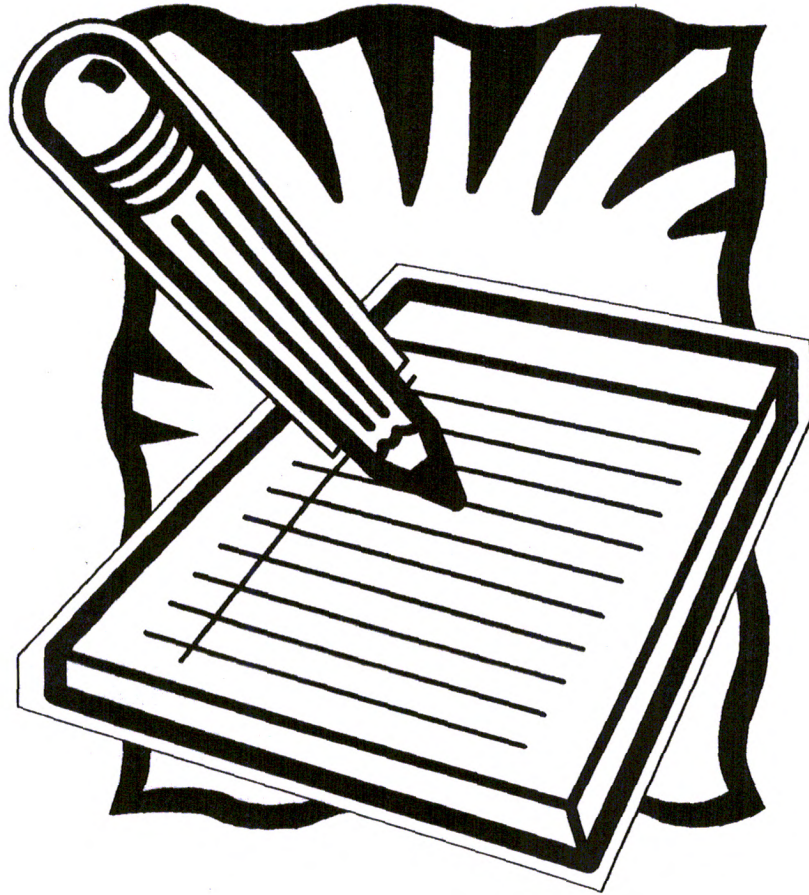


CITY OF GRANBY, MISSOURI



Revised 3/22/98

TAX INCREMENT FINANCE DISTRICT REDEVELOPMENT PLAN

Prepared by
Gross & Associates, Inc.
4942 South Roslyn
Springfield, Missouri 65804
417/886-6894

INDEX

TEXT	PAGE
I. INTRODUCTION	3
II. BACKGROUND	3
III. PROPOSAL - PROJECTS	5
A. PUBLIC IMPROVEMENTS	5
1. Public Parking Lots	6
2. City Maintenance Facility	6
3. Sidewalks	6
4. Streets	6
5. Utilities	6
6. Historic Street Lights	6
7. Parks	6
B. PRIVATE IMPROVEMENTS	6
1. Historic Preservation	7
2. Structural Preservation	7
3. Expansion	7
4. Limitation of Public Participation	7
C. OTHER COST	7
IV. TAX INCREMENT FINANCING	7
V. PLAN AND AREA	8
A. Plan Objectives	8
VI. EXISTING CONDITIONS IN THE AREA	8
VII. THE PROJECT	9
A. ACTIVITIES	9
1. Acquisition and Clearance	9
2. Assemblage and Disposition of Land	9
3. Provision of Public Facilities	9
B. GENERAL LAND USE	9
C. PROJECT PLAN DEVELOPMENT SCHEDULE	9
VIII. FINANCING PLAN	9
A. ESTIMATED PROJECT COSTS	9
B. SOURCE OF FUNDS	10
1. Payment in Lieu of Taxes	10
2. Anticipated Operation and Activity Taxes	10
3. Surplus Revenue	10
4. No New Tax Levy Share Will Be Collected	11
5. Financial Impact of Redevelopment Plan on all Taxing Districts	11
C. NATURE AND TERM OF OBLIGATIONS	11
D. EVIDENCE OF COMMITMENTS TO FINANCE	11
IX. "BUT FOR TIF"	11
X. PROVISIONS FOR AMENDING THIS PLAN	12
XI. DEFINITIONS	12
EXHIBITS:	
1. SUMMARY OF PROJECT COST	16
2. BLIGHT STUDY	17
3. DEVELOPMENT AGREEMENT FORM	21
4. REVENUE PROJECTIONS	24
5. IMPACT ON TAXING DISTRICTS	28
6. LOCATOR MAP OF REDEVELOPMENT AREA	30
7. DESCRIPTION OF PROPERTY IN REDEVELOPMENT AREA	31

CITY OF GRANBY, MISSOURI

REDEVELOPMENT PLAN

I. INTRODUCTION

The following is a Tax Increment Financing Redevelopment Plan (the "Plan") for the redevelopment of a Blighted Area (the "Area") within the territorial limits of the City of Granby, Missouri (the "City"). The Plan calls for the development of infrastructure improvements within the Area in connection with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99-900 to 99.865, inclusive, revised statutes of the State of Missouri (1997, as amended) (the "Act").

There exists within the territorial limits of the City certain developed and undeveloped areas which are in need of development or redevelopment but which cannot be developed due to inadequate street layout, roads, traffic control systems and devices, sewers, obsolete platting, water distribution and supply systems, and other similar public improvements. With the result that such lack of facilities are either creating or threaten with each year's delay in improvement, to create unsafe conditions and a menace to public health and safety and threaten to impede the further development of and continued growth of the City and the ability of the citizens of the City to enjoy commerce and be provided with public safety.

II. BACKGROUND

The City of Granby has experienced a steady decline in commercial tax base for the past 150 years. The City of Granby at one time was a major mining town in the state. After the Civil War the area experienced a boom in commercial business as a result of the mining operation in the area. With the decline and demise of mining operations the City began losing most of its commercial business operations. The City became a residential area with a few essential commercial businesses within the City. Most of the commercial business buildings were vacant and deteriorating. In the 1990's, an effort was began to encourage new businesses to open which catered to tourism. Some of the buildings within the City attempted to improve the fronts of their buildings through a low interest loan program made available through a Neighborhood Assistance Program. The City improved some of the area sidewalks. While this program helped to improve some of the appearance of the central business district and some new business did open, it has yet to accomplish the desired affect of creating a viable business climate whereby the new businesses helped to stem the flow of tax dollars to other larger communities.

The City desires to redevelop an area of the City which is in a state of deterioration by making certain improvements to the infrastructure within the area and to assist commercial businesses which desire to expand their business, create a new business, and preserve commercial buildings so as to have an inventory of commercial locations for prospective businesses.

In order to address the deficiency of proper planning and design of the past the City proposes to create a "redevelopment area" encompassing this blighted condition within the City. Missouri Statutes provide cities the right to create "redevelopment areas" within their boundaries and assist in the development of these areas using "tax increment financing" pursuant to the Act. This method of fostering or assisting an area is the best suited and least risky for a municipality to use. Any developer who develops any portion of the Area will be required to pay and collect the appropriate taxes as any other business within the City. The City will " earmark" or collect 50% of the new sales tax generated from the area from the increased sales collected by the City of Granby and Newton County to fund or repay the cost of making the needed public infrastructure improvements in the Area and other designated cost in accordance with this Redevelopment Plan. The City will also collect 100% of all new real estate taxes or PILOT's which will be created from improvements and increase in value to all real property within the Redevelopment Area. Such PILOT's will be based on the combined tax levies imposed on the increased assessed value of the Redevelopment area of all taxing districts which now or in the future collect property taxes from the Redevelopment Area.

Due to the desire of the City to pay the costs of the infrastructure projects from the collections of the City and County sales tax already authorized by voters (the "Sales Tax") and ad valorem taxes, the City proposes the designation of the Area, as more particularly shown on the "Locator Map" included in Exhibit 6 attached to this Plan and made a part hereof. The Board of Aldermen of the City of Granby (the "Governing Body") believes that the residents of the City will receive collateral benefits from the infrastructure improvements and new development made within the designated Area. The City anticipates that all costs of constructing the infrastructure and correcting the blight conditions will be reimbursed from the proceeds of the tax increment financing.

The City has concluded, after many years, that unless the City supplies the infrastructure improvements and removal of blight conditions proposed in this Plan, commerce will not be able to continue to prosper in the Area and the continued deterioration of the Area will add to the blighted conditions currently existing and will spread to other Areas. Providing the infrastructure improvements and new development improvements will, (i) alleviate the blighted condition of the Area; (ii) discourage commerce from moving out of the City; (iii) result in increased employment in the City and; (iv) result in continued enhancement of the tax base of the City.

The City has already adopted and passed sales tax ordinances which allow the City to collect a total of 2 1/4% of all eligible retail sales within the city limits. The County Commission of Newton County has already adopted and passed sales tax measures which allow the County to collect a total of 1% of all eligible retail sales within the county borders. The City proposes that 100% of the new ad valorem taxes generated by the Area and 50% of the new sales taxes be used to pay for the Project. The City has estimated the cost of making such infrastructure improvements and correction of blight conditions exceeds the anticipated annual collections under the Sales Taxes and additional ad valorem tax, so that payment for facilities on the time schedule required for the implementing of the Plan will require the issuance of Tax Increment Financing Obligations (the "Bonds") by the City.

Economic data and conditions discussed herein indicate development will not occur within the Area without the adoption of the Plan. Individual infrastructure improvements may be redefined and re-enumerated at the discretion of the Governing Body.

ALL TAXING DISTRICTS WILL CONTINUE TO RECEIVE THE SAME TAX REVENUE, BASED ON CURRENT TAX LEVIES, GENERATED BY THE REDEVELOPMENT AREA AFTER THE ADOPTION OF THIS PLAN. NO TAXING DISTRICT WILL LOSE ANY TAX REVENUE AS A RESULT OF THE ADOPTION OF THIS PLAN. THE CITY AND COUNTY WILL COLLECT 50% OF ALL NEW SALES TAX WHILE THE TIF IS IN PLACE. ALL TAXING DISTRICTS WILL COLLECT 100% OF ALL NEW PERSONAL PROPERTY TAX WHILE THE TIF IS IN PLACE.

III. PROPOSAL

This plan calls for the redevelopment of the Area by the construction of infrastructure improvements consisting of street and highway improvements, highway entrances, storm drainage retention and control, utility relocation, water and sewer improvements and upgrades, street lighting, sidewalks, private improvements and property for commercial property, purchase of real estate or public easements for the usage as public property or development and other public and private capital improvement cost associated with the (the "Project"). This Plan will make a certain amount of the Operating and Activity Taxes (sales taxes) available for use to reimburse Project Costs on a pay as you go basis or to retire bonds or other financing agreements which the City may issue pursuant to this Plan. The timing and amount of each bond issue will be established by the City and will require a separate ordinance for each issue. This Plan provides a best estimate of when the bonds will be issued and the terms thereof. All bonds and other financing obligations will be retired within twenty-three years of their respective issuance or by the statutory limit of the life of the TIF Area.

PROJECTS

A. PUBLIC IMPROVEMENTS: The City proposes to make various public improvements to the Redevelopment Area which will attempt to improve the economic conditions of the area and attempt to remove the blighted conditions. Such improvements will be undertaken as funds are available from the TIF revenues collected or financing using TIF revenues, and any and all federal and state grants which the City may apply for and receive. The City may elect to provide City funds for public improvements but would be entitled to receive reimbursement from TIF revenues as they are available. Following is a list of possible public improvements. Other public improvements may be undertaken during the life of the TIF so long as these improvements meet the objective of removing the blighted conditions and improving the economic activity of the Area:

1. PUBLIC PARKING LOTS: Due to the lack of sufficient parking in the Redevelopment Area the City deems it necessary to construct new designated public parking areas. Such parking areas may require the acquisition of real property. Cost will include land cost, site development, lighting, and paving.

2. CITY MAINTENANCE FACILITY: Currently, the City Maintenance facility is located on Church Street and is attached to the Community Building. The facility has deteriorated to the point of being a health and safety hazard to workers and to the general public. The location of the facility in the central business district is unsightly, creates a safety hazard to pedestrians and motorists, and takes up valuable space which could be used as public parking for the Community Building and retail shoppers. The facility is also located adjoining a City Park which is used by children as a play area. It is proposed that the facility be removed from the site and be reconstructed on City property located within the Redevelopment Area located on Neosho Street.

3. SIDEWALKS: Renovation of existing sidewalks are needed to add to new sidewalks along Main Street. The area targeted, but not limited to, is Church Street in front of the Community Building.

4. STREETS: Certain streets within the Redevelopment Area are in need of proper upgrading and resurfacing and the addition of curb and guttering to provide for storm water control.

5. UTILITIES: Certain areas on the west side of the City are in need of utility service upgrade due to the age, condition and size of the service line in the area.

6. HISTORIC STREETLIGHTS: In order to preserve and promote the historic character of the area the City proposed to install historic streetlights.

