



Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers

Phyllis Ferguson, Zone 1
Abe McGull, Zone 2
Mike Schilling, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Andrew Lear, General C
Richard Ollis, General D

Upcoming Council Meeting Agenda June 1, 2020 6:30 p.m.

This meeting will be conducted both at 830 N. Boonville Ave. and electronically. The public may observe, physically attend (the number of people gathered will be limited to fewer than 10 per space with physical distancing requirements applied) or viewed at <https://cityview.springfieldmo.gov/livestream/>.

Speakers must [sign up with the City Clerk](#) no later than 5:00 p.m. the Friday before the meeting to speak to an issue on the agenda. Citizens wishing to submit comments to City Council may do so using the [citizen comments form](#).

Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES. MAY 18, 2020 CITY COUNCIL MEETING And MAY 26, 2020 SPECIAL CITY COUNCIL MEETING.**

Documents:

05-18-2020.PDF
05-26-20 SPECIAL CITY COUNCIL MEETING.PDF

3. **FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST NOTIFY THE CITY CLERK BY 5:00 P.M. ON FRIDAY, MAY 29, 2020.**
4. **CEREMONIAL MATTERS.**
5. **CITY MANAGER REPORT, PUBLIC HEALTH DIRECTOR REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.**
6. **SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.**
7. **Council Bill 2020-087 (Ferguson)**

7. Council Bill 2020-097 (Ferguson)

A Special Ordinance approving the Springfield IDEA Commons Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan and directing staff to implement the redevelopment plan.

Documents:

[2020-097.PDF](#)

8. Council Bill 2020-099 (Schilling)

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with the improvement to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Sunset Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,092,743.20.

Documents:

[2020-099.PDF](#)

9. Council Bill 2020-100 (Schilling)

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with improvements to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Walnut Lawn Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,237,858.00.

Documents:

[2020-100.PDF](#)

10. Council Bill 2020-101 (Schilling)

A Special Ordinance authorizing the City Manager, or his designee, to enter into a partnership with the James River Basin Partnership and to receive federal funds through the James River Basin Partnership for the purpose of a Stormwater Improvement Project to Fassnight Creek at the Springfield Art Museum, and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$141,500.00.

Documents:

[2020-101.PDF](#)

11. Council Bill 2020-102 (Ollis)

A Special Ordinance authorizing the City Manager, or his designee, to accept a grant from the Missouri Foundation for Health for the purchase of COVID-19 testing materials in the amount of \$364,000.00; entering into necessary agreements to carry out the grant; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2019-2020 in the initial amount of \$84,000.00, to appropriate the grant funds.

Documents:

[2020-102.PDF](#)

12. Council Bill 2020-105 (Hosmer)

A Special Ordinance authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into a Third Addendum to Interlocal Governmental Agreement City/County

Springfield, to enter into a Third Addendum to Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2001; and authorizing certain other documents and actions in connection therewith. (Park Board recommends approval.)

Documents:

[2020-105.PDF](#)

13. Council Bill 2020-106 (Lear)

A General Ordinance amending the Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVII, 'Short-Term Loan Establishments,' Section 70-727, 'Definitions' to revise the definition of a 'Short-Term Loan Establishment.'

Documents:

[2020-106.PDF](#)

14. RESOLUTIONS. Citizens May Speak. May Be Voted On.

15. Council Bill 2020-133 (City Council)

A resolution affirming City Council's commitment to our community that violent and disrespectful treatment that degrades dignity or disregards human life will not be tolerated.

Documents:

[2020-133.PDF](#)

16. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

17. Council Bill 2020-130 (Hosmer)

Suspending enforcement of the parking ratios for restaurants set forth in Section 36-455 (2)(b)18 of the Zoning Ordinance in order to allow the use of restaurant parking lots as outdoor dining spaces to provide additional dining and service opportunities during the Mayor's declaration of civil emergency; and declaring an emergency pursuant to City Charter Section 2.12.

Documents:

[2020-130.PDF](#)

18. Council Bill 2020-131 (Lear)

Amending Chapter 98 of the Springfield City Code, Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain encroachments authorized by the director of public works—Procedures related thereto,' to waive application fees for encroachment permits for sidewalk cafés; and Section 98-325, 'Terms and conditions of an encroachment license agreement,' to modify the insurance requirement for sidewalk cafés during the Mayor's declaration of civil emergency; and declaring an emergency pursuant to City Charter Section 2.12.

Documents:

[2020-131.PDF](#)

19. PUBLIC IMPROVEMENTS.

20. **GRANTS.**

21. **AMENDED BILLS.**

22. **COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On, Except For Items #22, #23, #24 And #25 Which May Be Voted On.**

23. **Council Bill 2020-109 (Hosmer)**

A Special Ordinance authorizing the City Manager, or his designee, to accept additional Community Development Block Grant funds allocated by the U.S. Department of Housing and Urban Development from the Coronavirus Aid, Relief, and Economic Security Act emergency funding and to enter into any necessary agreements and exercise all powers necessary to select and implement any projects for funding; amending the Fiscal Year 2019 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Program; amending the budget of the City's Department of Planning and Development for Fiscal Year 2019 in the amount of \$916,138.00; and declaring that this Ordinance qualifies as a one-reading bill pursuant to City Charter Section 2.16(25). (Staff recommend approval.)

Documents:

[2020-109.PDF](#)

24. **Council Bill 2020-110 (Fisk)**

A Special Ordinance amending the Citizen Participation Plan as part of the Consolidated Plan for the administration of City programs funded by the U.S. Department of Housing and Urban Development to accommodate certain emergency situations; and declaring an emergency. (Staff recommends approval.)

Documents:

[2020-110.PDF](#)

25. **Council Bill 2020-111 (Ollis)**

A Resolution adopting the Analysis of Impediments to Fair Housing Choice.

Documents:

[2020-111.PDF](#)

26. **Council Bill 2020-112 (Ollis)**

A Resolution adopting a new Five-Year Consolidated Plan for Fiscal Years 2020-2024 for the purpose of continuing to receive entitlement funding from the Department of Housing and Urban Development. (Staff recommends approval.)

Documents:

[2020-112.PDF](#)

27. **Council Bill 2020-113 (McGull)**

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 68 acres of property generally located at 2607 North Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing District with Conditional Overlay District No. 94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Documents:

[2020-113.PDF](#)

28. Council Bill 2020-114 (McGull)

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.16 acres of property generally located at 2001 East Commercial Street from GM, General Manufacturing District to HM, Heavy Manufacturing District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Documents:

[2020-114.PDF](#)

29. Council Bill 2020-115 (Simpson)

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.28 acres generally located at 6320 South Creeksedge Drive from Planned Development No. 318 to Planned Development No. 373; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Documents:

[2020-115.PDF](#)

30. Council Bill 2020-116 (Ferguson)

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately one acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Documents:

[2020-116.PDF](#)

31. Council Bill 2020-117 (Schilling)

A Special Ordinance granting Conditional Use Permit No. 443 for the purpose of authorizing an automotive service garage to operate within the GR, General Retail, district located at 2851 West Republic Road as a conditional use. (Staff and Planning and Zoning Commission recommend approval.)

Documents:

[2020-117.PDF](#)

32. Council Bill 2020-118 (Schilling)

A General Ordinance amending Section 1-9 of the Springfield City Code, 'City Limits;' and amending Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones;' for the purpose of annexing approximately 10 acres of private property into the City of Springfield, Missouri, generally located at 851 West Farm Road 182 and referenced as Annexation A-3-2020. (Staff recommends approval.)

Documents:

33. **Council Bill 2020-119 (Schilling)**

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD Low Density Multi-Family Residential District and establish Conditional Overlay District No. 183; and adopting an updated Official Zoning Map. (Staff recommends approval and Planning and Zoning Commission recommends denial.)

Documents:

[2020-119.PDF](#)

34. **FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.**

35. **Council Bill 2020-120 (McClure)**

A Special Ordinance setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies for Fiscal Year 2020-2021; and declaring an emergency.

Documents:

[2020-120.PDF](#)

36. **Council Bill 2020-121 (McClure)**

A Special Ordinance adopting a budget for the City of Springfield, Missouri, for the Fiscal Year beginning July 1, 2020, and ending June 30, 2021; providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget; and declaring an emergency.

Documents:

[2020-121.PDF](#)

37. **Council Bill 2020-122 (Ollis)**

A General Ordinance amending Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XIII, 'Special Business District,' and Chapter 106, 'Traffic and Vehicles,' Article II, 'Administration and Enforcement,' Division 2, 'Violations and Procedure Upon Arrest,' Section 106-96, 'Authority of persons appointed as conservators of the peace,' to delete all references to the now-terminated Downtown Springfield Special Business District.

Documents:

[2020-122.PDF](#)

38. **Council Bill 2020-123 (Fisk)**

A Special Ordinance adopting an amendment to the City's Comprehensive Housing Assistance Program Rules and Regulations by adding Chapter 12, 'Program Rules During a Declared Emergency,' which authorizes the City Manager to modify loan terms in response to certain federal, state and/or local emergency declarations. (Planning staff recommends approval.)

