAL	1,379,488	-	256,714	256,714	237,136	-	-	-	256,714
RETAIL LOT EXISTING SITE (PROJ C & D)									
BUILDING IMPROVEMENTS-ACADEMY	1,700,000	800,000		800,000	-		-		800,000
BUILDING IMPROVEMENTS-28,000 PSF	840,000	420,000		420,000	420,000		-		420,000
ROOF REPAIR	500,000	500,000		500,000	-		-		500,000
BUILDING ENHANCEMENTS	800,000	800,000		800,000	502,508		-		800,000
PARKING LOT IMPROVEMENTS	167,100	83,550	83,550	167,100	164,700		-		167,100
ENHANCED LIGHTING & LAND	39,000	39,000		39,000	39,000		-		39,000
SIGNAGE	75,000	-		-	-		-		-
LEASE EXPENSES	199,641	-		-	-		-		-
CONSTRUCTION SUPERVISION/OHD	216,037	194,433	60,490	254,923	253,937		-		254,923
CONTINGENCY (10%)	453,678	219,887	6,952	226,839	226,839		-		226,839
SUB-TOTAL	4,990,456	3,056,870	150,992	3,207,862	1,606,984	-	-	-	3,207,862

RETAIL & RESTAURANT LOT (PROJ B & F)

BUILDING CONSTRUCTION (PROJ B)	2,100,000			-	-				
BUILDING CONSTRUCTION (PROJ F)	350,000			-	-				
BUILDING ENHANCEMENTS	300,000	300,000		300,000		300,000			300,000
PARKING LOT IMPROVEMENTS	152,925	76,463	76,463	152,926		55,000	97,926		152,926
SEWER, STORMWATER & DETENTION	453,550	453,550		453,550	544,260		44,378		588,638
SIGNAGE	40,100			-			-		-
LANDSCAPING	32,000	32,000		32,000			36,735		36,735
LEASE EXPENSES	120,156			-			-		-
CONSTRUCTION SUPERVISION/OHD	177,437	159,693	49,682	209,375	209,375		-		209,375
CONTINGENCY (10%)	372,617	171,129	15,180	186,309		150,000	37,906		187,906
SUB-TOTAL	4,098,785	1,192,835	141,325	1,334,160	753,635	505,000	216,945	-	1,475,580
<i>RESTAURANT LOT (PROJECT E)</i>									
BUILDING CONSTRUCTION (10,000)	1,750,000			-	-				-
BUILDING ENHANCEMENTS	100,000	100,000		100,000	100,000				100,000
PARKING LOT IMPROVEMENTS	140,850	70,425	70,425	140,850	140,850				140,850
SEWER, STORMWATER & DETENTION	414,000	414,000		414,000	230,228				414,000
SIGNAGE	40,000			-	-				-
LANDSCAPING	35,000	35,000		35,000	35,000				35,000
LEASE EXPENSES	59,755			-	-				-
CONSTRUCTION SUPERVISION/OHD	126,980	114,282	35,554	149,836	149,836				149,836
CONTINGENCY (10%)	266,659	119,718	13,611	133,329	133,329				133,329
SUB-TOTAL	2,933,244	853,425	119,590	973,015	789,243	-	-	-	973,015
<i>RESTAURANT LOT (PROJECTS G & H)</i>									
PROJECT G BUILDING CONSTRUCTION	787,500			-	-				-
PROJECT H BUILDING CONSTRUCTION	1,277,500			-	-				-
BUILDING ENHANCEMENTS	118,000	118,000		118,000		118,000			118,000
PARKING LOT IMPROVEMENTS	219,828	109,914	109,914	219,828	94,819	125,009			219,828
SEWER, STORMWATER & LANDSCAPING	111,235	111,235		111,235	133,482				133,482
SIGNAGE	46,000			-					-
ENHANCED LIGHTING & LANDSCAPING	54,800	54,800		54,800		27,857			27,857
LEASE EXPENSES	70,511			-	32,000	(27,304)			4,696
CONSTRUCTION SUPERVISION/OHD	134,269	120,842	37,595	158,437	158,437				158,437
CONTINGENCY (10%)	281,964	110,228	30,754	140,982	65,823	75,159			140,982
SUB-TOTAL	3,101,607	625,019	178,263	803,282	484,561	318,721	-	-	803,282
<i>RETAIL LOT (PROJECTS I & J)</i>									
PROJECT I BUILDING CONSTRUCTION	1,500,000			-	-				-
BUILDING CONSTRUCTION	787,500			-	-				-
BUILDING ENHANCEMENTS	228,750	228,750		228,750					-
PARKING LOT IMPROVEMENTS	173,453	86,726	86,726	173,452					-
SEWER, STORMWATER & LANDSCAPING	45,400	45,400		45,400					-
SIGNAGE	30,000			-					-
ENHANCED LIGHTING & LANDSCAPING	112,000	112,000		112,000					-
LEASE EXPENSES	72,500			-					-
CONSTRUCTION SUPERVISION/OHD	147,480	132,732	41,294	174,026					-
CONTINGENCY (10%)	269,417	111,201	23,507	134,708			11,190		11,190
SUB-TOTAL	3,366,500	716,809	151,527	868,336	-	-	11,190	-	11,190