7. PARKS: Expansion, upgrade, and renovation to the existing parks within the Redevelopment Area may be undertaken to provide improved facilities which will promote and improve commerce and retail activity within the Area.

B. PRIVATE IMPROVEMENTS: Because the commercial area of the City has experienced a steady decline and deterioration in commercial activity the City recognizes that any expansion or development of an existing or new business is highly risky because the Area does not have a proven track record of success. In order for a business to risk private capital to develop a viable retail district a public/private partnership of investment is needed. Most of the commercial properties are buildings which range from thirty to one hundred fifty years old. Most are in a state of deterioration. Due to the historic significance of the area it is important that the historic integrity of the area be preserved. It is in the best interest of the community that the City assist any and all businesses to preserve the valuable character of the historic buildings in the area and encourage new investment and business development. The City proposes to assist private business with certain private cost in order encourage private investment and to reduce the risk of such investment. Following is a list of eligible private cost which the TIF will consider

reimbursing a private developer for under a contractual arrangement. An example of the proposed contract which the City will enter into with a eligible developer is attached as Exhibit 3, each contract will be individually negotiated and approved by the TIF Commission and the Board of Aldermen:

1. HISTORIC PRESERVATION: All building cost associated with preserving the historic character of any commercial building or building which will be converted to commercial use within the Redevelopment Area is an eligible cost. Any improvements must preserve the historic character and appearance of the commercial property. Any new construction or renovation to a non-historic building would be eligible for the cost of constructing or renovating a building to standards and designs which would be compatible with the historic area. The TIF Commission will determine all eligible cost. Any applicant which desires to receive assistance shall submit a cost estimate and architectural drawing of any improvements proposed.

2. STRUCTURAL PRESERVATION: All cost to preserve a commercial building's structural condition to prevent it from further deterioration and preserve safety to occupants of the building. Applicant shall submit a certified engineers report of all proposed cost. The TIF Commission shall determine all eligible cost.

3. EXPANSION: The TIF will assist with certain capital cost incurred by a new or expanding business. Such cost will be limited to acquisition, demolition, site cost, and public infrastructure of the property. The TIF will not fund any cost of new construction of a building. The TIF Commission shall determine all eligible cost.

4. LIMITATION OF PUBLIC PARTICIPATION: In no event will the reimbursement or payments to a private developer exceed 75% of the combined PILOT's and sales taxes collected by the TIF from the property and business operations located on property of the developer. Only TIF revenue generated from the property owned by the developer will be used to fund or repay private cost.

C. OTHER COST: The City may incur other specific cost and undertake projects not specifically identified in this section. All cost and projects will and must be designed to improve the Redevelopment Area by removing blighted conditions and improving the tax base of the Redevelopment Area.

IV. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act. The Act enables municipalities to finance Area Project Costs with the revenue generated from PILOTs resulting from increased assessed valuation on new development and subject to annual appropriation, 50% of local tax revenues from operations and activities in the Area.

The tax revenue generated from the "Total Initial Equalized Assessed Value" of the Area will continue to be paid to existing taxing districts. Any increases in the "Total Initial Equalized Assessed Value" during the life of the TIF, 23 years, will be designated to the TIF district. The County Collector shall collect PILOT's from the increased assessed value based on the tax levies of all taxing districts and pay such PILOT's to the

City Clerk to be deposited into a special allocation fund to be used to pay approved Project Cost. Subject to annual appropriation, 50% of the total funds from taxes imposed by local taxing districts which are generated by operations and activities within the Area while Tax Increment Financing remains in effect, excluding licenses, fees or special assessments shall be allocated to and when collected by the City Clerk shall be deposited in a special allocation fund for the retirement of obligations or payment of Project Costs as defined herein.

V. PLAN AND AREA

The Board of Aldermen of the City proposes to undertake the redevelopment of the Area described generally herein and, specifically, by description of the Project Area in Exhibit 7 attached hereto and made a part of the Plan.

This Plan will be implemented by the construction of the Projects as described herein in the Area as set forth in Exhibit 7 and described in the specific objectives of the Plan as set forth in Section III "The Proposal". The Board of Aldermen may issue Bonds and other financing agreements as they may deem necessary to finance Project Costs. Subject to an annual appropriation, 50% of net new O&A Taxes generated in the Area by Newton County and the City of Granby and 100% of all new PILOT's generated from the increased assessed value of all real property within the Area will be deposited in a special allocation fund and are pledged for the retirement of the Bonds, or other such financing agreements proposed by the Board of Aldermen, or payment of Project Costs. The timing and amount of each Bond issue or other financing agreement will be established by the City, but will require a separate Ordinance for each issue. In addition, the Board of Aldermen may determine that Project Costs be paid from the special allocation fund as collection of O&A Taxes and PILOT's allow, with or without the issuance of Bonds. Upon being deposited in the special allocation fund, subject to an annual appropriation, O&A Taxes and PILOT's may be used to service any Bonds issued or to pay for any reimbursable Project Costs. No Project Cost or debt service requirement shall exceed 23 years of their respective issuance or until the TIF expires as established by State Statutes.

A. Plan Objectives - The General objectives of the Plan are:

1. to enhance the tax base of the City and other taxing districts by developing the highest and best use and encouraging private investment in the surrounding area;
2. to eliminate blighted conditions in the Area;
3. to increase employment in the City;

VI EXISTING CONDITIONS IN THE AREA

The Board of Aldermen has reviewed the existing conditions of the Area and has caused an independent blight study of the Area to be made. The Board of Aldermen has been advised that the study, shown as Exhibit 2, has concluded the Area to be a "blighted and conservation area" as described in the Act. Prior to the adoption of this Plan by the Board of Aldermen an ordinance shall be adopted declaring that the property within the Area meets the definitions as defined in Section 99.805 of the Missouri Revised Statutes.

VII THE PROJECT

A. ACTIVITIES.

1. Acquisition and Clearance. To achieve the redevelopment objectives of this Plan, property or interests therein, including easements and rights of way, may be purchased by the City. Most properties are included in the Plan because they are benefited by the Plan although they will not necessarily be acquired by the City nor redeveloped. The use of eminent domain is limited exclusively to the acquisition of rights of way and easements, if needed.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with the redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized.

2. Assemblage and Disposition of Land. Land assemblage shall be conducted for sale, lease or conveyance. The land acquired will be for dedication to the construction of public improvements or facilities and the construction of commercial operations by a private operator.

3. Provision of Public Facilities. As the Project is to make certain infrastructure improvements to the Area, it is determined that adequate public facilities and utilities will be assured to service the entire Area.

B. GENERAL LAND USE. The description of the Project as set forth in Exhibit 2 designates the predominate land use categories for tracts in the Area as well as existing City zoning classifications. The project shall be subject to the applicable provisions of the City's zoning ordinance as well as other codes and ordinances as may be amended from time to time. All streets and roads which are to be dedicated to the City shall comply with City street and road construction standards as well as State Highway standards for roads which are under jurisdiction of the State.

C. PROJECT PLAN DEVELOPMENT SCHEDULE. Implementation of the Redevelopment Plan will begin upon the adoption of this Plan. Projects will be undertaken as funding is available from TIF and other identified revenues.

VIII FINANCING PLAN

A. ESTIMATED PROJECT COSTS. Project Costs mean and include the sum total of all reasonable or necessary costs incurred in implementing this Plan and the Project. Reimbursable Project Costs mean and include all reasonable or necessary costs allowed by the Act, other than Taxing Districts' Capital Costs, incurred in implementing the Plan and the Project which are to be reimbursed to the City from O&A Taxes or PILOT's, or Bond proceeds upon the presentation to the City of a certificate from a professional engineer certifying that a Project Cost has been incurred. Estimated Project Costs are set out in Exhibit 1.

B. SOURCE OF FUNDS. Anticipated sources and amounts of funds to pay Project Costs and amounts to be available from those sources are shown in Exhibit 5 attached hereto and made a part of this Plan. If Bonds are issued and sold other than as a pay as you go basis, the Bond proceeds will be deposited in a special allocation fund for use in payment of Reimbursable Project Costs. The timing and amount of each Bond issue or Development Agreement will be determined by the City but will require a separate ordinance for each issue. All Bonds or Development Agreements will be retired within 23 years of the date the Plan is adopted.

1. Payment in Lieu of Taxes.

a. PILOT'S will be collected by the City into the Special Allocation Fund to fund based on the increases in assessed value over the "Initial Assessed of the Redevelopment Area as of January 1, 1997" and the tax levies of all taxing districts collecting property taxes from the Area. The current assessed value of the Redevelopment Area is estimated to be \$1,042,700 (see Exhibit 7), the Newton County Assessor shall certify the total Initial Assessed Value upon approval of the plan and notify the City Clerk in writing. The estimated assessed value of the Area after the termination of the TIF district is projected to be \$1,602,700 based on the projections, or an increase of 53.7%. Actual performance and values will depend upon new development and property values over the next 23 years.

2. Anticipated Operation and Activity Taxes.

a. Current Sales Tax Rates. There is currently a general sales tax producing revenue resulting from sales in the Area. The current combined sales tax rate of the City of Granby is 2 1/4%. The sales tax rate for Newton County is 1%. No other local taxing district levies a sales tax.

b. Anticipated O&A Taxes. The prior year (1997) annual sales tax revenue collected from the Area by Newton County is estimated to be approximately \$33,000. The prior year (1997) annual sales tax revenue collected from the Area by the City of Granby is estimated to be approximately \$74,250. The combined total is estimated to be \$107,250. Upon final approval of this plan by the Board of Aldermen, these numbers shall be attested by the City and County Clerk to validate the final numbers used to measure increases in sales tax revenue. Upon termination of this Plan, the total annual sales tax revenue in the Area to be collected by the County is projected to be \$78,470 and the annual sales tax revenue to be collected by the City is projected to be \$176,559. The combined total is estimated to be \$255,029, or a projected increase of 137.8%. Actual performance will depend upon development activity and sales of businesses over the next 23 years.

3. Surplus Revenues in Special Allocation Fund. Funds in the Special Allocation Fund in excess of the funds deemed necessary by ordinance for the retirement of Bonds, other financing agreements, reserves, sinking funds, and Project Costs, if any, will be declared as surplus and will be distributed to the Other Taxing Districts in the Area in the manner provided by the Act.

4. No new tax levy share will be collected. Should any taxing district pass a new sales tax levy above the existing 1997 levels, such taxes generated by this levy will not be collected nor paid to the Special Allocation Fund. The Taxing Districts will be allowed to keep these funds and not be subject to capture by the TIF.

5. Financial Impact of Redevelopment Plan on all Taxing Districts. As Required under state law a financial impact on each taxing district is provided as Exhibit 5. Each taxing district will continue to receive the current taxes being collected from the Redevelopment Area. All taxing districts will receive the benefit of any increases in personal property taxes. The City and County will receive 50% of all increases in sales taxes.

C. NATURE AND TERM OF OBLIGATIONS. Without excluding other methods of financing, Bonds may be issued pursuant to this Plan for terms not to exceed 23 years from the date of the Plan at an interest rate determined by the Board of Aldermen. The proceeds of the Bonds, if sold, will be used to finance Project Costs. Bonds or development agreements may be issued to developers to reimburse them on a "pay as you go basis". The timing and amount for each Bond issue or other financing agreement will be established by the City but will require a separate ordinance for each issue. In the event separate bond issues are required each bond issue will have a term not to exceed twenty three years from the date of this Plan. If funds within the special allocation fund is not sufficient to pay any or all debt obligations issued, funds will be disbursed and any unpaid balance will be accrued. Funds in the Special Allocation Fund in excess of the funds deemed necessary by ordinance for the retirement of the bonds, reserves, sinking funds, and Project Costs, if any, will be declared as surplus and will be distributed to the Other Taxing Districts in the Area in the manner provided by the Act. Bonds may be sold in one or more series in order to implement this Plan. The latest date of retirement of the bonds, if issued, is estimated to be 2020.

D. EVIDENCE OF COMMITMENTS TO FINANCE. It is anticipated that all private project cost will be funded by developers and thus no Bonds will be sold to fund these cost. The City may however, issue bonds to fund some or all of the public infrastructure cost. It is anticipated that local financing institutions will provide funding for any bonds which may be issued if revenue is sufficient to debt service the payments.

IX "BUT FOR TIF"

The Area has not been subject to growth and development by private enterprise due to the deterioration and lack of commercial businesses and the blighted conditions of the Area. Without preservation and expansion of the commercial area the Area will continue to decline and the tax base erode further. The cost of curing the existing conditions and construction of the improvements contemplated by the Plan is not economically viable, if fully borne by developers, nor does the City have surplus funds within the General Fund to pay for such cost, nor is it forecasted to have sufficient funds for several years. The use of Tax Increment Financing allows the City to finance capital improvements needed to correct the blighted conditions.

X. PROVISIONS FOR AMENDING THIS PLAN

This Plan and Project may be amended only pursuant to the provisions of the Act.