Documents:

[2020-123.PDF](#)

39. Council Bill 2020-124 (Lear)

A Special Ordinance adopting an addition to the City's Commercial Loan Program Rules and Regulations by adding Chapter 10, 'Program Rules During a Declared Emergency.' (Planning staff recommends approval.)

Documents:

[2020-124.PDF](#)

40. Council Bill 2020-125 (Hosmer)

A Special Ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Board of Governors of Missouri State University for the purpose of continuing to provide enhanced law enforcement services within and around the Missouri State University campus.

Documents:

[2020-125.PDF](#)

41. Council Bill 2020-126 (Lear)

A Special Ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with Willard R-II School District regarding law enforcement services on Willard R-II School District properties located within the City of Springfield.

Documents:

[2020-126.PDF](#)

42. Council Bill 2020-132 (Ollis)

Authorizing the City Manager, on behalf of the City of Springfield, to enter into an Infrastructure Reimbursement Agreement with Costco Wholesale Corporation, for improvements to South Eastgate Avenue and East Olive Street to facilitate the development of the property for the Costco development.

Documents:

[2020-132.PDF](#)

43. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

Theresa Bagwell wishes to address Council.

44. NEW BUSINESS.

The Mayor recommends the following reappointment the Springfield-Greene County Public Library Board: Cindy Waites and Emily Denniston with terms to expire July 1, 2023.

The City Manager recommends the following appointment the Airport Board: Felicia Morgan and Jamie Holstein with terms to expire June 1, 2023; the reappointment of: Jaimie Trussell and Michael Hoppman with terms to expire June 1, 2022; and, the reappointment of: Joe Carmichael and Catherine Moore with terms to expire June 1, 2023.

45. UNFINISHED BUSINESS.

46. MISCELLANEOUS.

47. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

48. Council Bill 2020-127 (Schilling)

A Special Ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of East Sunshine Property Group, generally located at 1750 South Campbell Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

Documents:

[2020-127.PDF](#)

49. Council Bill 2020-128 (Schilling)

A Special Ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Degraffenreid-Wood Subdivision, generally located at 2001 West Walnut Lawn Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

Documents:

[2020-128.PDF](#)

50. Council Bill 2020-129 (Ferguson)

A Special Ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Troy Acres 1st Addition, generally located at 500 block of South Troy Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

Documents:

[2020-129.PDF](#)

51. CONSENT AGENDA – ONE READING BILLS. See Item #3.

52. CONSENT AGENDA – SECOND READING BILLS. See Item #3.

53. Council Bill 2020-107 (Ferguson)

A Special Ordinance authorizing the City Manager or his designee to enter into a First Supplemental Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to modify the payment schedule between the City of Springfield and the Missouri Highways and Transportation Commission.

Documents:

[2020-107.PDF](#)

54. Board Confirmations

Confirm the following appointment the Springfield-Greene County Public Library Board:

Michelle Moulder with term to expire July 2, 2021.

55. **END OF CONSENT AGENDA.**

56. **ADJOURN.**

Persons addressing City Council will be escorted to a monitored computer and address City Council via Zoom. Please clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.

May 18, 2020
Springfield, Missouri

The City Council met in regular session May 18, 2020 in the Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. A moment of silence was observed.

Roll Call

Present. Mike Schilling*, Phyllis Ferguson*, Jan Fisk*, Craig Hosmer*, Richard Ollis*, Andrew Lear*, Abe McGull*, Matthew Simpson* and Ken McClure. Absent. None.

*Members attending via videoconference.

Minutes

The minutes of City Council meeting on May 4, 2020 were approved as presented.

Consent Agenda

The Consent Agenda was approved as presented.

CEREMONIAL MATTERS

**City Manager
and Public
Health Director
Report**

Jason Gage, City Manager, thanked the Council for providing input on the Road to Recovery Plan and noted there will be a live news briefing on Wednesday, May 20, 2020 at 2:00pm announcing Phase 2. He noted Paul Williams, Police Chief, has provided Council with the Authorized Strengths Report for April via email. Mr. Gage noted the Springfield Police Department will have seven retirements this month and May 17-23 is National Public Works Week.

Katie Towns, Assistant Director of Health, provided an update on COVID-19. She noted there are six new cases since Friday, May 15, 2020. She noted they are investigating each case and some of the cases are travel related. Ms. Towns stressed we are still moving into the recovery phase and urged people to use caution. Ms. Towns noted antibody testing is being used more frequently and the Health Department is working on how to report findings back to the community. She noted for people seeking antibody testing, there are FDA approved labs and those labs will provide the most accurate results. Ms. Towns encouraged people who are sick to continue to stay home and for people who have symptoms and would like to be tested, there are tests readily available. She noted there is ample testing capacity and cost is not a barrier.

Mayor McClure expressed his opinion the six new cases are a stark reminder the disease is still present, and the phased step-down approach is the correct path. He also expressed concern for travel related exposure and the possibility of bringing the disease into our community.

**Budget
Amendment for
the Department
of Public Works
for Fassnight
Creek
Stormwater
Improvement
Project**

The following bills appeared on the agenda under Second Reading Bills .

Sponsor: Ollis. Council Bill 2020-088.

A special ordinance authorizing a budget adjustment amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$2,000,000.00 to appropriate fund balance reserves from the 1/4-Cent Capital Improvement Sales Tax to support construction of the Fassnight Creek stormwater improvement project at the Springfield Art Museum.

Mayor McClure noted public hearing was held on May 4, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

Mayor Pro Tem Ferguson expressed her support for the masterplan and rebuilding this area but asked if the entire \$2 million was coming out of the reserve fund or if part of the funds are grant money. She also asked for the total cost of the Fassnight Project in addition to the \$2 million.

Dan Smith, Director of Public Works, noted the \$2 million is coming from the ¼ cent reserves and the Capital Improvement Sales Tax, but \$600,000 of the funding is grant money. He noted the project would mitigate flooding and remove the Art Museum from the floodplain designation from the new Federal Emergency Management Agency (FEMA) mapping being conducted city wide.

Mayor Pro Tem Ferguson asked if the Art Museum had flooded recently.

Mr. Smith answered the Art Museum has not flooded, but models say it is very possible. He noted because the Art Museum is in the FEMA floodplain there are serious limitations on the Art Museum in terms of borrowing art exhibits and this project would remove the floodplain status and allow the Art Museum to operate fully.

Mayor Pro Tem Ferguson expressed concern using \$2 million from the reserve fund due to uncertainty of the upcoming budget year related to the pandemic. She asked about the availability of funds for neighborhoods if work is required due to flooding if the Fassnight Project uses \$2 million of the reserve fund.

Mr. Smith noted reserve funding would still be available. He noted the

uncommitted funds in the reserve fund are just over \$7 million and therefore the City is well positioned for complications related to the pandemic.

Councilwoman Fisk asked how many other projects are on the list.

Mr. Smith answered there is a long list of projects with no funding committed to them. He noted they do not anticipate bringing any other projects forward until they have more time to analyze revenues and the impact of COVID-19.

Councilman Schilling expressed his opinion of setting the project aside if the project is not an emergency and will not impinge on the grant money. He recommended reviewing methods to economize funds due to the current situation.

Councilman Ollis asked how many years the City and the Art Museum have been working on the Fasnigh Project.

Mr. Smith answered he was not certain of the length of time for the masterplan for the Art Museum, but several years and several years on the FEMA floodplain mapping.

Councilman Ollis expressed his delight the project is moving forward. He noted this is the first step of the masterplan for the Art Museum and expressed his opinion this project will be transformational for the community. Councilman Ollis expressed his support for the project and encouraged the other Council members to do the same.

Mr. Smith noted he needed to clarify the second part of Councilman Schilling's question related to grant funds. He noted if the project is not awarded by the end of June, the City will lose \$450,000 in grant funds.

Councilman Simpson asked if there is Ozark Greenways planned work on the Fasnigh Creek Trail connected to this project.

Mr. Smith answered affirmatively. He noted they have been awarded grant funds through the Ozark Transportation Organization to construct the trail and make the connection to the Art Museum from Grant Street.

Councilman Simpson expressed his agreement with Councilman Ollis and noted he plans to support the project.

Mayor Pro Tem Ferguson noted learning up to \$450,000 in grant funds could be lost is important in deciding on the project. She expressed she will be supporting the project based on losing grant funds, the \$7 million in the reserve fund and the confidence of City Staff.

Council Bill 2020-088. Special Ordinance 27314 was approved by the

following roll call vote: Ayes: Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk and McClure. Nays: None. Absent: None. Abstain: None.

**Hamilton & Dad
bid for
Stormwater
Improvements in
the Beechwood
Heights
Neighborhood**

Sponsor: McGull. Council Bill 2020-089.

A special ordinance approving the plans and specifications for Stormwater Improvements in the Beechwood Heights neighborhood; accepting the bid of Hamilton & Dad, Inc., in the amount of \$1,483,768.65 for the project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

Mayor McClure noted public hearing was held on May 4, 2020 for the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council. Councilman McGull noted he spoke with citizens in the Beechwood Heights neighborhood regarding the flooding and the citizens expressed how happy they are the flooding is being addressed. He encouraged fellow Council members to vote in favor of the proposed.