WAL-MART EXPANSION									
BUILDING CONSTRUCTION	2,000,000	-	-	-	-	-	-	-	-
SUB-TOTAL	<u>2,000,000</u>	-	-	-	-	-	-	-	-
PROFESSIONAL FEES									
ARCHITECTURAL & ENGINEERING	-	-	-	-	-	-	2,125	2,125	-
LEGAL & PROFESSIONAL	250,000	200,000	-	200,000	50,646	101,786	70,410	413,938	-
TIF ADMINISTRATION	75,000	75,000	-	75,000	8,693	17,615	-	50,873	-
SUB-TOTAL	<u>325,000</u>	<u>275,000</u>	-	<u>275,000</u>	<u>59,339</u>	-	<u>119,401</u>	<u>72,535</u>	<u>466,936</u>
TOTAL COSTS	31,413,365	8,547,866	998,411	9,546,277	4,621,681	823,721	486,704	72,535	8,558,201
FINANCING COSTS	<u>19,951,803</u>	<u>3,127,805</u>	<u>525,192</u>	<u>3,652,997</u>	<u>865,239</u>	<u>1,119,854</u>	<u>1,467,112</u>	-	<u>3,652,997</u>
GRAND TOTAL COSTS	<u><u>51,365,168</u></u>	<u><u>11,675,671</u></u>	<u><u>1,523,603</u></u>	<u><u>13,199,274</u></u>	<u><u>5,486,920</u></u>	<u><u>1,943,575</u></u>	<u><u>1,953,816</u></u>	<u><u>72,535</u></u>	<u><u>12,211,198</u></u>

Project A-Wal-Mart
 Project B-Macadoodles
 Project C-Academy
 Project D-Westco
 Project E-Lot Behind Academy
 Project F-Macadoodles
 Project G-Backyard Burgers
 Project H-Macadoodles
 Project I & J-Beside Macadoodles