XI. DEFINITIONS

- A. **"Act"** means Sections 99.800 through 99.865 of the Revised Statutes of Missouri, 1994, as amended;
- B. **"Ad Valorem Tax"** means a tax based upon the value of real property;
- C. **"Allowable Costs"** means those costs that are approved by the City as being eligible, reasonable, necessary and allocable to the Plan; permitted by the appropriate cost principles and approved by the City in this Plan;
- D. **"Architectural or Engineering (A/E) Services"** means consultation, investigations, reports or services for design type projects within the scope of the practice of architecture or professional engineering as defined by the laws of the State of Missouri;
- E. **"Area"** means the Blighted Area of the City which is composed of one or more infrastructure improvement project areas that the City intends to develop by means of the adoption of this Redevelopment Plan;
- F. **"Assistance"** means transfer of money, property, services, or anything of value to accomplish the public purpose of development of the Project or projects in accordance with this Plan. Assistance may be in the form of either a grant or a cooperative agreement and will specify budget and Project periods, the City's share of approved Project Costs, a description of the work to be accomplished, and any special conditions;
- G. **"Blighted Area"** means an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards, the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;
- H. **"Bridges"** means bridges connecting a municipality with another municipality, either within or without the State, with an incorporated area of the State, or with another state or an unincorporated area thereof;
- I. **"Building"** means the erection, acquisition, alteration, remodeling, improvement or extension of the Project or projects;
- J. **"City"** means the City of GRANBY, Missouri, a fourth-class city and political subdivision duly organized and existing under the Constitution and laws of the State of Missouri, and its successors and assigns;

K. **"Commission"** means the tax increment finance commission of the City established in accordance with the Act, and its successors in interest;

L. **"Conservation Area"** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of a municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but is detrimental to the public health, safety, morals, or welfare and may become a Blighted Area because of any one or more of the following factors: dilapidation, obsolescence, deterioration, illegal use of individual structures, presence of structures below minimum code standards, abandonment, excessive vacancies, overcrowding of structures and community facilities, lack of ventilation, light or sanitary facilities, inadequate utilities, excessive land coverage, deleterious land use or layout, depreciation of physical maintenance, and lack of community planning.

M. **"Construction"** means any one or more of the following: preliminary planning to determine the feasibility of the Project of projects, engineering, architectural, legal, fiscal or economic investigations or studies, surveys, designs, plans, working drawings, specifications, procedures or other extension of the Project or projects, or the inspection or supervision of any of the foregoing items. Construction also includes remedial actions in response to requirements of the City;

N. **"Cost Analysis"** means the review and evaluation of each element of subagreement costs to determine reasonableness and allocability;

O. **"Economic Development Area"** means any area or portion of an area located within the territorial limits of the City, which does not meet the requirements of subdivisions 1 and 2 of this section and in which the Governing Body of the municipality finds that redevelopment is in the public interest because it will:

1. discourage commerce, industry or manufacturing from moving their operations to another state; or
2. result in increased employment in the municipality; or
3. result in preservation or enhancement of the tax base of the municipality.

P. **"Governing Body"** means the duly elected Board of Aldermen of the City;

Q. **"Municipality"** means a city, village, or incorporated town, or any county of the State of Missouri;

R. **"Obligations"** means bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality to carry out a redevelopment project or to fund outstanding obligations;

S. **"Operation and Activity Taxes" ("O&A Taxes")** means 50% of the funds from taxes imposed by a Municipality or other local taxing districts, which are generated by operations and activities within the Redevelopment Project Area, excluding

licenses, fees or special assessments other than Payments in Lieu of Taxes until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act.

T. **"Ordinance"** means an ordinance enacted by the Governing Body of the City;

U. **"Overlapping Tax Districts" (OTD)"** means those Taxing Districts overlapping the Taxing District of the City;

V. **"Payment in Lieu of Taxes" ("PILOTs")** means those estimated revenues resulting from real property in the development project area acquired by a Municipality, including counties, which, according to the Redevelopment Project or Plan are to be used for a private use, taxing districts would have received had a Municipality not adopted Tax Increment Allocation Financing and which would result from levies made after the time of adoption of Tax Increment Allocation Financing during the time the current equalized value of real property in the Project Area exceeds the total initial equalized value of real property in such Area until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act. PILOTs which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 R.S.Mo.

W. **"Plan"** means the Redevelopment Plan of the City.

X. **"Project"** means any infrastructure improvement project constructed by the City in furtherance of the objectives of this Redevelopment Plan.

Y. **"Project Area"** means any area designated by a Municipality in respect to which the Municipality has made a finding that there exist conditions which cause the area to be classified as a Blighted Area, an Economic Development Area, a Conservation Area or a combination thereof.

Z. **"Project Costs"** means the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Plan and the Project. Such costs include, but are not limited to the following:

1. costs of studies, surveys, plans and specifications;
2. professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial planning or special services;
3. property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and the clearing and grading of land;
4. costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. cost of construction of public works or improvements;
6. financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Project for which such

Obligations are issued and for not more than 18 months thereafter and including reasonable reserves related thereto;

7. all or a portion of a taxing district's capital cost resulting from the Project necessarily incurred or to be incurred in furtherance of the objectives of the Plan and Project, to the extent the municipality by written agreements accepts and approves such costs;

8. relocation costs to the extent that a Municipality determines that relocation costs shall be paid or are required to be paid by federal or state law; and

9. Payment in Lieu of Taxes (PILOTs).

AA. **"Redevelopment Plan"** means the comprehensive program of a Municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the Area as an Economic Development Area, Conservation or Blighted Area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the Area;

BB. **"State"** means the State of Missouri;

CC. **"Taxing Districts"** means any political subdivision of this state having the power to levy taxes within the Area.

DD. **"Taxing Districts Capital Costs"** means those costs of Taxing Districts for capital improvements that are found by municipal governing bodies to be necessary and to directly result from the Redevelopment Project; and

EE. **"Vacant Land or Vacant Real Estate"** means any parcel or combination of parcels of real property not used for industrial, commercial or residential buildings.

EXHIBIT 1
PROJECT COST ESTIMATES

PUBLIC IMPROVEMENTS:

1. SIDEWALKS: 250 ft @ \$25.00	\$6,250.00
2. Demolition of Maintenance Facility	\$10,000.00
3. New Maintenance Facility 5,000 sq. ft @ \$20.00	\$100,000.00
4. Parking Lots 15,000 sq. ft @ \$2.50	\$37,500.00
5. Historic Street Lights 10 @ \$2,000	\$20,000.00

<u>TOTAL</u>	<u>\$173,750.00</u>
---------------------	----------------------------

Other project cost may be undertaken which are within the scope of removing the blighted conditions but not specifically identified herein. Actual cost may vary. The numbers above are intended to be estimates only.

EXHIBIT 2
BLIGHT STUDY

GRANBY, MISSOURI

REDEVELOPMENT PLAN TAX INCREMENT FINANCE DISTRICT

**PREPARED BY
DARRELL E. GROSS
GROSS & ASSOCIATES
4942 SOUTH ROSLYN
SPRINGFIELD, MISSOURI 65804
417/886-6894**

City of Granby Blight Study

SCOPE OF STUDY: This study will attempt to identify conditions of blight and areas which are in a state of deterioration within the city limits of Granby for the purpose of establishing a redevelopment area to address or correct conditions identified. The blight or deterioration conditions will be measured in accordance with Missouri State Statutes 99:805. The conditions will be identified by areas within the City and not by individual tract ownership. The area will be defined by property ownership in Exhibit 7 of the Redevelopment Plan. All property which is described will either be blighted, comply with the definition of a conservation area, or will directly benefit from improvements to the Area. Although the entire area will certainly be considered, an area targeted for economic development for efforts to redevelop the area the area is not classified an economic development area as defined by Missouri State Statutes Section 99.805. No attempt will be made to identify market prices or values, only land use potential and future development within the designated blight areas.

BLIGHT AREA DESCRIPTION: The City of Granby is a very old city. Most of the commercial structures are over 100 years old. Only 7.9% of all housing structures were built after 1985 in the entire City. Most structures are pre 1939. According to the 1990 census, 41.5% were built before 1939. The census further identifies that the busiest decade for growth was before 1939. The medium household value within the City was \$33,800 in 1990, this compares to a median value of \$52,883 in Neosho.

Most all of the central business district of the City has been included in the area and classified as blighted. The area begins at the intersection of B highway and Highway 60 on the west and extends to the point where Shoal Creek Branch crosses Highway 60 on the east. The area extends north to the intersection of Grove Street, Old Highway F, and Main Street. The Area extends south to South Street and Random Road. Most of the area includes property on both sides of Main street and Highway 60, which is also known as Valley Street. Area was included to the southwest of Highway 60 and Main Street, which is a mixed-use area of commercial and residential property usage.

1. WEST OF MAIN STREET AND SOUTH OF HIGHWAY 60: This is a mixed-use area with a combination of residential and commercial property. The frontage along Highway 60 has some commercial buildings. Most were constructed within the past 30 years. Most of these buildings were conversions from other uses. Most of the structures are in deteriorated condition and in need of demolition or major renovation. The terrain along the area from just west of Main Street to Highway B is a drainage basin and is not desirable for commercial development without significant site work. In order for this area to be developed significant fill would be required. This cost of leveling and filling this area to be suitable for commercial development would exceed the market value of the property. Depending on the specific site the cost for filling would most likely exceed \$100,000 per acre, which is far more than the value of the property. In addition to the condition of the frontage property, the area behind it is mostly residential property with several mobile homes. The conditions of the properties are in deteriorated conditions. The streets within the area were not properly designed to proper width and drainage. Most of the streets are unsurfaced. No storm drainage control is in place, despite the fact that the area is a major collection area for regional drainage. Buildings near the intersection of Highway 60 and buildings along Main Street are older buildings, which range in age from 30 years to 115 years old. Condition of these buildings range from fair to uninhabitable. Even the buildings, which are usable, have exceeded their economic useful life. Significant investment in these buildings will be required to restore their historic beauty and revitalize the economic usefulness of the buildings. Property to the West of Highway B has not developed significantly in the past fifty years except for some spot commercial development. This spot development has put a strain of infrastructure cost by causing partial development of infrastructure or no infrastructure due to the cost.

2. NORTH OF HIGHWAY 60 AND WEST OF MAIN STREET: This area suffers from similar conditions as in the area South of Highway 60 and West of Main Street as described above. The few residential structures within the area are in a deteriorated condition. Commercial structures along Main Street have experienced some renovation in the past few years. Most of the improvements have been cosmetic only. The buildings still suffer from economic obsolescence and structural deterioration. The frontage along Valley Street, Highway 60, would require significant fill or site work to make buildable commercial sites. The cost of such would exceed the value of the property. Buildings along Highway 60 are on small parcels of land and constructed upon the Highway Right of Way. Little or no parking exist to neither accommodate customers nor comply with standard parking ratios to square footage of building space. No City parking lots exist along Main Street, except parking in front of the buildings. This gives an estimated three parking spaces per 3,000 square feet. The normal requirement would be twelve parking

spaces per 3,000 square feet. Significant development land for new development exist west of main street, but the property needs significant fill in order to be usable. This area could be of vital importance to the City for future economic growth if it were reclaimed to be useable property.

3. EAST OF MAIN STREET: This includes more of the similar area as described above. This area has the only new buildings constructed in the blighted area in the past decade. They include a new restaurant and convenience store. One building was constructed in the period design as the remainder of the City and is a compliment to the area. The convenience store is a standard modern design but blends well with the area. Increased parking was made available for these properties. A parcel of land at the corner of Church and Main Street is contaminated according to the Environmental Protection Agency, (EPA). No building exist on the site but the unsightly foundations are visible. A small open pit exists on the site. This area is in need of clean up from contamination and redeveloped into a parking lot to serve the area. Across the road from the site is a City playground/park, which is very small and does not have dedicated parking available. Adjoining the park and attached to the Community Building is the City Maintenance building. The building is a deteriorated condition to the point of being unsafe. With the facility adjoining the park and visible from downtown the building is a safety and nuisance issue to the entire area. Large equipment moving in and out of the downtown area is a safety issue for pedestrians and motorist alike. Unless this faculty is removed from the downtown area, it is unlikely that private investment can be attracted to this area.

Property along both sides of Highway 60 east to Shoal Creek Branch is mostly residential. The buildings are in constructed near the right of way of the highway with six entrances to the highway every 300 feet on a hilly area with limited visibility. Better visibility and less interruption and intersections would improve the conditions of this area.

DEFINITIONS: The Missouri State Statues describes the conditions for a redevelopment area in 99:805, those definitions are herein provided:

BLIGHTED AREA: "an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision of obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use."

CONSERVATION AREA: "any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structure; presence of structures below minimum code standard; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light

or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning;"

ECONOMIC DEVELOPMENT AREA: "any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of (a blighted area or a conservation area), and in which the governing body of the municipality finds that redevelopment is in the public interest because it will: (1) discourage commerce, industry or manufacturing from moving their operations to another state; or (2) result in increased employment in the municipality; or (3) result in preservation or enhancement of the tax base of the municipality.