Council Bill 2020-089. Special Ordinance 27315 was approved by the following roll call vote: Ayes: Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer and McClure. Nays: None. Absent: None. Abstain: None.

**Budget
Amendment for
the Department
of Public Works
for Employee
Salaries at the
Transportation
Management
Center**

Sponsor: Lear. Council Bill 2020-090.

A special ordinance authorizing the City Manager, or his designee, to enter into a Surface Transportation Program-Urban Program Agreement with the Missouri Highways and Transportation Commission; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020, in the amount of \$332,000.00, for the purpose of partially reimbursing the base salaries of up to six City employees who operate and manage the Transportation Management Center.

Mayor McClure noted public hearing was held on May 4, 2020 for the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

Council Bill 2020-090. Special Ordinance 27316 was approved by the following roll call vote: Ayes: Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: None. Abstain: None.

**Encroachment
License
Agreement with**

Sponsor: Ollis. Council Bill 2020-091.

A special ordinance authorizing the City Manager, or his designee, to enter

**Ozarks Technical
Community
College**

into an Encroachment License Agreement with Ozarks Technical Community College, to allow for the construction, installation and maintenance of pedestrian lighting and associated conduit along the 900 - 1000 block of East Pythian Street.

Mayor McClure noted public hearing was held on May 4, 2020 for the proposed, and that it was now in front of Council for consideration. He asked for questions or comments from members of Council.

Councilman Simpson noted he is employed by OTC and therefore will recuse himself.

Council Bill 2020-091. Special Ordinance 27317 was approved by the following roll call vote: Ayes: McGull, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear and McClure. Nays: None. Absent: Simpson. Abstain: None.

The following bill appeared on the agenda under Resolutions.

**Changes to the
Articles of
Incorporation of
the Ozarks
Transportation
Organization**

Sponsor: Ollis. Council Bill 2020-095.

A Resolution adopting a Resolution approving changes in the Articles of Incorporation of the Ozarks Transportation Organization regarding the distribution of assets upon dissolution.

Dan Smith, Director of Public Works, noted at one time Springfield was the only member of the Ozark Transportation Organization (OTO) and now the membership includes Christian and Greene counties, Battlefield, Nixa, Ozark, Republic, Springfield, Strafford and Willard. He noted the original bylaws indicated if OTO was dissolved the assets would go to Springfield; however, with the addition of additional members the bylaws need to be updated and would reflect if OTO were to dissolve, the assets would be divided among members proportionately based on dues paid to OTO. Mr. Smith noted Springfield pays in the largest amount of dues because the population is the highest. He clarified OTO is not dissolving, nor is there anticipation of dissolution; the proposed would clean up the language and reflect the current situation.

Councilman Schilling asked how much Springfield commits to OTO and what is the annual budget of OTO.

Mr. Smith noted to answer accurately, he would need to come back with a written response, as he only knows approximations.

Jason Gage, City Manager, noted OTO is strong and the proposed brings the language up to date to reflect the organization's growth. He would be happy to provide follow-up.

Councilman Schilling noted a written response is acceptable.

Councilman Lear noted he is on the OTO board and participated in the OTO meeting regarding the bylaws. He noted this is clean up language to the bylaws. Councilman Lear also noted if OTO dissolved, most of the assets are office equipment, not heavy fiscal matter.

Council Bill 2020-095. Resolution 10507 was approved by the following roll call vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull and McClure. Nays: None. Absent: None. Abstain: None.

EMERGENCY BILLS

PUBLIC IMPROVEMENTS

The following bill appeared on the agenda under Grants.

Federal Aviation Administration, Coronavirus Aid, Relief, and Economic Security Act Grant

Sponsor: Hosmer. Council Bill 2020-096.

A Special Ordinance authorizing the City Manager, or his designee, to apply for and accept a grant from the United States Department of Transportation, Federal Aviation Administration, as part of the Coronavirus Aid, Relief, and Economic Security Act, to the City, by and through the Springfield-Branson National Airport Board in an amount of \$9,259,051.00, for the purpose of providing funds for the Springfield-Branson National Airport Board to prevent, prepare for, and respond to the impacts of the COVID-19 public health emergency; amending the budget of the Airport Board for Fiscal Year 2019-2020 in the amount of \$9,259,051.00; and declaring that this bill qualifies for approval in one reading.

Brian Weiler, Director of Aviation, provided a brief overview of the proposed. He noted the \$9.2 million is part of the Coronavirus Aid, Relief, and Economic Security Act (CARES). He noted COVID-19 has had a devastating impact on the economy and especially to aviation. Mr. Weiler noted the CARES Act funds are fairly flexible but can only be used for the airport. He noted the airport intends to use the funds to offset revenue loss in parking, car rental and concessions; to make debt service payments on the terminal; and, for employee salaries and benefits. He noted one of the

conditions of the grant fund is retaining 90% of airport employees through the end of the year and they have four years to spend the funds.

Councilman McGull asked how airport travel has been reduced by COVID-19.

Mr. Weiler answered Springfield has mirrored the national scene and noted the April numbers are down 93% compared to April 2019. He noted in May there have been slow and steady increases.

Mr. Weiler answered Ozark Technical College's flight school is back up and running.

Council Bill 2020-096. Special Ordinance 27318 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

AMENDED BILLS

The following bills appeared on the agenda under Council Bills for Public Hearing.

Council Bill 2020-097 and Council Bill 2020-098 were read together.

Springfield IDEA Commons Tax Increment Financing Plan

Sponsor: Ferguson. Council Bill 2020-097.

A Special Ordinance approving the Springfield IDEA Commons Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan and directing staff to implement the redevelopment plan.

Springfield IDEA Commons Tax Increment Financing Project

Sponsor: Ferguson. Council Bill 2020-098.

A Special Ordinance approving a Redevelopment Project for the IDEA Commons Tax Increment Financing Plan and initiating tax increment financing therein.

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. She provided background information on the Tax Increment Financing (TIF) Act (state law) and City policies. She reviewed: eligible activities, the elements of a TIF plan, the TIF process, the definition of Blight under TIF and TIF redevelopment plan and agreement. Ms. Kerner then reviewed the Innovation Design Entrepreneurship Art (IDEA) Commons TIF plan, the IDEA Commons redevelopment plan, the Blight study, existing conditions (pictures) and discussion of the fire on Tuesday, May 12, 2020 at the proposed location.

Councilman Schilling asked if the cause of the fire had been determined and if the property is privately owned or has the property been secured by the developer.

Ms. Kerner noted the developer, Vecino, owns the building, construction fencing and signage has been erected and the City's Building Development Services departments believes the building is dangerous and people may still seek shelter there. She noted the cause of the fire has not been officially announced.

Ms. Kerner continued with her overview. She reviewed the IDEA Commons TIF redevelopment plan, objectives and the comprehensive plan.

Mayor Pro Tem Ferguson asked if there are any plans to include changes to Founder's Park.

Ms. Kerner answered not as part of this plan.

Ms. Kerner continued with her overview. She reviewed the project sources and uses and described funding.

Councilman Schilling clarified the developer, Vecino, would be erecting the \$25 million office building.

Ms. Kerner answered affirmatively.

Councilman Schilling clarified the JVIC (Jordan Valley Innovation Center) expansion would be paid for by new market tax credits.

Ms. Kerner answered affirmatively.

Councilman Schilling clarified it is \$14.3 million for the JVIC expansion and therefore a large portion of the tax credits.

Ms. Kerner noted the developer is at the meeting and would be able to give an exact number on tax credits versus private investment.

Councilman Hosmer asked if the 50% related to sales tax is a cap of if that was a decision made by the City and the developer.

Ms. Kerner noted 50% is a state law restriction. She noted you can lower the rate, but not exceed 50%.

Councilman Hosmer clarified \$3 million of the reimbursement would go to Missouri State University (MSU).

Ms. Kerner answered affirmatively.

Councilman Hosmer clarified this would be utilized for the parking garage.

Ms. Kerner answered affirmatively.

Councilman Hosmer asked if the public would be allowed to use the parking garage.

Ms. Kerner answered Missouri State is a public institution. She also noted not all the details for the parking garage have been determined but part of the parking garage would be for the office building and another portion to serve Missouri State students as it is replacing existing parking.

Dave Martin from Gilmore and Bell, Economic Development Counsel to the City, noted the parking garage is community funded and therefore by virtue will have a nature of public use.

Councilman Hosmer asked if public use meant Missouri State or City of Springfield residents.

Mr. Martin noted, under state law, MSU's use would be sufficient for public use.

Councilman Hosmer asked if there is anything restricting public use of the parking garage.

Mr. Martin answered he has not seen anything that would restrict public use, but the primary justification used in planning was use by MSU.

Ms. Kerner continued with her overview. She reviewed local TIF deal points, local TIF revenue projections, the project schedule, general policies for economic development incentives, TIF policies and project applications, a summary of the project and the request being made of Council.

Dave Martin noted the plan is being offered as amended. He reviewed reasons for the amendment noting a feasibility analysis, rent per square foot of office space, a new affidavit for the developer and the return on investment with and without TIF. He noted the exhibits needed to be formally offered for the exhibits to be entered into the record.