CITY OF JOPLIN
TIF BALANCE DUE LISTING
1717 MARKETPLACE
AS OF OCTOBER 31, 2016

DESCRIPTION	YEARLY PRINCIPAL	YEARLY INTEREST	YEARLY GRAND TOTAL DUE	LIFE PRINCIPAL BALANCE DUE	LIFE INTEREST BALANCE DUE	LIFE GRAND TOTAL DUE
FY 2005 REIMBURSABLE COSTS	2,868,461	200,792				
FY 2005 PAYMENTS	<u>-</u>	<u>-</u>				
FY 2005 BALANCE	<u>2,868,461</u>	<u>200,792</u>	<u>3,069,253</u>			
FY 2006 REIMBURSABLE COSTS	2,553,559	379,541				
FY 2006 TIF PAYMENTS		(154,697)				
FY 2006 TDD/TIF PAYMENTS		<u>(7,975)</u>				
FY 2006 BALANCE	<u>2,553,559</u>	<u>216,869</u>	<u>2,770,428</u>	<u>5,422,020</u>	<u>417,662</u>	<u>5,839,682</u>
FY 2007 REIMBURSABLE COSTS	1,516,522	485,698				
FY 2007 TIF PAYMENTS		(368,488)				
FY 2007 TDD/TIF PAYMENTS		<u>(54,771)</u>				
FY 2007 BALANCE	<u>1,516,522</u>	<u>62,439</u>	<u>1,578,961</u>	<u>6,938,542</u>	<u>480,101</u>	<u>7,418,643</u>
FY 2008 REIMBURSABLE COSTS	1,060,420	559,927				
FY 2008 TIF PAYMENTS		(611,184)				
FY 2008 TDD/TIF PAYMENTS		<u>(65,851)</u>				
FY 2008 BALANCE	<u>1,060,420</u>	<u>(117,107)</u>	<u>943,313</u>	<u>7,998,962</u>	<u>362,994</u>	<u>8,361,956</u>
FY 2009 REIMBURSABLE COSTS	-	559,927				
FY 2009 TIF PAYMENTS		(673,453)				
FY 2009 TDD/TIF PAYMENTS		<u>(68,306)</u>				
FY 2009 BALANCE	<u>-</u>	<u>(181,832)</u>	<u>(181,832)</u>	<u>7,998,962</u>	<u>181,161</u>	<u>8,180,123</u>
FY 2010 REIMBURSABLE COSTS	-	559,927				
FY 2010 TIF PAYMENTS		(690,995)				
FY 2010 TDD/TIF PAYMENTS		<u>(67,135)</u>				
FY 2010 BALANCE	<u>-</u>	<u>(198,203)</u>	<u>(198,203)</u>	<u>7,981,920</u>	<u>-</u>	<u>7,981,920</u>
FY 2011 REIMBURSABLE COSTS	-	559,927				
FY 2011 TIF PAYMENTS		(535,571)				
FY 2011 TDD/TIF PAYMENTS		<u>(50,950)</u>				
FY 2011 BALANCE	<u>-</u>	<u>(26,594)</u>	<u>(26,594)</u>	<u>7,955,326</u>	<u>-</u>	<u>7,955,326</u>
FY 2012 REIMBURSABLE COSTS	486,704	347,258				
FY 2012 TIF PAYMENTS		(219,588)				

FY 2012 TDD/TIF PAYMENTS		<u>(54,802)</u>				
FY 2012 BALANCE	<u>486,704</u>	<u>72,868</u>	<u>559,572</u>	<u>8,442,030</u>	<u>72,868</u>	<u>8,514,898</u>
FY 2013 REIMBURSABLE COSTS	-	-				
FY 2013 TIF PAYMENTS		(1,038,187)				
FY 2013 TDD/TIF PAYMENTS		<u>(70,998)</u>				
FY 2013 BALANCE	<u>-</u>	<u>(1,109,185)</u>	<u>(1,109,185)</u>	<u>7,405,712</u>	<u>-</u>	<u>7,405,712</u>
FY 2014 REIMBURSABLE COSTS	72,535	-				
FY 2014 TIF PAYMENTS		(894,166)				
FY 2014 TDD/TIF PAYMENTS		<u>(71,860)</u>				
FY 2014 BALANCE	<u>72,535</u>	<u>(966,026)</u>	<u>(893,491)</u>	<u>6,512,221</u>	<u>-</u>	<u>6,512,221</u>
FY 2015 REIMBURSABLE COSTS	-	-				
FY 2015 TIF PAYMENTS		(859,200)				
FY 2015 TDD/TIF PAYMENTS		<u>(70,998)</u>				
FY 2015 BALANCE	<u>-</u>	<u>(930,198)</u>	<u>(930,198)</u>	<u>5,582,023</u>	<u>-</u>	<u>5,582,023</u>
FY 2016 REIMBURSABLE COSTS	-	-				
FY 2016 TIF PAYMENTS		(859,044)				
FY 2016 TDD/TIF PAYMENTS		<u>(71,048)</u>				
FY 2016 BALANCE	<u>-</u>	<u>(930,092)</u>	<u>(930,092)</u>	<u>4,651,931</u>	<u>-</u>	<u>4,651,931</u>