Not all property within the redevelopment area must fit the above criteria. Missouri State Statutes 99:820 provides that "those parcels of real property and improvements thereon substantially benefited by the proposed redevelopment project improvements" are eligible to be included within a redevelopment area.

CONCLUSIONS: All areas highlighted on the Locator Map in Exhibit 4 of the Redevelopment Plan and the properties described in Exhibit 7 of the Redevelopment Plan is considered to have conditions which meet the definition of "blighted" and comply with the at least three of the conditions described for a "conservation area" as defined under the guidelines described in the Missouri Revised Statutes. The historic deterioration and continued deterioration of the commercial structures within the area must be stopped in order to prevent a total collapse of the economic base of the City. As the buildings continue to deteriorate, it will become economically unfeasible to reclaim these properties. If the economic base of the Area is not restored it will be economically unfeasible for businesses to rebuild in this area. The net result will be the total collapse of the retail business base of the City. Retail business within a city is no longer essential in every city. Residents can and will travel to neighboring cities to shop, thus tax dollars needed to support the City to other communities. Based on review of the property herein described, and in it's current condition, the property and area meets the standards of blight as defined by Missouri State Statutes, based on and research, on site review and economic research information available on the Area. Unless these area conditions are corrected, it is unlikely that private development will occur and the social and economic liabilities associated as well as the menace to the public health, safety, morals, and welfare of the community will continue.

EXHIBIT 3
PROPOSED DEVELOPMENT AGREEMENT FORM

DEVELOPMENT AGREEMENT

This Development Agreement, made and entered into this ____ day of _____, _____, by and among the Tax Increment Finance Commission of the City of Granby, Missouri a duly organized agency of the City of Granby, a Municipal Corporation existing as a fourth class city under the laws of the State of Missouri and empowered under State Law to enter into such contracts (the "Commission"), and

_____ a _____ (the "Developer");

WITNESSETH:

WHEREAS, the City, acting through its Board of Aldermen, has established Tax Increment Financing as provided under the Real Property Tax Increment Redevelopment Act, Section 99.800 to 99.865, inclusive of the Revised Statutes of Missouri, as amended in order to correct and address conditions of blight within the City and the Tax Increment Finance Commission has been formed for the purpose of reviewing such plans and to carry out the redevelopment efforts of such plan has been duly created; and

WHEREAS, the City is authorized by Section 99.820.1 (2) to enter into contracts necessary for the implementation of a redevelopment plan which will eliminate the blight within a development area; and

WHEREAS, the Commission desires to identify and negotiate with economically feasible business enterprises whom are desirous to remove such blight as has been identified within the Redevelopment Area and establish estimated cost for such; and

WHEREAS, the Developer owns certain land within the proposed area and plans to construct or redevelop certain business enterprises and cause such improvements as required to develop said property for a viable retail business; and

WHEREAS, the Commission desires to obtain commitments from Developer to develop said property as a retail business enterprise if the Commission provides funding and financing for eligible and approved cost by means of Tax Increment Financing.

NOW THEREFORE, for and in consideration of the premises and mutual covenants and agreements contained herein; the parties hereto do hereby covenant and agree as follows:

1. **The Project.** The term "Project" as used in this Agreement shall be deemed to mean solely the redevelopment of an existing tract of land to provide for the removal of blighted conditions which have been identified to include, but not limited to, _____

A site plan and legal description is attached as **Exhibit A.**

2. **Project Cost.** The eligible and approved cost for removing the blighted conditions are herein provided and attached as **Exhibit B.**

3. **Developer Obligation.** The Developer is obligated to redevelop the tract of land as described in Exhibit A above into an new or expanded retail operation known as _____ and to cause such removal of blight as has been herein identified in paragraph 1 above and shall pay for such cost as identified in paragraph 2 above. The Developer is further obligated to operate said retail store at all times. Failure to operate the business or a like business will terminate Commission's obligations to Developer.

4. **Commission's Obligation.** The Commission and or the City of Granby shall reimburse the Developer the amounts as approved as stated in paragraph 2 from the net proceeds collected in the Special Allocation Fund from the PILOT's and sales taxes collected from the property and business operations operated on the property. Such reimbursements shall be subject to actual funds collected. Developer shall be entitled to receive interest on approved cost at a rate not to exceed 8% per annum from the date of this agreement or when incurred by the Developer, which ever is last. Commission shall only reimburse up to 75% of the PILOT's and sales taxes collected from the property and business described. The remaining 25% shall be used to fund public improvement cost in accordance with the Redevelopment Plan adopted by the City. No cost or payments shall be made after the expiration of the TIF district as allowed under state law and as provided in the Redevelopment Plan, nor will any unpaid cost become an obligation of the City of Granby or any agency thereof.

Chairman
Tax Increment Finance Commission
City of Granby

Attested:

Secretary
Tax Increment Finance Commission
City of Granby

Mayor
City of Granby

Attested:
City Clerk _____

Attested:

EXHIBIT A
SITE MAP & LEGAL DESCRIPTION OF PROPERTY

EXHIBIT B
PROJECT COST

PUBLIC /PRIVATE - IMPROVEMENT
GRANBY, MISSOURI

EXHIBIT 4 PAGE 1

GRANBY TIF PROFORMA OF REVENUE & EXPENSE

	1999	2000	2001	2002	2003	2004
TOTAL INCREASE IN SALES	\$2,000,000.00	\$2,500,000.00	\$3,000,000.00	\$3,060,000.00	\$3,121,200.00	\$3,183,624.00
NET NEW SALES TAX						
City of Granby 2.25%	\$45,000.00	\$56,250.00	\$67,500.00	\$68,850.00	\$70,227.00	\$71,631.54
<u>Newton County 1.00%</u>	<u>\$20,000.00</u>	<u>\$25,000.00</u>	<u>\$30,000.00</u>	<u>\$30,600.00</u>	<u>\$31,212.00</u>	<u>\$31,836.24</u>
TOTAL SALES TAX 3.25%	\$65,000.00	\$81,250.00	\$97,500.00	\$99,450.00	\$101,439.00	\$103,467.78
50% OF SALES TAX TO TIF	\$32,500.00	\$40,625.00	\$48,750.00	\$49,725.00	\$50,719.50	\$51,733.89
NEW PROPERTY TAX	\$0.00	\$15,000.00	\$20,000.00	\$20,400.00	\$20,808.00	\$21,224.16
TOTAL TIF REVENUE	\$32,500.00	\$55,625.00	\$68,750.00	\$70,125.00	\$71,527.50	\$72,958.05
AVAILABLE FOR PROJECT COST						
PUBLIC COST-MAXIMUM 25%	\$8,125.00	\$13,906.25	\$17,187.50	\$17,531.25	\$17,881.88	\$18,239.51
<u>PRIVATE COST-MAXIMUM 75%</u>	<u>\$24,375.00</u>	<u>\$41,718.75</u>	<u>\$51,562.50</u>	<u>\$52,593.75</u>	<u>\$53,645.63</u>	<u>\$54,718.54</u>
TOTAL AVAILABLE	\$32,500.00	\$55,625.00	\$68,750.00	\$70,125.00	\$71,527.50	\$72,958.05
50% OF SALES TAX NOT GOING TO TIF						
NET NEW REVENUE TO CITY	\$22,500.00	\$28,125.00	\$33,750.00	\$34,425.00	\$35,113.50	\$35,815.77
<u>NET NEW REVENUE TO COUNTY</u>	<u>\$10,000.00</u>	<u>\$12,500.00</u>	<u>\$15,000.00</u>	<u>\$15,300.00</u>	<u>\$15,606.00</u>	<u>\$15,918.12</u>
TOTAL	\$32,500.00	\$40,625.00	\$48,750.00	\$49,725.00	\$50,719.50	\$51,733.89

ASSUMPTIONS ARE BASED ON AN ANNUAL GROWTH RATE OF 2% PER YEAR
THE INITIAL INCREASE OF \$3,000,000 IS PROJECTED TO OCCUR BY THE YEAR 2001.
ASSESSED VALUE OF PROPERTY IS PROJECTED TO INCREASE BY 2% PER YEAR
THE INITIAL INCREASE IS PROJECTED TO BE \$400,000 BY THE YEAR 2001.

AMOUNTS AVAILABLE FOR PROJECT COST ARE BASED ON MAXIMUM USAGE AS PER THE REDEVELOPMENT PLAN.
NOT ALL INCREASES IN REVENUE WILL BE USED FOR PRIVATE COST. ACTUAL AMOUNTS
WILL DEPEND ON THE NUMBER OF PRIVATE DEVELOPMENTS AND APPROVED COST.

EXHIBIT 4
GRANBY TIF PROFORMA OF REVENUE & EXPENSE

PAGE 2

	2005	2006	2007	2008	2009	2010
TOTAL INCREASE IN SALES	\$3,247,296.48	\$3,312,242.41	\$3,378,487.26	\$3,446,057.00	\$3,514,978.14	\$3,585,277.71
NET NEW SALES TAX						
City of Granby	\$73,064.17	\$74,525.45	\$76,015.96	\$77,536.28	\$79,087.01	\$80,668.75
Newton County	\$32,472.96	\$33,122.42	\$33,784.87	\$34,460.57	\$35,149.78	\$35,852.78
TOTAL SALES TAX	\$105,537.14	\$107,647.88	\$109,800.84	\$111,996.85	\$114,236.79	\$116,521.53
50% OF SALES TAX TO TIF	\$52,768.57	\$53,823.94	\$54,900.42	\$55,998.43	\$57,118.39	\$58,260.76
NEW PROPERTY TAX	\$21,648.64	\$22,081.62	\$22,523.25	\$22,973.71	\$23,433.19	\$23,901.85
TOTAL TIF REVENUE	\$74,417.21	\$75,905.56	\$77,423.67	\$78,972.14	\$80,551.58	\$82,162.61
AVAILABLE FOR PROJECT COST						
PUBLIC COST-MAXIMUM 25%	\$18,604.30	\$18,976.39	\$19,355.92	\$19,743.03	\$20,137.90	\$20,540.65
PRIVATE COST-MAXIMUM 75%	\$55,812.91	\$56,929.17	\$58,067.75	\$59,229.10	\$60,413.69	\$61,621.96
TOTAL AVAILABLE	\$74,417.21	\$75,905.56	\$77,423.67	\$78,972.14	\$80,551.58	\$82,162.61
50% OF SALES TAX NOT GOING TO TIF						
NET NEW REVENUE TO CITY	\$36,532.09	\$37,262.73	\$38,007.98	\$38,768.14	\$39,543.50	\$40,334.37
NET NEW REVENUE TO COUNTY	\$16,236.48	\$16,561.21	\$16,892.44	\$17,230.29	\$17,574.89	\$17,926.39
TOTAL	\$52,768.57	\$53,823.94	\$54,900.42	\$55,998.43	\$57,118.39	\$58,260.76

EXHIBIT 4 **PAGE 3**
GRANBY TIF PROFORMA OF REVENUE & EXPENSE

	2011	2012	2013	2014	2015	2016
TOTAL INCREASE IN SALES	\$3,656,983.26	\$3,730,122.93	\$3,804,725.38	\$3,880,819.89	\$3,958,436.29	\$4,037,605.01
NET NEW SALES TAX						
City of Granby	\$82,282.12	\$83,927.77	\$85,606.32	\$87,318.45	\$89,064.82	\$90,846.11
<u>Newton County</u>	<u>\$36,569.83</u>	<u>\$37,301.23</u>	<u>\$38,047.25</u>	<u>\$37,301.23</u>	<u>\$39,584.36</u>	<u>\$40,376.05</u>
TOTAL SALES TAX	\$118,851.96	\$121,229.00	\$123,653.57	\$124,619.68	\$128,649.18	\$131,222.16
50% OF SALES TAX TO TIF	\$59,425.98	\$60,614.50	\$61,826.79	\$62,309.84	\$64,324.59	\$65,611.08
NEW PROPERTY TAX	\$24,379.89	\$24,867.49	\$25,364.84	\$25,872.13	\$26,389.58	\$26,917.37
TOTAL TIF REVENUE	\$83,805.87	\$85,481.98	\$87,191.62	\$88,181.97	\$90,714.16	\$92,528.45
AVAILABLE FOR PROJECT COST						
PUBLIC COST-MAXIMUM 25%	\$20,951.47	\$21,370.50	\$21,797.91	\$22,045.49	\$22,678.54	\$23,132.11
<u>PRIVATE COST-MAXIMUM 75%</u>	<u>\$62,854.40</u>	<u>\$64,111.49</u>	<u>\$65,393.72</u>	<u>\$66,136.48</u>	<u>\$68,035.62</u>	<u>\$69,396.34</u>
TOTAL AVAILABLE	\$83,805.87	\$85,481.98	\$87,191.62	\$88,181.97	\$90,714.16	\$92,528.45
50% OF SALES TAX NOT GOING TO TIF						
NET NEW REVENUE TO CITY	\$41,141.06	\$41,963.88	\$42,803.16	\$43,659.22	\$44,532.41	\$45,423.06
<u>NET NEW REVENUE TO COUNTY</u>	<u>\$18,284.92</u>	<u>\$18,650.61</u>	<u>\$19,023.63</u>	<u>\$18,650.61</u>	<u>\$19,792.18</u>	<u>\$20,188.03</u>
TOTAL	\$59,425.98	\$60,614.50	\$61,826.79	\$62,309.84	\$64,324.59	\$65,611.08