Ms. Kerner answered affirmatively. She formally offered the exhibits that were attached to the council bill.

Mayor McClure expressed his gratitude to Ms. Kerner and noted this project has been in development for quite some time. He expressed his excitement about the project and the collaborative effort with Missouri State. He noted this is a key project under the economic vitality umbrella on the square.

Councilman McGull expressed his gratitude to Ms. Kerner for a thorough job on the presentation. He expressed his opinion the project would improve the downtown footprint, remove a blighted area, bring jobs and the ancillary business that will occur because of the improvement. Councilman McGull expressed his opinion this project is part of the comprehensive plan of making this city a premier city for the 21st century. He noted he supports the project and encouraged his fellow Council members to vote in favor of the proposed.

Councilman Hosmer asked what the local TIF is proposed to generate.

Ms. Kerner answered \$3.3 million.

Councilman Hosmer asked what the state TIF is proposed to generate.

Ms. Kerner answered \$11 million.

Councilman Hosmer clarified if both the City of Springfield and MSU would be reimbursed by the TIF.

Ms. Kerner answered affirmatively.

Councilman Hosmer asked if the City's commitment is \$3.2 million and MSU's commitment is \$3 million, where will the rest of the TIF come from?

Dave Martin answered the difference will come from interest. He noted the plan anticipates the reimbursable project costs both to the City and MSU will bear interest at 6%.

Councilman Hosmer clarified the \$6.3 million over time is \$11 million.

Mr. Martin answered affirmatively.

Councilman Hosmer clarified MSU would be reimbursed first and then the City of Springfield.

Mr. Martin answered affirmatively.

Councilman Hosmer asked if there were any other parties to be reimbursed.

Mr. Martin answered just the two (MSU and the City of Springfield).
Councilman Hosmer asked for the value of the blight.

Ms. Kerner answered blight is not a requirement of Chapter 100. She noted they are using the Chapter 100 to clear the property taxes for the TDD to capture all of them as a special assessment and use them to repay the Missouri Development finance loan on the parking garage. She noted the

loan is \$9 million with interest.

Councilman Ollis noted he would like to echo Councilman McGull's comments. He expressed his opinion the proposed is a game changing project for the community. He noted he is part of the TIF commission and the TIF commission did review the proposed and the commission voted unanimously to recommend the proposed to Council.

Councilman Schilling asked the estimate of job creation.

Ms. Kerner answered the estimated number of jobs is included in the state TIF plan and she referred the question to Dave Martin.

Mr. Martin answered the estimate of job production, based on information from Vecino and MSU, is 682 jobs will be produced. He noted the office building will produce just over 500 full-time jobs and 100 part-time jobs and the JVIC will produce 40 full-time jobs, as well as other jobs in areas such as food service.

Councilman Schilling asked if these would be higher paying jobs.

Mr. Martin answered affirmatively. He noted two reasons: one, JVIC jobs are high tech jobs and they typically pay more, and two, the office building is intended to be very elegant and simply by virtue of renting in the office building it is likely the jobs located there will be higher paying jobs.

Danny Collins, developer with the Vecino Group, spoke in favor of the proposed. He noted this is part of a long master plan to erect an IDEA Commons. He described the master plan and location, how the first area was chosen, he noted this project is broken into five different projects and he provided renderings and explanations of project.

Councilman McGull asked how many spaces will be in the parking garage.

Mr. Collins answered 404 spaces, an increase of 206 spaces.

There being no additional speakers the public hearing was declared closed.

Councilman Simpson motioned to table Council Bill 2020-098 until April 30, 2021.

Mayor McClure clarified Councilman Simpson was motioning to table Council Bill 2020-098 until the project is completed and because taxes are

not currently being collected. Mayor McClure asked Council if they understood the motion. Councilman Schilling asked for clarification. Mayor McClure asked Ms. Kerner to explain. Ms. Kerner explained the project area needs to be put on hold until immediately before completion of the project area in order to maximize taxes.

Ms. Cotter noted the proposed may be removed from the table at any time.

Mayor McClure asked if there was a second to Councilman Simpson's motion.

Councilman Schilling seconded the motion.

The motion was approved by the following roll call vote: Ayes: Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson and McClure. Nays: None. Abstain: None.

Mayor McClure noted Council will vote on Council Bill 2020-097 at the June 1, 2020 City Council Meeting.

The following bills appeared on the agenda under First Reading Bills.

**Improvement to
the intersection
of Missouri
Highway 13
(a/k/a Kansas
Expressway) and
Sunset Street**

Sponsor: Schilling. Council Bill 2020-099.

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with the improvement to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Sunset Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,092,743.20.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. He noted this project was listed on the ¼ cent project list citizens voted on in November 2019. Mr. Smith noted this project will improve safety, capacity, replace the traffic signal, infrastructure and bring pedestrian structures into ADA compliance.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

**Improvements to
the intersection
of Missouri
Highway 13
(a/k/a Kansas
Expressway) and
Walnut Lawn**

Sponsor: Schilling. Council Bill 2020-100.

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with improvements to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Walnut Lawn Street; and amending the budget of the

Street

Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,237,858.00.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. He noted this project was listed on the ¼ cent list citizens voted on in November 2019. He noted this is a cost sharing with the Missouri Department of Transportation (MoDOT), with 80% federal funding. Mr. Smith noted this project will improve safety, capacity, replace the traffic signal, infrastructure and bring pedestrian facilities into ADA compliance.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

**James River
Basin
Partnership for
Stormwater
Improvement
Project to
Fassnight Creek**

Sponsor: Schilling. Council Bill 2020-101.

A Special Ordinance authorizing the City Manager, or his designee, to enter into a partnership with the James River Basin Partnership and to receive federal funds through the James River Basin Partnership for the purpose of a Stormwater Improvement Project to Fassnight Creek at the Springfield Art Museum, and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$141,500.00.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. He noted this is the third grant to assist with the stormwater project at the Art Museum. He noted the James River Basin Partnership has \$141,500 of federal funds coming through their organization. Mr. Smith noted the total of the three grants is just under \$630,000.

Brent Stock, Executive Director of James River Basin Partnership, noted James River Basin Partnership is a 501c3, non-profit based in Springfield. He noted the focus of James River Basin Partnership is improving and protecting water quality. Mr. Stock noted passing \$141,500 to the Fassnight Creek project assists James River Basin Partnership to meet grant objectives. He expressed his belief the proposed would assist with water quality, educational opportunities and beautifying the area around the Art Museum.

There being no additional speakers the public hearing was declared closed.

**Missouri
Foundation for
Health COVID-19
Testing Materials**

Sponsor: Ollis. Council Bill 2020-102.

A Special Ordinance authorizing the City Manager, or his designee, to accept a grant from the Missouri Foundation for Health for the purchase of COVID-19 testing materials in the amount of \$364,000.00; entering into necessary agreements to carry out the grant; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2019-2020 in the initial amount of \$84,000.00, to appropriate the grant funds.

Katie Towns, Assistant Director of Health, provided a brief overview of the proposed. She noted as a response to COVID-19 they began seeking testing from multiple sources. Ms. Towns noted the Health Department began working several months ago with the Missouri Foundation for Health in securing options to allow the Health Department to purchase equipment to facilitate testing internally. She noted the testing would be used as a key for investigation and for asymptomatic populations. She noted the proposed is requesting the acceptance of up to \$364,000 from the Missouri Foundation for Health, with an initial disbursement of \$84,000 to purchase 13,000 tests.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

Council Bill 2020-103, Council Bill 2020-104 and Council Bill 105 were read together.

**Refunding Bonds
Improvements to
Dan Kinney Park**

Sponsor: Fisk. Council Bill 2020-103.

A Resolution acknowledging a Base Lease between the City of Springfield, Missouri, by and through the Springfield-Greene County Park Board, and Greene County, Missouri, and a Lease Agreement between the Park Board and Greene County; authorizing the execution of documents related to the Base Lease, the Lease Agreement and the issuance of Bonds by Greene County, Missouri, for refunding certain bonds previously issued to fund improvements to Dan Kinney Park; and prescribing certain related matters. (Park Board recommends approval.)

**Addendum to
Agreement of the
Springfield-
Greene County
Park Board and
City Utilities**

Sponsor: Simpson. Council Bill 2020-104.

A Resolution acknowledging a Third Amendment to the Third Addendum to Agreement of the Springfield-Greene County Park Board and City Utilities of Springfield, Missouri, and City Utilities' Consent to Security Interest between the Park Board and the City of Springfield for the use and benefit of the Board of Public Utilities of Springfield, Missouri. (Park Board recommends approval.)

**Addendum to
Interlocal
Governmental
Agreement
City/County Park
Initiative**

Sponsor: Hosmer. Council Bill 2020-105.

A Special Ordinance authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into a Third Addendum to Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2001; and authorizing certain other documents and actions in connection

therewith. (Park Board recommends approval.)