CITY OF JOPLIN
TIF INTEREST CALCULATION
1717 MARKETPLACE
AS OF OCTOBER 31, 2016

DESCRIPTION	PRINCIPAL BALANCE	INTEREST AMOUNT	GRAND TOTAL LIABILITY	TIF PAYMENTS	TDD/TIF PAYMENTS	ENDING LIABILITY
Fiscal Year 2005	2,868,461	200,792	3,069,253	-		
Fiscal Year 2006	2,553,559	379,541	2,933,100	(154,697)	(7,975)	
Fiscal Year 2007	1,516,522	485,698	2,002,220	(368,488)	(54,771)	
Fiscal Year 2008	1,060,420	559,927	1,620,347	(611,184)	(65,851)	
Fiscal Year 2009	-	559,927	559,927	(673,453)	(68,306)	
Fiscal Year 2010	-	559,927	559,927	(690,995)	(67,135)	
Fiscal Year 2011		559,927	559,927	(535,571)	(50,950)	
Fiscal Year 2012	486,704	347,258	833,962	(219,588)	(54,802)	
Fiscal Year 2013	-	-	-	(1,038,187)	(70,998)	
Fiscal Year 2014	72,535	-	72,535	(894,166)	(71,860)	
Fiscal Year 2015	-	-	-	(859,200)	(70,998)	
Fiscal Year 2016				(859,044)	(71,048)	
GRAND TOTAL	<u>8,558,201</u>	<u>3,652,999</u>	<u>12,211,200</u>	<u>(6,904,574)</u>	<u>(654,694)</u>	<u>4,651,932</u>

CITY OF JOPLIN
TDD COST CERTIFICATION LISTING-1717 MARKETPLACE
AS OF OCTOBER 31, 2016

DESCRIPTION	TOTAL ALL PROJECT COSTS	NON-TIF PORTION OF TDD COSTS	TOTAL TDD REIMBURSABLE COSTS	TOTAL TDD COST CERTIFICATION
<i>STREET IMPROVEMENTS</i>				
STORM,SANITARY & UTILITY RELOC	232,465	125,000	125,000	145,000
STREET IMPROVEMENT	462,238	462,238	462,238	462,238
EXCAVATING & REMOVAL, 15TH	20,000	20,000	20,000	-
LIGHTING & SIGNALIZATION	183,800	183,800	183,800	183,800
ENHANCED STREET LIGHTING/LAND	36,000	-	-	-
SIGNAGE	120,000	-	-	-
CONSTRUCTION SUPERVISION/OHD	52,725	42,725	42,725	42,725
CONTINGENCY (20%)	272,260	169,011	169,011	169,011
SUB-TOTAL	<u>1,379,488</u>	<u>1,002,774</u>	<u>1,002,774</u>	<u>1,002,774</u>
 TOTAL COSTS	 1,379,488	 1,002,774	 1,002,774	 1,002,774
 FINANCING COSTS	 <u>-</u>	 <u>525,192</u>	 <u>525,192</u>	 <u>525,192</u>
 GRAND TOTAL COSTS	 <u><u>1,379,488</u></u>	 <u><u>1,527,966</u></u>	 <u><u>1,527,966</u></u>	 <u><u>1,527,966</u></u>