EXHIBIT 4 **PAGE 4**
GRANBY TIF PROFORMA OF REVENUE & EXPENSE

	2017	2018	2019	2020	2021	AFTER TIF 2022
TOTAL INCREASE IN SALES	\$4,118,357.12	\$4,200,724.26	\$4,284,738.74	\$4,370,433.52	\$4,457,842.19	\$4,546,999.03
NET NEW SALES TAX						
City of Granby	\$92,663.04	\$94,516.30	\$96,406.62	\$98,334.75	\$100,301.45	\$102,307.48
Newton County	\$41,183.57	\$42,007.24	\$42,847.39	\$43,704.34	\$44,578.42	\$45,469.99
TOTAL SALES TAX	\$133,846.61	\$136,523.54	\$139,254.01	\$142,039.09	\$144,879.87	\$147,777.47
50% OF SALES TAX TO TIF	\$66,923.30	\$68,261.77	\$69,627.00	\$71,019.54	\$72,439.94	
NEW PROPERTY TAX	\$27,455.71	\$28,004.83	\$28,564.92	\$29,136.22	\$29,718.95	\$30,313.33
TOTAL TIF REVENUE	\$94,379.02	\$96,266.60	\$98,191.93	\$100,155.77	\$102,158.88	
AVAILABLE FOR PROJECT COST						
PUBLIC COST-MAXIMUM 25%	\$23,594.75	\$24,066.65	\$24,547.98	\$25,038.94	\$25,539.72	
PRIVATE COST-MAXIMUM 75%	\$70,784.26	\$72,199.95	\$73,643.95	\$75,116.83	\$76,619.16	
TOTAL AVAILABLE	\$94,379.02	\$96,266.60	\$98,191.93	\$100,155.77	\$102,158.88	
50% OF SALES TAX NOT GOING TO TIF						
NET NEW REVENUE TO CITY	\$46,331.52	\$47,258.15	\$48,203.31	\$49,167.38	\$50,150.72	\$102,307.48
NET NEW REVENUE TO COUNTY	\$20,591.79	\$21,003.62	\$21,423.69	\$21,852.17	\$22,289.21	\$45,469.99
TOTAL	\$66,923.30	\$68,261.77	\$69,627.00	\$71,019.54	\$72,439.94	\$147,777.47
			PROPERTY TAX AFTER TIF			\$30,313.33
			TOTAL AFTER TIF TO ALL			
			TAXING DISTRICTS			\$178,090.80

AFFECT OF TIF ON ALL TAXING DISTRICTS

NEW ESTIMATED PERSONAL PROPERTY ASSESSMENT BEGINNING 2000: (TIF DOES NOT COLLECT)

NEW ESTIMATED REAL ESTATE ASSESSMENT BEGINNING 2000:

NEW TAXABLE SALES TAX VOLUME 2000

CHART SHOWS TAXES FOR TAX YEAR 2000

COLUMN NUMBER	1		2		3		4		5		6		7		8		9		10		11		12		
	1997	TAX LEVY	1997	REAL ESTATE	1997	SALES TAX	TOTAL	CURRENT TAXES	NEW TAXES	REAL ESTATE	NEW TAXES	PERS PROP	NEW TAXES	SALES TAX	NEW TAXES	TOTAL	TOTAL TAXES TO BE COLLECTED	TIF SHARE	RE TAXES	TIF SHARE	SALES TAX	TIF SHARE	TOTAL		
East Newton School Dist State of Missouri Newton County County Fair County Health Mental Health Board Newton Library County Commons Rd Crowder College Granby Fire Dist Newton Ambulance Dist City of Granby	\$2,840	\$29,612.68	\$312.81	\$29,612.68	\$11,360.00	\$3,408.00	NONE	\$29,612.68	\$3,408.00	\$11,360.00	\$3,408.00	\$3,408.00	NONE	NONE	\$14,768.00	\$44,380.68	\$11,360.00	NONE	\$11,360.00	NONE	NONE	\$11,360.00	\$11,360.00		
	\$0.030	\$139,425.00	\$33,000.00	\$139,737.81	\$120.00	\$36.00	\$105,625.00	\$139,737.81	\$36.00	\$120.00	\$105,625.00	\$36.00	\$105,625.00	\$105,625.00	\$105,781.00	\$245,518.81	\$120.00	NONE	\$120.00	NONE	NONE	\$120.00	\$120.00		
	\$0.000	\$0.00	\$33,000.00	\$33,000.00	\$0.00	\$0.00	\$25,000.00	\$33,000.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	\$58,000.00	\$0.00	\$12,500.00	\$0.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00		
	\$0.010	\$104.27	\$0.00	\$104.27	\$40.00	\$12.00	NONE	\$104.27	\$12.00	\$40.00	\$25,000.00	\$12.00	NONE	NONE	\$52.00	\$156.27	\$40.00	NONE	\$40.00	NONE	NONE	\$40.00	\$40.00		
	\$0.050	\$521.35	\$0.00	\$521.35	\$200.00	\$60.00	NONE	\$521.35	\$60.00	\$200.00	\$25,000.00	\$60.00	NONE	NONE	\$260.00	\$781.35	\$200.00	NONE	\$200.00	NONE	NONE	\$200.00	\$200.00		
	\$0.070	\$729.89	\$0.00	\$729.89	\$280.00	\$84.00	NONE	\$729.89	\$84.00	\$280.00	\$25,000.00	\$84.00	NONE	NONE	\$364.00	\$1,083.89	\$280.00	NONE	\$280.00	NONE	NONE	\$280.00	\$280.00		
	\$0.080	\$938.43	\$0.00	\$938.43	\$360.00	\$108.00	NONE	\$938.43	\$108.00	\$360.00	\$25,000.00	\$108.00	NONE	NONE	\$468.00	\$1,406.43	\$360.00	NONE	\$360.00	NONE	NONE	\$360.00	\$360.00		
	\$0.170	\$1,772.59	\$0.00	\$1,772.59	\$680.00	\$204.00	NONE	\$1,772.59	\$204.00	\$680.00	\$25,000.00	\$204.00	NONE	NONE	\$884.00	\$2,656.59	\$680.00	NONE	\$680.00	NONE	NONE	\$680.00	\$680.00		
	\$0.390	\$4,066.53	\$0.00	\$4,066.53	\$1,560.00	\$468.00	NONE	\$4,066.53	\$468.00	\$1,560.00	\$25,000.00	\$468.00	NONE	NONE	\$2,028.00	\$6,094.53	\$1,560.00	NONE	\$1,560.00	NONE	NONE	\$1,560.00	\$1,560.00		
	\$0.290	\$3,023.83	\$0.00	\$3,023.83	\$1,160.00	\$348.00	NONE	\$3,023.83	\$348.00	\$1,160.00	\$25,000.00	\$348.00	NONE	NONE	\$1,508.00	\$4,531.83	\$1,160.00	NONE	\$1,160.00	NONE	NONE	\$1,160.00	\$1,160.00		
	\$0.180	\$1,876.86	\$0.00	\$1,876.86	\$720.00	\$216.00	NONE	\$1,876.86	\$216.00	\$720.00	\$25,000.00	\$216.00	NONE	NONE	\$936.00	\$2,812.86	\$720.00	NONE	\$720.00	NONE	NONE	\$720.00	\$720.00		
	\$0.490	\$5,109.23	\$74,250.00		\$79,359.23	\$1,960.00	\$588.00	\$58,798.00	\$79,359.23	\$588.00	\$1,960.00	\$588.00	\$588.00	\$58,250.00	\$58,250.00	\$58,798.00	\$138,157.23	\$1,960.00	\$28,125.00	\$1,960.00	\$28,125.00	\$28,125.00	\$30,085.00		
COMBINED TOTAL		\$4,610	\$48,068.47	\$246,675.00	\$294,743.47	\$18,440.00	\$5,532.00	\$186,875.00	\$210,847.00	\$18,440.00	\$5,532.00	\$5,532.00	\$186,875.00	\$186,875.00	\$210,847.00	\$505,590.47	\$18,440.00	\$40,625.00	\$18,440.00	\$40,625.00	\$40,625.00	\$59,085.00	\$59,085.00		
2001 ESTIMATE		\$4,610	\$49,029.84	\$246,675.00	\$295,704.84	\$23,050.00	\$5,255.40	\$224,250.00	\$252,555.40	\$23,050.00	\$5,255.40	\$5,255.40	\$224,250.00	\$224,250.00	\$252,555.40	\$548,280.24	\$18,808.80	\$41,031.25	\$18,808.80	\$41,031.25	\$41,031.25	\$59,840.05	\$59,840.05		
2002 ESTIMATE		\$4,610	\$50,010.44	\$246,675.00	\$296,685.44	\$23,511.00	\$4,425.60	\$228,735.00	\$256,671.60	\$23,511.00	\$4,425.60	\$4,425.60	\$228,735.00	\$228,735.00	\$256,671.60	\$553,357.04	\$19,184.98	\$41,441.56	\$19,184.98	\$41,441.56	\$41,441.56	\$60,626.54	\$60,626.54		
2003 ESTIMATE		\$4,610	\$51,010.65	\$246,675.00	\$297,685.65	\$23,981.22	\$3,585.80	\$233,309.70	\$280,886.72	\$23,981.22	\$3,585.80	\$3,585.80	\$233,309.70	\$233,309.70	\$280,886.72	\$558,572.37	\$19,568.68	\$41,855.98	\$19,568.68	\$41,855.98	\$41,855.98	\$61,424.66	\$61,424.66		
2004 ESTIMATE		\$4,610	\$52,030.86	\$246,675.00	\$298,705.86	\$24,480.84	\$2,766.00	\$237,975.89	\$265,202.73	\$24,480.84	\$2,766.00	\$2,766.00	\$237,975.89	\$237,975.89	\$265,202.73	\$563,908.59	\$19,960.05	\$42,274.54	\$19,960.05	\$42,274.54	\$42,274.54	\$62,234.59	\$62,234.59		
2005 ESTIMATE		\$4,610	\$53,071.48	\$246,675.00	\$299,746.48	\$24,950.06	\$1,936.20	\$242,735.41	\$269,621.67	\$24,950.06	\$1,936.20	\$1,936.20	\$242,735.41	\$242,735.41	\$269,621.67	\$569,368.15	\$20,359.25	\$42,697.29	\$20,359.25	\$42,697.29	\$42,697.29	\$63,056.54	\$63,056.54		
2006 ESTIMATE		\$4,610	\$54,132.91	\$246,675.00	\$300,807.91	\$25,449.06	\$1,659.60	\$247,580.12	\$274,688.78	\$25,449.06	\$1,659.60	\$1,659.60	\$247,580.12	\$247,580.12	\$274,688.78	\$575,506.69	\$20,766.44	\$43,124.26	\$20,766.44	\$43,124.26	\$43,124.26	\$63,890.70	\$63,890.70		
2007 ESTIMATE		\$4,610	\$55,215.57	\$246,675.00	\$301,890.57	\$25,958.04	\$1,659.60	\$252,541.92	\$280,159.56	\$25,958.04	\$1,659.60	\$1,659.60	\$252,541.92	\$252,541.92	\$280,159.56	\$582,050.13	\$21,181.77	\$43,555.50	\$21,181.77	\$43,555.50	\$43,555.50	\$64,737.27	\$64,737.27		
2008 ESTIMATE		\$4,610	\$56,319.88	\$246,675.00	\$302,994.88	\$26,477.20	\$1,659.60	\$257,592.76	\$285,729.56	\$26,477.20	\$1,659.60	\$1,659.60	\$257,592.76	\$257,592.76	\$285,729.56	\$588,724.44	\$21,605.41	\$43,991.06	\$21,605.41	\$43,991.06	\$43,991.06	\$65,596.47	\$65,596.47		
2009 ESTIMATE		\$4,610	\$57,446.28	\$246,675.00	\$304,121.28	\$27,006.74	\$1,659.60	\$262,744.62	\$291,410.96	\$27,006.74	\$1,659.60	\$1,659.60	\$262,744.62	\$262,744.62	\$291,410.96	\$595,532.24	\$22,037.52	\$44,430.97	\$22,037.52	\$44,430.97	\$44,430.97	\$66,468.49	\$66,468.49		
2010 ESTIMATE		\$4,610	\$58,595.21	\$246,675.00	\$305,270.21	\$27,546.87	\$1,659.60	\$267,999.51	\$297,205.98	\$27,546.87	\$1,659.60	\$1,659.60	\$267,999.51	\$267,999.51	\$297,205.98	\$602,476.19	\$22,478.27	\$44,875.28	\$22,478.27	\$44,875.28	\$44,875.28	\$67,353.55	\$67,353.55		
2011 ESTIMATE		\$4,610	\$59,767.11	\$246,675.00	\$306,442.11	\$28,097.81	\$1,659.60	\$273,359.50	\$303,116.91	\$28,097.81	\$1,659.60	\$1,659.60	\$273,359.50	\$273,359.50	\$303,116.91	\$609,559.02	\$22,927.84	\$45,324.03	\$22,927.84	\$45,324.03	\$45,324.03	\$68,251.87	\$68,251.87		
2012 ESTIMATE		\$4,610	\$60,962.45	\$246,675.00	\$307,637.45	\$28,659.77	\$1,659.60	\$278,826.69	\$309,146.06	\$28,659.77	\$1,659.60	\$1,659.60	\$278,826.69	\$278,826.69	\$309,146.06	\$616,783.51	\$23,386.40	\$45,777.27	\$23,386.40	\$45,777.27	\$45,777.27	\$69,163.67	\$69,163.67		
2013 ESTIMATE		\$4,610	\$62,181.70	\$246,675.00	\$308,856.70	\$29,232.97	\$1,659.60	\$284,403.22	\$315,295.79	\$29,232.97	\$1,659.60	\$1,659.60	\$284,403.22	\$284,403.22	\$315,295.79	\$624,152.49	\$23,854.13	\$46,235.04	\$23,854.13	\$46,235.04	\$46,235.04	\$70,089.17	\$70,089.17		
2014 ESTIMATE		\$4,610	\$63,425.33	\$246,675.00	\$310,100.33	\$29,817.63	\$1,659.60	\$290,091.28	\$321,568.51	\$29,817.63	\$1,659.60	\$1,659.60	\$290,091.28	\$290,091.28	\$321,568.51	\$631,668.84	\$24,331.21	\$46,697.39	\$24,331.21	\$46,697.39	\$46,697.39	\$71,028.60	\$71,028.60		
2015 ESTIMATE		\$4,610	\$64,693.84	\$246,675.00	\$311,368.84	\$30,413.98	\$1,659.60	\$295,893.11	\$327,966.69	\$30,413.98	\$1,659.60	\$1,659.60	\$295,893.11	\$295,893.11	\$327,966.69	\$639,335.53	\$24,817.83	\$47,164.36	\$24,817.83	\$47,164.36	\$47,164.36	\$71,982.19	\$71,982.19		
2016 ESTIMATE		\$4,610	\$65,987.72	\$246,675.00	\$312,662.72	\$31,022.26	\$1,659.60	\$301,810.97	\$334,492.83	\$31,022.26	\$1,659.60	\$1,659.60	\$301,810.97	\$301,810.97	\$334,492.83	\$647,155.55	\$25,314.19	\$47,636.00	\$25,314.19	\$47,636.00	\$47,636.00	\$72,950.19	\$72,950.19		
2017 ESTIMATE		\$4,610	\$67,307.47	\$246,675.00	\$313,962.47	\$31,642.71	\$1,659.60	\$307,847.19	\$341,149.50	\$31,642.71	\$1,659.60	\$1,659.60	\$307,847.19	\$307,847.19	\$341,149.50	\$655,131.97	\$25,820.47	\$48,112.36	\$25,820.47	\$48,112.36	\$48,112.36	\$73,932.83	\$73,932.83		
2018 ESTIMATE		\$4,610	\$68,653.62	\$246,675.00	\$315,328.62	\$32,275.56	\$1,659.60	\$314,004.13	\$347,939.29	\$32,275.56	\$1,659.60	\$1,659.60	\$314,004.13	\$314,004.13	\$347,939.29	\$663,267.91	\$26,336.88	\$48,593.48	\$26,336.88	\$48,593.48	\$48,593.48	\$74,930.36	\$74,930.36		
2019 ESTIMATE		\$4,610	\$70,026.69	\$246,675.00	\$316,701.69	\$32,921.07	\$1,659.60	\$320,284.21	\$354,864.88	\$32,921.07	\$1,659.60	\$1,659.60	\$320,284.21	\$320,284.21	\$354,864.88	\$671,566.57	\$26,863.62	\$49,079.41	\$26,863.62	\$49,079.41	\$49,079.41	\$75,943.03	\$75,943.03		
2020 ESTIMATE		\$4,610	\$71,427.22	\$246,675.00	\$318,102.22	\$33,579.49	\$1,659.60	\$326,689.89	\$361,928.98	\$33,579.49	\$1,659.60	\$1,659.60	\$326,689.89	\$326,689.89	\$361,928.98	\$680,031.20	\$27,400.89	\$49,570.20	\$27,400.89	\$49,570.20	\$49,570.20	\$76,971.09	\$76,971.09		
2021 ESTIMATE		\$4,610	\$72,855.76	\$246,675.00	\$319,530.76	\$34,251.08	\$1,659.60	\$333,223.69	\$369,134.37	\$34,251.08	\$1,659.60	\$1,659.60	\$333,223.69	\$333,223.69	\$369,134.37	\$688,665.13	\$27,948.91	\$50,065.90	\$27,948.91	\$50,065.90	\$50,065.90	\$78,014.81	\$78,014.81		
TOTAL FOR 21 YEARS		\$4,610	\$1,312,220.50	\$5,426,850.00	\$6,739,070.50	\$612,745.36	\$50,064.60	\$5,968,783.81	\$6,631,593.77	\$612,745.36	\$50,064.60	\$5,968,783.81	\$5,968,783.81	\$5,968,783.81	\$6,631,593.77	\$13,370,664.27	\$201,912.90	\$994,158.13	\$201,912.90	\$994,158.13	\$994,158.13	\$1,497,551.67	\$1,497,551.67		