Lana Woolsey, Assistant City Attorney, provided a brief overview of the proposed. She provided background information regarding the Park Board and City Utilities. She noted the Park Board and City Utilities have worked together for years and the Park Board has been able to lease City Utility properties and operate the properties as parks. She noted the Park Board leased a property in 2006 and operated the property as Dan Kinney Park. Ms. Woolsey further noted in 2011 the property was approved for \$7 million in bonds through the county for improvements. Ms. Woolsey noted the Park Board would like to refinance the bonds at a lower rate for debt savings through Greene County. She reviewed the refinance plan, park sales tax funds, reserve amounts, maturity date, out of pocket costs and no early payoff opportunities. Ms. Woolsey noted the first bill of the proposed is a resolution and acknowledges a new base lease between the Park Board and Greene County. The second bill is a resolution amending the lease between the Park Board and City Utilities. The third bill is a special ordinance that allows a portion of the park sales tax to be used to repay the new bond refinancing.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

Mayor McClure clarified the procedure. He noted Council Bill 2020-103 and Council Bill 2020-104 are resolutions and are before Council now. Council Bill 2020-105 is a bill to be considered at the City Council Meeting on June 1, 2020

Council Bill 2020-103. Resolution 10508 was approved by the following roll call vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull and McClure. Nays: None. Absent: None. Abstain: None.

Council Bill 2020-104. Resolution 10509 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

**Definition of a
'Short-Term Loan
Establishment'**

Sponsor: Lear. Council Bill 2020-106.

A General Ordinance amending the Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' Section 70-727, 'Definitions' to revise the definition of a 'Short-Term Loan Establishment.'

Rhonda Lewsader, City Attorney, provided a brief overview of the proposed. She noted at the last City Council meeting regulations were adopted for short-term loan establishments, but the regulations were not intended to apply to traditional installment loan lenders; therefore, the proposed would

revise the definition of short-term loan establishments to make it clear that the definition does not apply to traditional installment establishments.

Councilman Lear noted that pay day loan lenders often also offer installment loans. He asked this would relate to the licensure of an entity that offers both.

Ms. Lewsader answered under the City's regulations to the extent the entity offers pay day loans, they would need to obtain a pay day loan permit and to the extent they are offering installment loans the entity would not need a permit for that portion of their business.

Councilman Lear clarified that the adopted regulations would still have the anticipated effect.

Ms. Lewsader answered affirmatively.

Councilman Hosmer asked for the definition of a traditional installment loan lender or what business traditional installment lenders are as listed by state statute.

Ms. Lewsader answered she did not have the state statute with her, but the difference is that payments are made in installments, there is a pay-off date and there are particular payments throughout the installment.

Councilman Hosmer clarified the City would be adopting the definition of the state statute.

Ms. Lewsader answered affirmatively.

Councilman Hosmer expressed concern about the proclivity of the State Legislature to protect pay day loan establishments and expressed concern with relying on the State's definition, as the legislature has the ability to modify the definition at a later date. He expressed his opinion he would rather add language defining a traditional installment lender.

Ms. Lewsader answered a problem may arise if the Legislature changes the definition and the City's definition doesn't match, then the City could be violation a State law by requiring the permits.

Councilman Hosmer expressed his concern and posed the hypothetical question, what if the State says pay day loan lenders are now traditional installment lenders.

Ms. Lewsader answered the City would be preempted under Senate Bill 599 and Senate Bill 599 does not allow a city to have any disincentives to an installment loan lender.

Councilman Hosmer clarified a city would still be preempted even if they had adopted regulations prior to a change by the State Legislature.

Ms. Lewsader answered it would depend on the way the legislation was drafted, as there is a possibility the City could be grandfathered in.

Councilman Hosmer expressed his concern over abdicating our definition of pay day loan establishments to the State Legislature.

Councilman Ollis clarified if an establishment offered both pay day loans and traditional installment loans but changed their operation to only offer traditional installment loans, the City would no longer be able to charge a fee.

Ms. Lewsader answered affirmatively. She also noted at this time there is not a fee and a fee will not be imposed until it has passed a public vote. Councilman Ollis asked if traditional installment loan lenders charge a much higher interest rates than regular loans.

Ms. Lewsader answered she was unsure of the interest rates. She noted the working group viewed installment loans more favorably than pay day loans.

Jason Gage, City Manager, asked if the definition was left as is or if the definition is changed to address pay day loan lenders that also offer installment loans and may change to only offering installment loans, would the fee and regulations be applied to all installment loan lenders.

Ms. Lewsader answered the regulations are not drafted to capture pay day loan lenders changing their business model to installment lenders. She noted the regulation is aimed at the service the entity is providing.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

The following item s appeared on the agenda under Petitions, Remonstrances, and Communications .

Mary Jo Harst wishes to address Council. Ms. Harst did not appear.

Daniel Larsson wishes to address Council. Mr. Larsson did not appear.

The following item appeared on the agenda under New Business.

The Mayor recommends the following appointment the Springfield-Greene County Public Library Board: Michelle Moulder to fill the unexpired term of William Garvin. Michelle Moulder's term will expire July 2, 2021.

UNFINISHED BUSINESS

MISCELLANEOUS

The following bill appeared on the agenda under Consent Agenda First Reading Bills .

Sponsor: Ferguson. Council Bill 2020-107.

A Special Ordinance authorizing the City Manager or his designee to enter into a First Supplemental Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to modify the payment schedule between the City of Springfield and the Missouri Highways and Transportation Commission.

The following bill appeared on the agenda under Consent Agenda One Reading Bills.

Sponsor: Lear. Council Bill 2020-108.

A Special Ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with the Missouri Department of Health and Senior Services for the purpose of supplying Naloxone, as well as training on proper administration and storage of Naloxone, to Springfield Police Department officers for the treatment of individuals suffering from an apparent opiate-related overdose.

Council Bill 2020-108. Special Ordinance 27319 was approved by the following roll call vote: Ayes: Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson and McClure. Nays: None. Absent: None. Abstain: None.

CONSENT AGENDA SECOND READING BILLS

END OF CONSENT AGENDA.

Motion to Adjourn

Councilman Lear moved to Adjourn. Councilman Simpson seconded the motion, and it was approved by the following vote. Ayes. Lear, Simpson, Schilling, Ferguson, Fisk, Ollis and McClure. Nays. McGull and Hosmer. Absent. None. Abstain. None. The meeting adjourned at 8:45 p.m.

Prepared by

Anita J. Cotter, CMC/MRCC

Monica Paxton

City Clerk

DRAFT

May 26, 2020
Springfield, Missouri

The City Council met in special session May 26, 2020 at Historic City Hall. The meeting was called to order by Mayor Ken McClure.

Roll Call

Present. Matthew Simpson*, Mike Schilling*, Phyllis Ferguson*, Jan Fisk*, Craig Hosmer*, Richard Ollis*, Andrew Lear* and Ken McClure. Absent. Abe McGull.

*Members attending via videoconference.

CEREMONIAL MATTERS

**City
Manager
and Public
Health
Director
Report**

Jon Mooney, Assistant Director of Health, provided an updated on COVID-19. He noted there are 125 confirmed cases of COVID-19 and 20 probable cases-these are the epilinked cases and the antibody testing cases, for a total of 145 cases. Mr. Mooney noted there are eight deaths. He noted of the 125 confirmed cases, there are 36 active cases. Mr. Mooney noted there have been 24 cases over the last 10 days and more than 280 individuals have been quarantined due to contact. Mr. Mooney expressed his confidence in the Health Department's ability to handle cases, testing capability and strong hospital capability. He noted this is the most active the community has been since the Stay at Home Order was issued and thus has tested the Health Department's capabilities. He also noted testing has changed a lot over the past three months and cited testing availability, local testing and turnaround times of one to two days versus eight to 10 days. Mr. Mooney noted there is still a need for personal responsibility such as hand washing, social distancing, masking and seeking treatment when symptomatic.

Mayor McClure expressed his gratitude. He expressed his opinion of this time being a critical week as this is the first full week under Phase 2. Mayor McClure expressed his belief we are reaping the dividends of the serious action taken at the onset of COVID-19 in mid-March.

Concilman Simpson asked for an update on the status of testing and test results from the 140 potential exposures from the two Great Clips cases.

Mr. Mooney answered the test results are still in process, but the goal is to have all 140 individuals tested. He noted Council will be made aware of the results once the test results are back.

Councilman Simpson expressed his gratitude.

Mayor McClure expressed his gratitude for the time and effort the Springfield-Greene County Health Department has provided.

Jason Gage, City Manager, provided an overview of items on the agenda for the City Council Meeting on June 1, 2020

Mr. Gage noted staff is working to address the question from Council regarding relaxation of parking rules related to restaurants. He noted this will most likely take the form of two to three ordinances and he is hopeful to have something to bring before Council soon.

END OF CONSENT AGENDA

**Closed
Session**

Councilman Simpson moved City Council hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and

this meeting, record, and vote shall be closed and the City Council shall stand adjourned at the end of the closed session.

Councilwoman Fisk seconded the motion, and it was approved by the following vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear and McClure. Nays: None. Absent: McGull. Abstain: None.