CITY OF JOPLIN
TDD BALANCE DUE LISTING
1717 MARKETPLACE
AS OF OCTOBER 31, 2016

DESCRIPTION	YEARLY PRINCIPAL	YEARLY INTEREST	YEARLY GRAND TOTAL DUE	LIFE PRINCIPAL BALANCE DUE	LIFE INTEREST BALANCE DUE	LIFE GRAND TOTAL DUE
FY 2006 REIMBURSABLE COSTS	1,002,774	70,194				
FY 2006 PAYMENTS		<u>(89,965)</u>				
FY 2006 BALANCE	<u>1,002,774</u>	<u>(19,771)</u>	<u>983,003</u>			
FY 2007 REIMBURSABLE COSTS	-	140,388				
FY 2007 PAYMENTS		<u>(70,654)</u>				
FY 2007 BALANCE	<u>-</u>	<u>69,734</u>	<u>69,734</u>	<u>1,002,774</u>	<u>49,963</u>	<u>1,052,737</u>
FY 2008 REIMBURSABLE COSTS	-	210,583				
FY 2008 PAYMENTS		<u>(66,300)</u>				
FY 2008 BALANCE	<u>-</u>	<u>144,283</u>	<u>144,283</u>	<u>1,002,774</u>	<u>194,246</u>	<u>1,197,020</u>
FY 2009 REIMBURSABLE COSTS	-	104,027				
FY 2009 PAYMENTS		<u>(68,306)</u>				
FY 2009 BALANCE	<u>-</u>	<u>35,720</u>	<u>35,720</u>	<u>1,002,774</u>	<u>229,966</u>	<u>1,232,740</u>
FY 2010 REIMBURSABLE COSTS	-	-				
FY 2010 PAYMENTS		<u>(67,135)</u>				
FY 2010 BALANCE	<u>-</u>	<u>(67,135)</u>	<u>(67,135)</u>	<u>1,002,774</u>	<u>162,831</u>	<u>1,165,605</u>
FY 2011 REIMBURSABLE COSTS	-	-				
FY 2011 PAYMENTS		<u>(50,950)</u>				
FY 2011 BALANCE	<u>-</u>	<u>(50,950)</u>	<u>(50,950)</u>	<u>1,002,774</u>	<u>111,881</u>	<u>1,114,655</u>
FY 2012 REIMBURSABLE COSTS	-	-				
FY 2012 PAYMENTS		<u>(54,802)</u>				
FY 2012 BALANCE	<u>-</u>	<u>(54,802)</u>	<u>(54,802)</u>	<u>1,002,774</u>	<u>57,079</u>	<u>1,059,853</u>
FY 2013 REIMBURSABLE COSTS	-	-				
FY 2013 PAYMENTS		<u>(70,998)</u>				
FY 2013 BALANCE	<u>-</u>	<u>(70,998)</u>	<u>(70,998)</u>	<u>988,855</u>	<u>-</u>	<u>988,855</u>

FY 2014 REIMBURSABLE COSTS	-	-				
FY 2014 PAYMENTS		<u>(71,860)</u>				
FY 2014 BALANCE	<u>-</u>	<u>(71,860)</u>	<u>(71,860)</u>	<u>916,995</u>	<u>-</u>	<u>916,995</u>
FY 2015 REIMBURSABLE COSTS	-	-				
FY 2015 PAYMENTS		<u>(70,998)</u>				
FY 2015 BALANCE	<u>-</u>	<u>(70,998)</u>	<u>(70,998)</u>	<u>845,997</u>	<u>-</u>	<u>845,997</u>
FY 2016 REIMBURSABLE COSTS	-	-				
FY 2016 PAYMENTS		<u>(71,048)</u>				
FY 2016 BALANCE	<u>-</u>	<u>(71,048)</u>	<u>(71,048)</u>	<u>774,949</u>	<u>-</u>	<u>774,949</u>

**REIMBURSABLE COSTS CAPPED AT TOTAL FINANCING COSTS OF \$525,192