CONCLUSIONS

PAGE 28

INDEX TO CHART

EXHIBIT 5

ASSUMPTIONS & SUMMARY OF IMPACT

1. 1997 PROPERTY TAX LEVY BY TAXING DISTRICT
2. 1997 PROPERTY TAX TO BE COLLECTED FROM PROPERTY TAXES (CURRENT TAXES)
3. 1997 CURRENT SALES TAX COLLECTED
4. TOTAL CURRENT TAXES COLLECTED
5. ESTIMATED NEW REAL ESTATE PROPERTY TAX WITH TIF
6. ESTIMATED NEW PERSONAL PROPERTY TAX WITH TIF
7. ESTIMATED NEW SALES TAX COLLECTED WITH TIF
8. ESTIMATED NET NEW TAXES (SALES & PROPERTY) WITH TIF
9. TOTAL TAXES WITH TIF (NET NEW TAXES + EXISTING TAXES)
10. ESTIMATED PROPERTY TAX COLLECTED BY TIF
11. ESTIMATE SALES TAXES COLLECTED BY TIF (50% OF NEW TSALES TAXES)
12. TOTAL REVENUE COLLECTED BY TIF

ASSUMPTIONS:

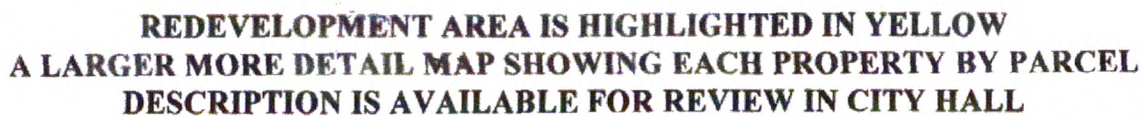
1. Property tax rates were held the same for the entire 21 year projections. Normally rates vary each year as districts set levies.
2. Assessed values were increased at 2% annually after year 2001, a 20% increase is used in 2001.
3. Sales tax growth is increased at 2% after year 2001, a 20% increase is used in 2000.
4. State law allows 100% of net new property taxes to be captured by the TIF..
5. Personal Property Tax assessed value is on equipment of development and was depreciated to a residual value of 30% of cost for a six year period.

Personal Property are not eligible to be captured by the TIF.

State law states requires that the TIF end 23 years after the date it is approved by the Board of Aldermen..

NET NEW TAXES OVER 23 YEAR (collection period) PERIOD BY TAXING DISTRICT AFTER PAYING SHARE TO TIF

	TOTAL	ANNUAL AVERAGE		ANNUAL TAXES		ANNUAL TAXES		ANNUAL GAIN	
				BEFORE TIF	AFTER TIF	BEFORE TIF	AFTER TIF	BEFORE TIF	AFTER TIF
East Newton School Dist	\$148,900.87	\$7,090.52		\$29,612.68	\$60,450.96	\$60,450.96	\$30,838.28		
State of Missouri	\$4,616,494.90	\$219,833.09		\$139,737.81	\$334,421.34	\$334,421.34	\$194,683.53		
Newton County	\$546,144.62	\$26,006.89		\$33,000.00	\$79,001.84	\$79,001.84	\$46,001.84		
County Fair	\$524.30	\$24.97		\$104.27	\$212.86	\$212.86	\$108.59		
County Health	\$2,621.49	\$124.83		\$521.35	\$1,064.28	\$1,064.28	\$542.93		
Mental Health Board	\$3,670.09	\$174.77		\$729.89	\$1,489.99	\$1,489.99	\$760.10		
Newton County Library	\$4,718.69	\$224.70		\$938.43	\$1,915.70	\$1,915.70	\$977.27		
County Commons Road	\$8,913.08	\$424.43		\$1,772.59	\$3,618.54	\$3,618.54	\$1,845.95		
Crowder College	\$20,447.65	\$973.70		\$4,066.53	\$8,301.36	\$8,301.36	\$4,234.83		
Granby Fire Dist	\$15,204.67	\$724.03		\$3,023.83	\$6,172.81	\$6,172.81	\$3,148.98		
Newton Ambulance Dist	\$9,437.38	\$449.40		\$1,876.86	\$3,831.40	\$3,831.40	\$1,954.54		
City of Granby	\$1,254,516.03	\$59,738.86		\$79,359.23	\$188,184.06	\$188,184.06	\$108,824.83		
TOTALS	\$6,631,593.77	\$315,790.18		\$294,743.47	\$688,665.13	\$688,665.13	\$393,921.66		



map number	block/parcel	name	address	city,state,zip	ASSESSED VALUE
1		EXHIBIT 7			
2		CITY OF GRANBY TAX INCREMENT FINANCE DISTRICT	Includes all highway, street, utility		
3		LIST OF PROPERTY OWNERS & ASSESSED VALUES	leasesments adjoining all properties		
4		MAP NUMBER	listed herein, and as shown on		
5		94-14-3-6-2	TIF Map.		
6	NEWTON CTY	1-1 Dale C. & Shirley A. Strouffer	137 E. McKinley	Granby, Mo. 64844	\$14,660.00
7		1-2*	*	*	\$3,120.00
8	TIF MAP #1	1-3 Granby Telephone Company		Granby, Mo. 64844	State Assessed
9		2-1 John R. & Beth M. Styron	P.O. Box 274	Granby, Mo. 64844	\$17,240.00
10		2-2 Jim & Geraldine Webb	6301 Highway E	Granby, Mo. 64844	\$3,230.00
11		2-3 City of Granby			\$0.00
12		3-1 Steven J. & Beth Splitt	150 E. McKinley	Granby, Mo. 64844	\$3,850.00
13		3-2 Dorothy Harper	P.O. Box 283	Granby, Mo. 64844	\$2,900.00
14		3-3 Laverne R. & Patricia Styron	P.O. Box 197	Granby, Mo. 64844	\$9,290.00
15		3-4 City of Granby			\$0.00
16		4-1 Granby Lions Club		Granby, Mo. 64844	\$0.00
17		4-2 Laverne & Patricia L. Styron	*	*	\$550.00
18		4-3 Teddy M. & Delores M. Sager	P.O. Box 170	Granby, Mo. 64844	\$110.00
19		4-4*	*	*	\$3,930.00
20		4-4.01*	*	*	\$5,150.00
21		4-6 City of Granby			\$0.00
22		4-7*			\$0.00
23		4-8 Jim & Geraldine Webb	*	*	\$2,260.00
24		4-9 Granby Telephone Company			State Assessed
25		4-10*			State Assessed
26		4-14 Everett Cooper c/o Corene Gill	P.O. Box 5	Granby, Mo. 64844	\$3,020.00
27		4-15 Jimmie Eugene Fullerton	P.O. Box 324	Granby, Mo. 64844	\$2,850.00
28		4-16 Ruby Jackson-(Life Estate) c/o Lloyd Tanner	651 W. Neosho	Granby, Mo. 64844	\$1,880.00
29		4-17 Roswil, Inc.	3259 East Sunshine	Springfield, Mo. 65804	\$37,340.00
30		4-18 John E. & Carole D. Newberry	447 Valley	Granby, Mo. 64844	\$3,590.00
31		4-20 Clinton & Joann & Michael Lamp	948 South Main	Granby, Mo. 64844	\$3,660.00
32		4-21 Harold E. & Hazel M. Odgers	P.O. Box 151	Strong City, Ks. 66869	\$9,840.00
33		4-22 W.G. & Blanch M. Beck		Granby, Mo. 64844	\$1,970.00
34		4-23 Donna Vance ETAL c/o Tammy Hutchens	29288 Norway Road	Stark City, Mo. 64866	\$2,520.00
35		4-24 Ray & Janice Cooper Savage, Jr.	P.O. Box 45	Granby, Mo. 64844	\$90.00
36		4-25 Ruby Showalter	P.O. Box 113	Granby, Mo. 64844	\$5,900.00
37		4-26 Clinton R. & Joann Lamp	*	*	\$1,710.00
38		4-27 Ray & Janice Cooper Savage, Jr.	*	*	\$90.00
39		4-28 Dewayne & Patricia West	634 Granby Ninners Road	Granby, Mo. 64844	\$1,650.00
40	PAGE 31				Page 31