Anita J. Cotter, CMC/MRCC
City Clerk

DRAFT

One-rdg. _____
P. Hmgs. X
Pgs. 262
Filed: 05-12-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 097

SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the Springfield IDEA Commons Tax Increment Financing Plan,
2 establishing a redevelopment area, designating the redevelopment
3 area as a blighted area, making other required findings for the
4 redevelopment plan and directing staff to implement the
5 redevelopment plan.
6 _____
7

8 WHEREAS, City staff has worked with The Vecino Group, LLC, the proposed
9 developer ("Developer"), and Missouri State University ("MSU") to prepare the
10 Springfield IDEA Commons Tax Increment Financing Plan (as amended and attached
11 hereto and incorporated herein by this reference as "Exhibit A," hereinafter the "TIF
12 Plan") pursuant to the Real Property Tax Increment Allocation Redevelopment Act,
13 Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the "TIF Act"), for the
14 redevelopment of the area located generally within the bounds of East Tampa Street to
15 the north, North Boonville Avenue to the west, North Robberson Avenue and the
16 "efactory" building located at 405 North Jefferson Avenue to the east, and a set of
17 railroad tracks running parallel to and north of East Water Street to the south, containing
18 approximately 3.5 acres of land (the "Redevelopment Area") that is proposed to be
19 developed in a single redevelopment project described under the TIF Plan (the
20 "Redevelopment Project"); and
21

22 WHEREAS, pursuant to the provisions of the Act, the Tax Increment Financing
23 Commission of the City of Springfield, Missouri, ("TIF Commission") was composed of
24 representatives from the City and from the affected taxing jurisdictions for the purpose
25 of conducting a public hearing and making recommendations with respect to the TIF
26 Plan to the City Council of the City of Springfield, Missouri, ("City Council"); and
27

28 WHEREAS, on January 7, 2020, the Land Clearance for Redevelopment
29 Authority reviewed the Blight Study that is attached to the TIF Plan as "Exhibit 8" and
30 recommended that City Council find that the property described therein is blighted as
31 set forth in the study; and
32

33 WHEREAS, in accordance with the written procedures relating to bids and
34 proposals for implementation of redevelopment projects as adopted by the City, on April
35 4, 2020, the City published in *The Springfield News-Leader* a notice of request for
36 proposals for the implementation of the redevelopment project for the TIF Plan, which
37 provided reasonable opportunity for any person to submit proposals for the
38 redevelopment project in compliance with Section 99.820.1(3) of the Revised Statutes
39 of Missouri; and
40

41 WHEREAS, the City received no additional proposals in response to the
42 published request for proposals; and
43

44 WHEREAS, on May 4, 2020, after due notice in accordance with the Act, the TIF
45 Commission held a public hearing, at which all interested persons and taxing districts
46 affected by the TIF Plan were afforded an opportunity to make comments, file written
47 objections, protests, and be heard orally regarding adoption of the TIF Plan; and
48

49 WHEREAS, on May 4, 2020, the TIF Commission having heard and considered
50 the objections, protests, comments, and other evidence adduced at the public hearing,
51 voted to approve Resolution 2020-1 which recommends that City Council make certain
52 required findings and amend and approve the TIF Plan; and
53

54 WHEREAS, on May 18, 2020, at a regularly scheduled meeting, City Council
55 considered the TIF Plan, the recommendations of the TIF Commission, the
56 recommendations of City staff, and provided parties in interest and citizens an
57 opportunity to be heard regarding the TIF Plan; and
58

59 WHEREAS, having heard and considered the objections, protests, comments,
60 and other evidence adduced at the meetings, the evidence and testimony submitted at
61 the TIF Commission public hearing, the recommendations of the TIF Commission, the
62 recommendations of City staff, and the input of interested persons and citizens, City
63 Council desires to designate the Redevelopment Area, declare the Redevelopment
64 Area as a blighted area and approve the TIF Plan.
65

66 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
67 SPRINGFIELD, MISSOURI, as follows, that:
68

69 Section 1 – City Council hereby makes the following findings for approval of the
70 TIF Plan:
71

- 72 A. The TIF Plan sets forth in writing a general description of the program to be
73 undertaken to accomplish its objectives, including the estimated redevelopment
74 project costs, the anticipated sources of funds to pay the costs, evidence of the
75 commitments to finance the project costs, the anticipated type and term of the
76 sources of funds to pay costs, the anticipated type and terms of the obligations to
77 be issued, the most recent equalized assessed valuation of the property within
78 the Redevelopment Area which is to be subjected to payments in lieu of taxes

79 and economic activity taxes pursuant to Section 99.845, RSMo, an estimate as to
80 the equalized assessed valuation after redevelopment, and the general land uses
81 to apply in the Redevelopment Area.
82

- 83 B. The Redevelopment Area on the whole is a blighted area, as such term is
84 defined in Section 99.805(1), RSMo, due to the presence of blighting factors as
85 set forth in "Exhibit 8" to the TIF Plan, and the TIF Plan, including that the
86 Redevelopment Area is characterized by unsanitary and unsafe conditions,
87 deterioration of site improvements, and conditions which endanger life and
88 property, and that the area suffers from economic underutilization and is an
89 economic liability for the City and a menace to the public health, safety, morals or
90 welfare in its present condition and use. The TIF Plan is also accompanied by an
91 affidavit, signed by the Developer and set forth in "Exhibit 11" to the TIF Plan,
92 attesting to the blighting conditions of the Redevelopment Area.
93
- 94 C. The proposed redevelopment satisfies the "but for" test set forth in Section
95 99.810, RSMo, in that the Redevelopment Area has not been subject to growth
96 and development through investment by private enterprise and would not
97 reasonably be anticipated to be developed without the adoption of tax increment
98 financing. The TIF Plan is accompanied by an affidavit, signed by the Developer
99 and set forth in "Exhibit 11," attesting to this finding.
100
- 101 D. The TIF Plan is in conformance with the Comprehensive Plan for the
102 development of the City as a whole.
103
- 104 E. The TIF Plan contains estimated dates of completion of the Redevelopment
105 Project and estimated dates for the retirement of obligations incurred to finance
106 redevelopment project costs, and said dates are not more than twenty-three (23)
107 years from the adoption of an ordinance approving a Redevelopment Project
108 within the Redevelopment Area.
109
- 110 F. A Relocation Plan has been developed for relocation assistance for businesses
111 and residences, and the relocation of any business or residents in the
112 Redevelopment Area, if necessary, will take place in accordance with the
113 Relocation Plan attached to the TIF Plan as "Exhibit 10."
114
- 115 G. The TIF Plan is accompanied by a Cost/Benefit Analysis showing the economic
116 impact of the TIF Plan on each taxing district and political subdivision within the
117 Redevelopment Area if the proposed Redevelopment Project is built pursuant to
118 the TIF Plan or is not built, and the Commission received evidence that the
119 proposed Redevelopment Project is financially feasible to undertake with TIF
120 assistance in the form of the Developer's Return on Investment Calculations
121 attached to the TIF Plan as part of "Exhibit 11."
122
- 123 H. The Plan does not include the initial development or redevelopment of any
124 gambling establishment.

- 125
126 I. The area selected for the Redevelopment Project includes only those parcels of
127 real property and improvements thereon which will be directly and substantially
128 benefited by the Redevelopment Project improvements.
129

130 Section 2 – The TIF Plan which is attached to this Ordinance as “Exhibit A,” is
131 incorporated herein by this reference and is hereby approved.
132

133 Section 3 – The Vecino Group, LLC, is hereby designated as the developer of
134 record for the TIF Plan and the Redevelopment Project that may be approved by City
135 Council pursuant to the TIF Plan.
136

137 Section 4 – The land legally described in “Exhibit 1” of the TIF Plan is hereby
138 designated as the Redevelopment Area for the TIF Plan.
139

140 Section 5 – There is hereby created and ordered to be established within the
141 treasury of the City a separate fund to be known as the “*Springfield IDEA Commons*
142 *Special Allocation Fund*” which shall contain separate segregated accounts into which
143 payments in lieu of taxes, economic activity taxes and other revenues shall be
144 deposited, as collected by the City pursuant to the TIF Plan.
145

146 Section 6 – The Mayor, City Clerk, City staff, the City’s special legal counsel, and
147 other appropriate City officials are hereby authorized to take any and all actions as may
148 be deemed necessary or convenient to carry out and comply with the intent of this
149 Ordinance, to create those funds and accounts required by the Act to implement the TIF
150 Plan, and to execute and deliver for and on behalf of the City all certificates,
151 instruments, and agreements or other documents as may be necessary, desirable,
152 convenient, or proper to perform all matters authorized herein.
153

154 Section 7 – It is hereby declared to be the intention of City Council that each and
155 every part, section and subsection of this Ordinance shall be separate and severable
156 from each and every other part, section and subsection hereof and that City Council
157 intends to adopt each said part, section and subsection separately and independently of
158 any other part, section and subsection. In the event that any part, section or subsection
159 of this Ordinance shall be determined to be or to have been unlawful or unconstitutional,
160 the remaining parts, sections and subsections shall be and remain in full force and
161 effect, unless the court making such finding shall determine that the valid portions
162 standing alone are incomplete and are incapable of being executed in accord with the
163 legislative intent.
164

165 Section 8 – This Ordinance shall be in full force and effect from and after the date
166 of its passage and approval.
167

168 Passed at Meeting: _____

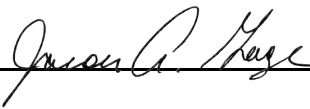
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Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, City Manager

EXPLANATION TO COUNCIL BILL 2020-097

FILED: 05-12-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Approving the Springfield IDEA Commons Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan and directing staff to implement the redevelopment plan.

