

Joplin, Missouri

QUICK PROFILE

DEMOGRAPHICS: (2000 census)

<u>City:</u> Joplin	<u>Population:</u> 45,500
<u>Near Metro:</u> Six miles radius	<u>Population:</u> 80,000
<u>Metro Area:</u> Joplin (two-county) MSA	<u>Population:</u> 157,300
<u>Market Area:</u> Sixteen-county	<u>Population:</u> 468,000
<u>Business Day Population of Joplin:</u> 234,000	

TRANSPORTATION:

<u>General Location:</u>	Central U.S.
<u>Major East/West Interstates:</u>	I-44
<u>Major North/South Interstates:</u>	None (US 71 is designated I-49 corridor)
<u>Major U.S. Highways:</u>	U.S. 71 (Four-lane, Federal highway)
<u>Number of Trucking Companies Serving Area:</u>	50
<u>Rail Service Providers:</u>	Kansas City Southern, BNSF, RailAmerica
<u>Distance to Commercial Air Service:</u>	3.5 miles-Joplin Regional Airport 70 miles-Springfield Airport 110 miles-Tulsa International Airport

MAJOR EMPLOYERS:

<u>Name</u>	<u>Product</u>	<u>Employment</u>
Freeman Health System	Regional Medical Center	2600
St. Johns	Regional Medical Center	2600
Contract Freighters (CFI)	Trucking/transportation services	2200
Leggett and Platt	Metal frames/springs	2200
Eagle Picher	Battery power systems/aerospace	1200
La-Z-Boy	Furniture	1000

General Mills	Wholesale dough products	500
CFM Home Products	Outdoor grills, fireplace inserts	450
FAG Bearings	Precision bearings/components	450
Cardinal Scale	Mechanical/electronic scales	400
Able Manufacturing Corp.	Fiberglass and steel components/transportation	400

LABOR MARKET:

<u>Total Labor Force:</u>	MSA:	81,690	(two-county)
	Market Area:	193,000	(twelve-county)

BUILDING/LAND COST:

<u>Average cost of five-acre fully-served industrial site:</u>	\$150,000
<u>RS Means Construction Cost Index (Weighted):</u>	86 (100 equals U.S. average)
<u>Average Lease Cost for Light Industrial Building:</u>	\$3.20 sq. ft., triple net annually

EDUCATIONAL FACILITIES:

Public School System: Joplin R-VIII School Corporation

Number of Students Enrolled: 7,000

Average SAT Scores: N/A

Percent of All Students taking SAT: N/A

Average ACT Scores: 23.3

Percent of All Students taking ACT: 62%

Average Expenditure/Pupil: \$5,470

Average Pupil Teacher Ratio (Elementary) 19:1

Major Universities in the Area: Missouri Southern State University; Ozark Christian College; Pittsburg State University, 25 miles; Southwest Missouri State University, 65 miles

QUALITY OF LIFE FACTORS:

<u>Cost of Living Index (ACCRA):</u>	83.4
<u>Average cost of 2,500 sq. ft. Home:</u>	\$143,298
<u>Number of Day/Year Sunshine:</u>	215 days
<u>Average Snowfall/Year:</u>	12.5 inches
<u>Average Temperature:</u>	July: High 90.2; Low 69.9; Average 80.0 January: High 41.8; Low 22.7; Average 32.3 Number of Days/Year over 100 degrees F: 7 days

STATE & LOCAL BUSINESS CLIMATE:

<u>Property Tax Rate:</u>	\$4.76/\$100 assessed value, 32% of value for real property \$3.74/\$100 assessed value, 33% of value for personal
<u>Policemen/1000 Population:</u>	1.6 police officers per 1000, based on 45,000 people (74)
<u>Firemen/1000 Population:</u>	1.5 fire fighters per 1000, based on 45,000 people (66)
<u>Fire Insurance Rating:</u>	3
<u>Hospital Beds/1000 Population:</u>	16.8 beds per 1000, based on 45,000 people (756 beds)

GEOLOGY: The Joplin area is at the edge of the Ozark Plateau. Topography is gently rolling to hilly. Soil conditions have high loading bearing capacity.

STATE AND LOCAL INCENTIVES:

The City of Joplin has an Enterprise Zone that allows for 100% abatement on new construction through 2009. The Zone also grants extensive tax credits for new employment. These credits, against the state tax obligation, are \$400 for each new job, an additional \$400 for each employee living in the Zone and an additional \$400 if the person was unemployed or on AFDC when hired.

The City of Joplin has revenue bond capacity and an aggressive Industrial Development Authority that will meet on call to handle bond issues. IDA fees are among the lowest in Missouri.

The City of Joplin often makes grants for projects fitting targeted business sectors. These grants may be used to address rail siding needs or other public infrastructure concerns. The size of this grant is contingent on overall investment, employment and wages.

The City of Joplin will also consider Real and Personal property tax abatement beyond the duration of the Enterprise Zone, contingent on type and scope of project.

The City of Joplin has a Tax Increment Financing Authority and will use TIF for qualified retail-oriented projects.

The State of Missouri offers a number of incentives such as customized training funds, low-interest loans, infrastructure grants and several tax credit programs. These incentives are contingent on the scope of the project, including capital investment, number of new jobs created and average hourly wages.