map number	block/parcel	name	address	city,state,zip	ASSESSED VALUE
41	4-29*			*	\$2,900.00
42	4-30	Barry W. & Mary Jane Flint	Rt. 2 Box 2026	Granby, Mo. 64844	\$5,350.00
43	4-31	Walter S. & Susan K. May	P.O. Box 424	Granby, Mo. 64844	\$2,350.00
44	4-32	Nolan & Marilyn Rowe	P.O. Box 265	Granby, Mo. 64844	\$3,340.00
45	4-33	Rex S. & Peggy A. Rentfro	P.O. Box 420	Granby, Mo. 64844	\$5,470.00
46	4-34*		*	*	\$2,110.00
47	4-35	City of Granby			\$0.00
48	4-36	Larry & Debbie Mahurin	Rt. 2, Box 2550-J	Granby, Mo. 64844	\$220.00
49	4-37*		*	*	\$3,290.00
50	4-38	Rex S. & Peggy A. Rentfro		*	\$2,460.00
51	4-39	Larry W. & Catherine Forehand	1402 S. Elliot	Aurora, Mo. 65605	\$4,120.00
52	4-40	Edward D. & Siddle English	Rt. 1 Bonx 1094	Granby, Mo. 64844	\$320.00
53	4-41	Terry A. & Donna Hart	P.O. Box 518	Granby, Mo. 64844	\$4,700.00
54	4-42	Michael L. & Carole Ann Logan	122 Main	Granby, Mo. 64844	\$5,400.00
55	4-43	Malcolm W. Neill	19274 Highway 60	Granby, Mo. 64844	\$5,630.00
56	4-44	Community Bank & Trust	P.O. Box 400	Neosho, Mo. 64850	\$19,040.00
57	4-45	Granby Historical Society Society	P.O. Box 45	Granby, Mo. 64844	\$0.00
58	4-47	City of Granby			\$0.00
59	5-1	Dennis C. & Linda Hobson	P.O. Box 154	Granby, Mo. 64844	\$5,050.00
60	5-2	Emory A. & Virginia Styron c/o Ray Savage	P.O. Box 45	Granby, Mo. 64844	\$1,380.00
61	5-3	Malcolm W. Neill	*	*	\$2,620.00
62	5-4	R & O Processors, Inc.	P.O. Box 351	Granby, Mo. 64844	\$480.00
63	5-4.01	Bruce B. Grimes	P.O. Box 421	Granby, Mo. 64844	\$410.00
64	5-5	Bruce B & Gracie E. Grimes	*	*	\$1,310.00
65	5-6	Granby Lions Club c/o Max Carter	Rt. 1 Box 1135	Granby, Mo. 64844	\$3,960.00
66	5-7	Michael L. & Carole Logan	Rt. 1 Box 1266-L	Granby, Mo. 64844	\$4,350.00
67	5-8	James F. & Juanita L. Jump	23296 Highway J	Granby, Mo. 64844	\$1,050.00
68	5-9*		*	*	\$320.00
69	5-11	Fastrip Corporation	P.O. Box 514	Carthage, Mo. 64836	\$27,580.00
70	5-12	Kelly Albert Kuropata	4518 Randwick	Houston, Tx. 77092	\$3,040.00
71	5-12.01	Dennie & Linda Hobson	*	*	\$2,400.00
72	5-13*		*	*	\$2,260.00
73	5-14	Randy L. & Carmelitta W. Lingle	139 Newton	Granby, Mo. 64844	\$3,620.00
74	5-15	Jerry L. & Judy L. Carter	Rt. 2 Box 2057	Granby, Mo. 64844	\$5,540.00
75	6-1	City of Granby			\$0.00
76	6-2	Danny & Amy Tanner	P.O. Box 1670	Granby, Mo. 64844	\$14,780.00
77	6-3	Joshua P. Jackson	10356 Venice Lane	Granby, Mo. 64844	\$3,590.00
78	6-4	Violet W. Bentley	P.O. Box 461	Granby, Mo. 64844	\$1,840.00
79	6-5	Michael W. Kristi Reed	135 S. Main	Granby, Mo. 64844	\$2,410.00
80	PAGE 32				PAGE 32

map number	block/parcel	name	address	city/state/zip	ASSESSED VALUE
81	6-6	William I. & Delores J. Saddler	P.O. Box 32	Granby, Mo. 64844	\$2,920.00
82	6-7	First Baptist Church	P.O. Box 63	Granby, Mo. 64844	\$0.00
83	6-9	Laura & Dale & Joe Bowman	P.O. Box 147	Granby, Mo. 64844	\$3,090.00
84	6-10	Bonnie A. & Bille Lentz Hopper / Geraldine Webb	6301 Highway E	Granby, Mo. 64844	\$1,840.00
85	6-11	Laverne R. & Patricia L. Styron	*	*	\$1,720.00
86	7-1	Velma L. Howard	21558 Gum Road	Granby, Mo. 64844	\$3,960.00
87	7-2	Dale C. & Shirley Stouffer	P.O. Box 209	Granby, Mo. 64844	\$4,440.00
88	7-3	D. & Carol Ann Pilkenton	700 W. Pleasant	Aurora, Mo. 64844	\$20,440.00
89	7-5	City of Granby			\$0.00
90	7-6	Patrick L. & Arvilla Scholes	2215 W. Highway 76	Branson, Mo. 65616	\$1,650.00
91	7-7*		*	*	\$1,080.00
92	7-8	William & Carla McKinney	P.O. Box 262	Granby, Mo. 64844	\$2,200.00
93	7-8.1	Grandby Telephone company	*	*	\$0.00
94	7-9	Richell & Eva Lea Willis	Rt. 2, Box 2332	Granby, Mo. 64844	\$9,850.00
95	7-10	Ted & Peggy Brown	150 College	Stark City, Mo. 64866	\$1,800.00
96	7-11	City of Granby	*	*	\$0.00
97	7-12	P.M. & Joyce Denison	8569 Gateway dr.	Neosho, Mo. 64850	\$3,810.00
98	7-13	First Church of God	P.O. Box 54	Granby, Mo. 64844	\$0.00
99	7-14	Mike Lindstedt	684 Bacon Ridge Rd.	Neosho, Mo. 64850	\$1,420.00
100	7-15	Johnnie & Kathy Arnall	1405 W. Lang	Alvin, Tx. 77511	\$3,210.00
101	7-16*		*	*	\$950.00
102	7-17*		*	*	\$2,200.00
103	7-18	City of Granby	*	*	\$0.00
104	7-19	Granby Methodist Church		Granby, Mo. 64844	\$0.00
105	7-20	Herbert & Kathrein Swartz	P.O. Box 254	Granby, Mo. 64844	\$1,150.00
106	7-21	Rex & Peggy Rentfro	P.O. box 420	Granby, Mo. 64844	\$3,090.00
107	7-22	City of Granby	*	*	\$0.00
108	7-23	City of Granby	*	*	\$0.00
109	7-24	Arthur & Vivian Brust	Rt. 2, Box 2127	Granby, Mo. 64844	\$220.00
110	7-25	Lerry & Toni Hobson	* 9318 Iris Rd.	Neosho, Mo. 64850	\$1,230.00
111	7-26	Granby Senior Citizens, Inc.		Granby, Mo. 64844	\$0.00
112	7-27	John Tuggle	112498 Ozark Rd.	Neosho, Mo. 64850	\$620.00
113	7-28	City of Granby	*	*	\$0.00
114	7-29	Lerry & Toni Hobson	*	*	\$1,020.00
115	7-30	Lee Brigman c/o Everett Brigman	337 Rabbit Track Rd.	Granby, Mo. 64844	\$170.00
116	7-31	First Baptist Church of Granby	P.O. Box 203	Granby, Mo. 64844	\$0.00
117	7-32*		*	*	\$0.00
118	7-33*		*	*	\$0.00
119	7-34	City of Granby	*	*	\$0.00
120	PAGE 33				PAGE 33

	map number	block/parcel	name	address	city,state,zip	ASSESSED VALUE
121		8-1	Richard & Lavern Fedie	P.O.Box 137	Granby, Mo. 64844	\$7,160.00
122		8-2	Robert & Mary Hendrix	2431 Minnesota Ave.	Joplin, Mo. 64804	\$6,950.00
123		8-2.01	Wood-Berner, Inc.	P.O. Box 346	Granby, Mo. 64844	\$8,670.00
124		8-3	Bill Burress, Jr.	P.O. Box 89	Granby, Mo. 64844	\$6,660.00
125		8-4	Rosa Cole c/o James Dell	20754 Gum Road	Granby, Mo. 64844	\$980.00
126		8-5	Kenneth & Mary E. Channel	9192 Raccoon Road	Granby, Mo. 64844	\$14,750.00
127		8-6	Harold H & William E. Brady	P.O. Box 49	Granby, Mo. 64844	\$1,800.00
128		8-7	Doris Helen Lamp	137 Hillcrest	Granby, Mo. 64844	\$4,970.00
129		8-8	First Church of God		Granby, Mo. 64844	\$0.00
130		9-1	Shelby & Freda Fitzgerald	Rt. 2 Box 2014	Granby, Mo. 64844	\$2,810.00
131		9-2	Leslie & Claudia P. Haase	P.O. Box 396	Granby, Mo. 64844	\$4,370.00
132		9-3	Ted E. & Peggy L. Brown	150 College	Stark City, Mo. 64866	\$680.00
133		10-1	Alice & George Heilig & Donna McElhaney	8060 Highway W	Pierce City, Mo. 65723	\$4,560.00
134		10-2	Billy Burrington	P.O. Box 316	Granby, Mo. 64844	\$12,110.00
135		10-3	Esther I. Godfrey	111 NW 79th	Kansas City, Mo. 64118	\$3,340.00
136		10-4	Olan Kay & Phyllis Howe	18349 Ins Road	Neosho, Mo. 64850	\$770.00
137		10-5	Della Hum & Carolyn S. Clark	P.O. Box 182	Granby, Mo. 64844	\$8,090.00
138		10-6	Willis R. & Florence E. Olson c/o Cheryl Myers	134 E. Courtney	Granby, Mo. 64844	\$3,530.00
139		10-7	Bill & Lois Burress, Jr.	Rt. 2 Box 2074	Granby, Mo. 64844	\$5,430.00
140		10-8	Granby Special Road District			\$0.00
141		11-1	Richard & Donna Vance	208 S. Hillcrest	Granby, Mo. 64844	\$1,900.00
142		11-2	Orville J. & Eleanor Kent	P.O. Box 223	Granby, Mo. 64844	\$2,430.00
143		11-3	Granby Special Road District			\$0.00
144		11-4	Eldon G. & Marjorie Tanner	Rt. 2 Box 6-B	Granby, Mo. 64844	\$5,370.00
145		11-5	Reva J. Legg, Trustee	P.O. Box 558	Granby, Mo. 64844	\$7,610.00
146		11-5.01	Gene F. & Reva J. Legg	P.O. Box 558	Granby, Mo. 64844	\$4,780.00
147		11-6	Patricia Kessinger & Mary Close	P.O. Box 201	Granby, Mo. 64844	\$1,820.00
148		11-7	Vernon K. & Margaret Prather, Trust	Rt. 1 Box 1136	Granby Mo. 64844	\$28,090.00
149		11-8	Orville J. & Eleanor Kent	P.O. Box 223	Granby Mo. 64844	\$790.00
150		12-1	Timothy L. Schmol	228 Rabbit Track	Granby, Mo. 64844	\$3,040.00
151		12-2	Vernon K. & Margaret Prather Trust	*	*	\$22,620.00
152		12-3	Gary P. Cook, Jr.	P.O. Box 499	Alba, Mo. 64830	\$1,570.00
153		12-3.01	Vernon K. & Margaret Prather Trust	*	*	\$15,290.00
154		12-4	Margaret A. & Patrick J. Hum	Rt. 1 Box 1136	Granby, Mo. 64844	\$3,260.00
155		12-5	Gary J. Harris	245 Neosho	Granby, Mo. 64844	\$1,800.00
156		12-6	Gary R. Copeland & Michelle Smith	227 Neosho	Granby, Mo. 64844	\$1,760.00
157		12-7	Patty Goswick	P.O. Box 672	Pineville, Mo. 64856	\$2,100.00
158		13-1	L. Lee Myers & Ron Halverson	P.O. Box 346	Granby, Mo. 64844	\$2,010.00
159		13-2	Mike & Martina & Alexander & Kayla Lindstedt	219 Major Terrace	Holt Summit, Mo. 65043	\$980.00
160	PAGE 34					PAGE 34