BACKGROUND INFORMATION: The City of Springfield, Missouri, (the “City”) has been working with Missouri State University (the “University”) and The Vecino Group (the “Developer”) to form a public-private partnership for the redevelopment of a portion of the University’s Jordan Valley Innovation Center (“JVIC”), and surrounding property, known as the “IDEA Commons Project,” with a total cost of approximately \$55,000,000. Plans for the IDEA Commons Project include the following (the “Redevelopment Project”):

- (1) a 100,000 square foot office building (the “Office Building”);
- (2) a 30,000 square foot expansion of the existing JVIC building (the “JVIC Expansion”);
- (3) a parking garage with approximately 400 spaces (the “Parking Garage”);
- (4) improvements to convey storm water from Jordan Creek underground across the IDEA Commons site (the “Stormwater Improvements”);
- (5) sanitary sewer improvements, including the relocation of an existing sanitary sewer line to accommodate the Stormwater Improvements, increasing the size of the relocated sewer line and replacing portions of the existing trunk sewer infrastructure to which the line connects (the “Sanitary Sewer Improvements”);
- (6) streetscape improvements such as sidewalks, street lighting and landscaping along Boonville Avenue and Phelps Street adjacent to the IDEA Commons site (the “Streetscape Improvements”)
- (7) a central commons area between and around the Parking Garage and the Office Building; and
- (8) demolition of existing blighted structures necessary to facilitate the Redevelopment Project.

The economic feasibility of the IDEA Commons Project is such that both public and private investment is required.

City Council previously approved a Resolution of Intent declaring the official intent of the City to deliver the City TIF Incentives after a hearing and recommendation regarding a redevelopment plan, redevelopment project, and redevelopment area by the City's tax increment financing commission in accordance with the TIF Act, subject to approval of such plan, project, and area; and of documents with terms acceptable to the City and after compliance with all requirements of the TIF Act. Resolution 10400 on September 24, 2018.

This Ordinance will take the following actions regarding the IDEA Commons Tax Increment Financing Plan (the "TIF Plan")

- Designate the Redevelopment Area for the TIF Plan;
- Declare that the Redevelopment Area is a blighted area and make the other legally required factual findings for the TIF Plan;
- Approve the TIF Plan; and
- Designate the Developer as the developer of record for the TIF Plan.

On January 7, 2020, the Land Clearance for Redevelopment Authority reviewed the Blight Study that is attached to the TIF Plan as "Exhibit 8" and recommended that City Council find that the property is blighted as set forth in the Study.

On May 4, 2020, the Tax Increment Financing Advisory Commission conducted a public hearing regarding the TIF Plan and thereafter adopted Resolution No. 2020-1 which recommends the City Council make the required findings to adopt the TIF Plan, adopt an ordinance which approves the TIF Plan and, declare that the Developer is the developer of record for the redevelopment projects described in the TIF Plan, and that the City enter into a Redevelopment Agreement to implement the TIF Plan.

The TIF Plan provides that the Redevelopment Area will contain a single Redevelopment Project in which tax increment financing will be activated. The total project costs for the entire TIF Plan are projected to be about \$55 million (see budget in Exhibit 4A of TIF Plan). The reimbursable Project Costs are projected to be about \$6.25 million, which consist of stormwater, street, and sewer improvements, as well as partial reimbursement for the costs of a public parking garage.

Local and State TIF revenues are expected to be applied to reimburse Missouri State for part of its contribution to the Parking Garage costs. In 2018, Senator Jay Wasson was instrumental in getting the IDEA Commons project named as a State TIF project in the State budget and in removing a major project from the existing State TIF cap so that Springfield's project could be funded. We will still be required to file an application for approval by the Missouri Department of Economic Development. A State TIF can either capture half of the incremental increase in the State's general sales tax (1/2 of 3 percent) or it can capture half of the state withholding taxes generated by jobs moving

into the TIF district. We will opt to capture half the State withholding taxes. To qualify for a State TIF, the City must also establish a local TIF district. The City must commit that the local TIF will capture 100 percent of the incremental increase in real property taxes and 50 percent of the incremental increase in economic activity taxes (sales and use taxes).

Economic Development Incentives Policy

The *Economic Development Incentives Policy Manual*, adopted by City Council in 2011, and amended in December 2018, includes policies related to the use of Tax Increment Financing. In addition, it contains General Policies applicable to all projects. While the *Manual* contains policies related to the use of the incentives contemplated in this project, the primary thrust of the *Manual* is to guide the use of incentives for private development. In this case, all the proposed incentives are assisting Missouri State University and reimbursing the City for public improvements related to the project.

The following policies are pertinent to this project.

GENERAL POLICIES	
Policy	Response
It is the policy of the City of Springfield to consider the judicious use of incentives for projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will, by creating new jobs and retaining existing employment; eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older neighborhoods, facilitate self-sufficiency, and implement the City's Comprehensive Plan and economic development strategy.	This ambitious public-private partnership furthers City interests of center city redevelopment and creating real estate options for business attraction in the downtown area. This project strengthens the employment and economic base of the City by creating modern office space where it is needed most. The project creates economic stability by providing room for existing companies to expand at JVIC and room for new businesses to flourish in downtown. This project upgrades an older neighborhood by removing two blighted structures and replacing them with state-of-the-art educational, office and parking facilities.
All discretionary incentives will be subject to a "but for" test. There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided. Discretionary incentives will only be granted to those projects that would not otherwise occur if incentives	All requested incentives are necessary at the level requested in order to make this project feasible. Additional supporting information will be submitted with the formal incentives requests so that Council can make the desired findings. The Developer's blight affidavit includes information showing a negative return on investment without tax increment financing incentives.

were not provided, unless the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.	
Discretionary incentives will be granted only at the level necessary to make the project financially feasible.	All requested incentives are necessary at the level requested in order to make this project feasible. Additional supporting information will be submitted with the formal incentives requests so that Council can make the desired findings. The Developer's blight affidavit includes information showing a negative return on investment without tax increment financing incentives.
The City's "annual appropriation", or General Fund, guarantee will not be pledged for economic development projects, except in extraordinary cases.	No General Fund guarantee is anticipated.
Taxes will not be reduced below the base year, as established by the individual redevelopment plans, after an incentive is approved.	Most of the project site is owned by Missouri State and is currently tax-exempt. Taxes on the privately-owned property will continue to be paid consistent with this policy.
Since each project is unique, every proposal will be evaluated under the City's Policies on its individual merit and overall contribution to the local economy and the City's goals.	This project is largely public in nature and provides a significant benefit to the City beyond simply remediating blight with private improvement.

TAX INCREMENT FINANCING POLICIES

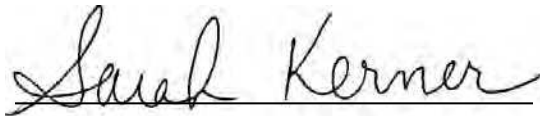
Policy	Application to Project
Each TIF application must demonstrate that the applicant has thoroughly explored the use of alternative financing methods.	Staff, Missouri State, the development team and the State of Missouri have explored all alternatives for financing this project. All proposed incentives at the requested level are necessary.
The use of TIF will be considered for those projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will create	This project includes stormwater improvements required to address broader flooding issues and the development of University parking. It provides office space for new and existing

new jobs and retain existing employment, eliminate blight, and/or strengthen the employment and economic base of the City.	expanding JVIC tenants as well as office space to attract new businesses to our community. It includes demolition of two derelict buildings and redevelopment of surface parking. It is a major infusion of capital into center city and Zone 1.
Most favorable consideration will be given to TIF plans that propose no more than 20 percent of total project costs (including all hard and soft costs and developer fees) be reimbursed with TIF revenues.	Local TIF will generate estimated \$3.3M over a 23-year period. That is approximately 6% of the total project cost.
The term of the TIF shall be the minimum necessary, with shorter terms receiving more favorable consideration than those extending the maximum 23 years.	The State requires that the local TIF be imposed for the full 23 years in order to approve State TIF participation. Revenues not used to reimburse MSU for its costs will be used to reimburse the City's stormwater, sanitary sewer streetscape and TIF formation expenses.
Most favorable consideration will be given to TIF projects that provide immediate benefit to taxing jurisdictions.	The local TIF will capture 50 percent of the Economic Activity Taxes (primarily sales taxes). The other 50 percent will go directly to the appropriate taxing jurisdictions. The State TIF requires that Local TIFs capture 100 percent of the property tax increase (99.845.6 RSMo.), however, the office building is anticipated to be tax-exempt through Chapter 100, so no real property taxes will be available for capture by the local TIF. . The taxing jurisdictions will receive Chapter 100 payments equal to the tax that would be due on the frozen TIF property tax base.
Notwithstanding the foregoing, TIF applications which do not meet the above criteria will be viewed favorably if the application clearly demonstrates that the project is of vital interest to the City and will significantly assist the City in the elimination of blight, financing desirable public improvements, strengthening the employment and economic base of the	This ambitious public-private partnership furthers City interests of center city redevelopment and creating real estate options for business attraction in the downtown area. This project strengthens the employment and economic base of the City by creating modern office space where it is needed most. The project creates economic stability by providing

City, increasing property values, reducing poverty, creating economic stability, upgrading older neighborhoods, and/or facilitating economic self-sufficiency.	room for existing companies to expand at JVIC and room for new businesses to flourish in downtown. This project upgrades an older neighborhood by removing two blighted structures and replacing them with state-of-the-art educational, office and parking facilities.
--	---

REMARKS: Staff recommends approval of this ordinance.