map number	block/parcel	name	address	city,state,zip	ASSESSED VALUE
161	13-3	Martin Lindstedt & Roxie Blalock	Rt. 2 Box 2008	Granby, Mo. 64844	\$1,760.00
162	13-4	Terry R. & Justin J. Bessman c/o Martin Lindstedt	504 W. market	Diamond, Mo. 64840	\$510.00
163	13-5	Delmar S. & Tamara L. Thurman	P.O. Box 244	Granby, Mo. 64844	\$2,090.00
164	13-6	Lawrence & Deloris Shewmake	378 Rabbit Tract Rd.	Granby, Mo. 64844	\$4,570.00
165	14-1	Barbara Cornwell	118 Neosho	Granby, Mo. 64844	\$4,570.00
166	14-2	Tammie J. Johnson	518 S. Main	Granby, Mo. 64844	\$6,970.00
167	14-3	Pat A. Camerer	550 S. Main	Granby, Mo. 64844	\$2,940.00
168	14-4	Sarria Pearl Thurston & Penny S. Ward	5012 Kolkmeier Drive	Joplin, Mo. 64804	\$660.00
169	14-5	Sarria Thurston c/o Penny Ward	5012 Kolkmeier Drive	Joplin, Mo. 64804	\$200.00
170	14-6	City of Granby			\$0.00
171	14-7	James D. Sandlin	1902 Pineville Road	Neosho, Mo. 64850	\$3,450.00
172	14-8	Loren L. & Beulah Clark	234 Neosho	Granby, Mo. 64844	\$3,780.00
173					
174					
175					
176					
177	PAGE 35				PAGE 35

	map number	block/parcel	name	address	city,state,zip	ASSESSED VALUE
178						
179	MAP NUMBER					
180	94-11-9-31-3					
181	NEWTON CTY					
182						
183	TIF MAP #2	2-7	John & Beth Styron	P.O.Box 279	Granby, Mo. 64844	\$2,220.00
184		2-8	Jim & Geraldine Webb	6301 Highway E	Granby, Mo. 64844	\$810.00
185		2-9	John & Beth Styron	P.O. Box 279	Granby, Mo. 64844	\$3,570.00
186		2-10	Masonic Lodge	General Delivery	Granby, Mo. 64844	\$0.00
187		2-10.01	Kimmy & Cindy Phillips	P.O. Box 354	Granby, Mo. 64844	\$380.00
188		2-11	Jim & Linda Swatsenbarg	417 Red Rock Lane	Napa, Ca. 94553	\$4,350.00
189		2-12	Scotty & Diane Tanner	P.O. Box 172	Granby, Mo. 64844	\$1,650.00
190		2-13	Danny Tanner	P.O. Box 167	Granby, Mo. 64844	\$3,720.00
191		2-14	Ralph & Velda Johnson	P.O. Box 577	Neosho, Mo. 64850	\$6,680.00
192		2-15	George & Delah Hopper	696 N. Main	Granby, Mo. 64844	\$6,250.00
193		2-17	Empire District Electric	604 Joplin	Joplin, Mo. 64801	\$0.00
194		3-1	Granby Holiness Church, Inc.	217 S. Center	Granby, Mo. 64844	\$0.00
195		3-2	Kimmy & Cindy Phillips	146 Blow	Granby, Mo. 54844	\$3,830.00
196		3-3	Gary & Donna Lergen	321 Miners Road	Granby, Mo. 64844	\$5,790.00
197		3-4	Joel & Brenda Willman	P.O. Box 441	Granby, Mo. 64844	\$3,570.00
198		3-5	Larry Dixon	437 N. Main	Granby, Mo. 64844	\$1,330.00
199		4-2	Robert White	P.O. Box 449	Granby, Mo. 64844	\$2,500.00
200		4-3	Jerry & Cheryl Myers	134 Courtney	Granby, Mo. 64844	\$2,330.00
201		4-0	Raymond & Shirley Fullerton	Rt. 1, Box 1125	Granby, Mo. 64844	\$5,390.00
202		4-5	Bradford Branham	521 N. Main	Granby, Mo. 64844	\$3,430.00
203		4-6	Herbert & Jeanette Vance	P.O. Box 287	Granby, Mo. 64844	\$1,290.00
204		4-7	James & Sharron McCain	133 Blow	Granby, Mo. 64844	\$4,180.00
205		4-8	Timothy & Sandra Blanchard	P.O. Box 116	Granby, Mo. 64844	\$8,150.00
206		5-1	Norbert & Joyce Mann	697 N. Main	Granby, Mo. 64844	\$5,560.00
207		5-2	Lucille & Donald Moffett	P.O. Box 161	Granby, Mo. 64844	\$3,320.00
208		5-2.01	Dewayne & Patricia West	1634 Granby Miners	Granby, Mo. 64844	\$1,760.00
209		5-3	Nolan & Marilyn Rowe	P.O. Box 265	Granby, Mo. 64844	\$1,990.00
210		5-4	Buelah & Jerry Nance	P.O. Box 349	Granby, Mo. 64844	\$2,370.00
211		5-4.01	Tom & Sandra Lamkin	629 N. Main	Granby, Mo. 64844	\$4,480.00
212		5-5	Geraldine Rouse	P.O. Box 534	Granby, Mo. 64844	\$2,670.00
213		5-6	Jerry & Peggy Hopper	145 E. Courtney	Granby, Mo. 64844	\$7,500.00
214		5-7	Jim & Connie White	P.O. Box 645	Granby, Mo. 64844	\$7,270.00
215		5-7.01	Terry & Laura Courtney	P.O. Box 638	Granby, Mo. 64844	\$9,780.00
216	PAGE 36					PAGE 36

	map number	block/parcel	name	address	city, state, zip	ASSESSED VALUE
217	MAP NUMBER	8-7	Eunice & Gary Alberdine	12296 Gateway Drive	Neosho, Mo. 64850	\$2,960.00
218	94-14-3-6-1	8-8	Danny, Michael, & Carey Bush	P.O. Box 38	Granby, Mo. 64844	\$8,180.00
219	NEWTON CTY	8-9	Sally Ogle	P.O. Box 38	Granby, Mo. 64844	\$3,240.00
220		9-4	Nancy Hines	P.O. Box 429	Granby, Mo. 64844	\$3,400.00
221	TIF MAP #3	9-5	Beth Esson	107 Cole	Granby, Mo. 64844	\$3,890.00
222		9-6	Margaret Williams	P.O. Box 337	Granby, Mo. 64844	\$2,370.00
223		9-7	Steven Cook	P.O. Box 47	Granby, Mo. 64844	\$6,700.00
224		10-6	Michael Lollar	177 N. Pennsylvania	Granby, Mo. 64844	\$5,830.00
225		10-6.01	Keith & Marilyn Cary	5209 Greenway Drive	Ft. Collins, Co. 80525	\$2,010.00
226		10-7	Jimmie & Wyonna Coburn	General Delivery	Granby, Mo. 64844	\$1,610.00
227		10-8	City of Granby		Granby, Mo. 64844	\$0.00
228		11-1	Sandra Simmons	Rt. 6, Box 316	Carthage, Mo. 64836	\$4,190.00
229		11-3	Lowell & Darlene Ulven	P.O. Box 77	Granby, Mo. 64844	\$1,720.00
230		11-4	Nancy Hines	P.O. Box 429	Granby, Mo. 64844	\$4,160.00
231		12-1	Richard & Delores Eutsler	P.O. Box 121	Granby, Mo. 64844	\$16,240.00
232		12-2	Jim & Geri Webb	6301 Highway E	Granby, Mo. 64844	\$4,180.00
233		12-3	Terry & Susan Weaver	P.O. Box 483	Granby, Mo. 64844	\$10,480.00
234		14-1	John Lewis	105 S. Grove	Granby, Mo. 64844	\$530.00
235		14-2	John Lewis	105 S. Grove	Granby, Mo. 64844	\$3,420.00
236		15-1	Beverly Philliber	P.O. Box 8	Peel, Ar. 72668	\$2,370.00
237		15-2	Larry Ritter	P.O. Box 81	Granby, Mo. 64844	\$1,250.00
238		16-1	Carroll Trivitt	P.O. Box 501	Granby, Mo. 64844	\$2,790.00
239		16-2	Earl & Virginia Edens	P.O. Box 652	Granby, Mo. 64844	\$870.00
240		16-3	Lem Joe & Shirley Morris	P.O. Box 413	Granby, Mo. 64844	\$8,930.00
241		17-1	Gerald & Ellen Peters	286 Valley	Granby, Mo. 64844	\$4,780.00
242		17-2	Ernest & Jimalee Hobson	1132 S. Main	Granby, Mo. 64844	\$3,110.00
243		33-1.01	City of Granby	Main	Granby, Mo. 64844	\$0.00
244		34-1	City of Granby	Main	Granby, Mo. 64844	\$0.00
245	PAGE 37					PAGE 37

	map number	block/parcel	name	address	city,state,zip	ASSESSED VALUE
246						
247	MAP NUMBER					
248	94-15-1-1-1					
249	NEWTON CTY	1-9	Ronald & Jeanett Bettes	636 W.Valley	Granby, Mo. 64844	\$17,210.00
250		1-10	Larry & Shirley Bunch	621 W. Valley	Granby, Mo. 64844	\$5,050.00
251	TIF MAP #4	1-11	James A. & Jerri Lynn Lovell	Box 44, 700 Ellis	Waco, Or. 97065	\$4,080.00
252		3-4	Doris Vickrey	673 Bacon Ridge Rd.	Neosho, Mo. 64850	\$140.00
253		3-5	Alberta Lucille & Darlene Brust	P.O.Box 323	Jasper, Mo. 64755	\$950.00
254		3-5-1	Granby Miracle Church	Rt. 2, Box 53	Granby, Mo. 64844	\$0.00
255		3-5-2	Alberta Lucille & McClendon Brust	P.O.Box 323	Jasper, Mo. 64755	\$2,540.00
256		3-5-3	Paul & Oleta McClendon	801 W. Valley	Granby, Mo. 64844	\$14,060.00
257		3-5-4	Eddie & Ruby Cochran	989 W. Valley	Granby, Mo. 64844	\$1,760.00
258		3-5-5	Don & Sharon Yarrington	975 W. Valley	Granby, Mo. 64844	\$190.00
259		3-5-6	Don & Sharon Yarrington	975 W. Valley	Granby, Mo. 64844	\$7,790.00
260		3-6	Patrick & Eunice McFarland	1751 W. Valley	Granby, Mo. 64844	\$2,640.00
261		3-11	Orville & Clara Boothe	P.O.Box 76	Granby, Mo. 64844	\$6,210.00
262		3-12	Darrell & Pam Major	713 W. Valley	Granby, Mo. 64844	\$4,540.00
263		3-13	Willa Jean Hawk	P.O.Box 253	Granby, Mo. 64844	\$8,740.00
264		3-14	William Fullerton	P.O.Box 2037	Granby, Mo. 64844	\$11,220.00
265		3-14-2	City of Granby	P.O.Box 358	Granby, Mo. 64844	\$0.00
266		4-1	Community Bank & Trust	P.O.Box 400	Neosho, Mo. 64850	\$4,570.00
267		4-2	Norma Rolek	650 W. Valley	Granby, Mo. 64844	\$3,870.00
268		4-3	Robert & Letha Stitler	668 W. Valley	Granby, Mo. 64844	\$6,110.00
269		5-1	Wayne & Sadie Camerer	411 Walnut Dr.	Granby, Mo. 64844	\$9,380.00
270		5-4	Edwin & Cheryl Kraft	884 Granby Miners Rd	Granby, Mo. 64844	\$10,680.00
271		5-5	Dakota Leasing Company	Rt. 6, W. Hawthorne Dr.	Carthage, Mo. 64836	\$32,730.00
272		5-9	Hays & Karen Biggs ETAL c/o Charley's Rest.	P.O.Box 708	Granby, Mo. 64844	\$25,360.00
273		5-11	Granby Senior Citizens Housing	P.O.Box 121	Granby, Mo. 64844	\$0.00
274		5-12	Ronald Batson	159 Twin Oaks Dr.	Granby, Mo. 64844	\$7,330.00
275		5-15	Denzil & Wynona Lewis	940 W. Valley	Granby, Mo. 64844	\$700.00
276		5-16	Annabell Martin	958 W. Valley	Granby, Mo. 64844	\$3,170.00
277		5-16-1	Denzil & Wynona Lewis	940 W. Valley	Granby, Mo. 64844	\$2,900.00
278		5-17	Ira & Betty Hawkins	P.O.Box 242	Granby, Mo. 64844	\$7,880.00
279		5-18	Dale & Flossie Burr	1743 Pineville Rd.	Neosho, Mo. 64850	\$3,400.00
280		5-19	City of Granby	P.O.Box 358	Granby, Mo. 64844	\$0.00
281		5-19-2	Arthur & Vivian Brust	1014 W Valley	Granby, Mo. 64844	\$2,750.00
282						
283						
284						
285	PAGE 38					PAGE 38