Submitted by:



Sarah Kerner, Economic Development Director

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage City Manager

Exhibit A

EXHIBIT LIST

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

CITY COUNCIL (Meeting May 18, 2020)

1. Land Clearance for Redevelopment Authority Positive Blight Recommendation.
2. Roster of the Tax Increment Financing Commission for consideration of the Springfield IDEA Commons Tax Increment Financing Plan
3. Springfield Comprehensive Plan (on file in the office of the City Clerk)
4. Notice of TIF Commission public hearing sent to taxing districts on March 20, 2020, and return receipts; Supplement to Notice sent to taxing districts on March 31, 2020 (relating to special procedures for coronavirus concerns), and return receipts.
5. Affidavit of Publication for Notice of Request for Proposals, published in *The Springfield News-Leader* on April 4, 2020
6. Springfield IDEA Commons Tax Increment Financing Plan
7. Affidavit of Publication for First Published Notice, published in *The Springfield News-Leader* on April 4, 2020
8. Notice of TIF Commission public hearing sent to taxpayers on April 23, 2020
9. Affidavit of Publication for Second Published Notice, published in *The Springfield News-Leader* on April 25, 2020
10. Sunshine Law Notice of TIF Commission Meeting posted at least four business days prior to hearing
11. First Plan Amendment and Seven Day Notice to Taxing Jurisdictions
12. TIF Commission Resolution and Recommendation
13. Sunshine Law Notice of Council Meeting posted at least four business days prior to meeting
14. Slideshow presentation from Meeting

Springfield Land Clearance for Redevelopment Authority

**Tuesday, January 7, 2020, at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Allen Grymes, Steve Jackson, Nancy
Herchenroeder and Dan Scott

Absent: None

Others Present: Allen Kunkel, Missouri State University; Danny Collins,
Vecino Group; and Laura Deric, Missouri State University

Staff: Sarah Kemer, Matt Schaefer, Bill Weaver, Judy White, and Nick
Woodman

3. Approval of Minutes – October 8, 2019

Dan Scott made a motion to approve the October 8, 2019 Minutes. Ryan
Cosby seconded the motion. Motion was approved (5-0).

4. New Business

- a. Request to recommend three areas of the IDEA Commons TIF, the area consists of approximately 3.5 acres generally bounded by East Tampa Street and East Phelps Street to the north, the BSNF Railroad to the south, the Robert W. Plaster Free Enterprise Center (the “e Factory”) to the east, and North Boonville Avenue to the West. Said area includes an undeveloped portion of the Roy Blunt Jordan Valley Innovation Center (JVIC Building 4) as well as the former MFA grain elevators, which are located near the intersection of East Phelps Street and North Robberson Avenue be declared blighted pursuant to Sections 99.800-865, RSMo, the Real Property Tax Increment Allocation Redevelopment Act (TIF Act); City of

Springfield, The Vecino Group, and Missouri State University,
Applicant. Resolution 2020-3263.

Ryan Cosby made a motion to approve recommending three areas of the IDEA Commons TIF, the area consists of approximately 3.5 acres generally bounded by East Tampa Street and East Phelps Street to the north, the BSNF Railroad to the south, the Robert W. Plaster Free Enterprise Center (the “e Factory”) to the east, and North Boonville Avenue to the West. Said area includes an undeveloped portion of the Roy Blunt Jordan Valley Innovation Center (JVIC Building 4) as well as the former MFA grain elevators, which are located near the intersection of East Phelps Street and North Robberson Avenue be declared blighted pursuant to Sections 99.800-865, RSMo, the Real Property Tax Increment Allocation Redevelopment Act (TIF Act). Allen Grymes seconded the motion. Motion was approved (5-0).

5. Other Business

The Commission and Staff thanked Steve Jackson for his time serving on the Commission as this was his last meeting. Ryan Cosby will chair the meeting until the Election of Officers at the Annual Meeting in June 2020.

6. Adjourn

Roster of TIF Commission Members

for

May 4, 2020 Hearing

Commission

Bob Dixon	bdixon@greencountymo.gov
Carol Embree	climbree@spsmail.org
Brian Fogle	bfogle@Cfozarks.org
Regina Greer Cooper	reginac@thelibrary.org
Ron Hawley	rghawley@gmail.com
Aaron Jones	ajones11@drury.edu
Marshall Kinne	mkinne@med-pay.com
Richard Ollis	rollis@springfieldmo.gov
John Russell	jrussell@greencountymo.gov
Rob Rector	rectorr@otc.edu
Travis Shaw	tcshaw@spsmail.org

Staff

Cheri Hagler	chagler@springfieldmo.gov
Sarah Kerner	skerner@springfieldmo.gov
Mary Lilly Smith	mlsmith@springfieldmo.gov
Matt Schaefer	mschaefer@springfieldmo.gov
Bill Weaver	bweaver@springfieldmo.gov

SPRINGFIELD COMPREHENSIVE PLAN

(on file with City Clerk)

Tax Increment Financing Commission of the City of Springfield, Missouri

**Notice of Public Hearing relating to the
Springfield IDEA Commons Tax Increment Financing Plan**

To: Taxing Districts (Distribution List attached)

Date: March 20, 2020

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”) will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020, at the Busch Municipal Building, 840 Boonville, Springfield, Missouri, to consider the Springfield IDEA Commons Tax Increment Financing Plan (the “Redevelopment Plan”), the designation of the proposed redevelopment area (the “Redevelopment Area”), and the adoption of the redevelopment project described in the Redevelopment Plan (the “Redevelopment Project”) for the redevelopment of property in the Redevelopment Area.

The proposed Redevelopment Area, which contains roughly 3.5 acres, is located generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue and the “efactory” building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south. A portion of the Jordan Valley Innovation Center located at 524 N. Boonville Avenue is included in the Redevelopment Area.

The Redevelopment Plan calls for one Redevelopment Project, with boundaries coterminous with the Redevelopment Area, which eliminates blight, implements certain public infrastructure improvements, strengthens the employment and economic base, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Plan calls for (1) the demolition of two blighted buildings within the Redevelopment Area, (2) the construction of an expansion of the existing Jordan Valley Innovation Center operated by Missouri State University, intended to provide office and research space for high-tech business tenants, (3) the construction of a separate class-A equivalent office building, (4) a multi-level parking garage anticipated to serve the Redevelopment Area and surrounding areas, (5) a common area / urban park between and around the office building and the parking garage, (6) storm water improvements, (7) sanitary sewer improvements, and (8) improvements to E. Phelps Street, which runs across the northern portion of the Redevelopment Area.

The Redevelopment Plan calls for a full 23-year collection period of payments in lieu of taxes and economic activity taxes within the Redevelopment Area; however, payments in lieu of taxes above the existing base level of taxes are intended to be eliminated by tax abatement to be implemented pursuant to Chapter 100 of the Revised Statutes of Missouri, as further described in the Redevelopment Plan. Special assessments are expected to be imposed by a to-be-formed transportation development district on the office building in an amount sufficient to finance a portion of the parking garage. Additionally, the City is in the process of applying to the State of Missouri for approval of state supplemental tax increment financing to assist with the Redevelopment Plan.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, will be on file with the office of the City Clerk on and after March 31, 2020 at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, will be attached to the Redevelopment Plan. All taxing

districts receiving this notice are invited to attend the hearing and/or to submit comments to the Commission prior to the date of the hearing.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**

Taxing Districts -- Distribution List

City of Springfield, Busch Municipal Building Anita Cotter, City Clerk 840 Boonville PO Box 8368 Springfield, MO 65802	City of Springfield, Busch Municipal Building David Holtmann, Finance Director 840 Boonville PO Box 8368 Springfield, MO 65802
Springfield R-12 School District John Jungmann, Superintendent 1359 E St Louis St. Springfield, MO 65802	Springfield R-12 School District President/Chairman of Board of Education 1359 E St Louis St. Springfield, MO 65802
Ozarks Technical Community College Hal Higdon, Chancellor and President 1001 East Chestnut Expressway Springfield, MO 65802	Ozarks Technical Community College Jennifer Kennally, Board Chair 1001 East Chestnut Expressway Springfield, MO 65802
Springfield-Greene County Library District Regina Greer Cooper, Executive Director 4653 S. Campbell Ave. Springfield, Missouri 65801-0760	Greene County, Missouri Commissioner John C. Russell 933 North Robberson Ave Springfield, MO 65802
Greene County, Missouri Commissioner Harold Bengsch 933 North Robberson Ave Springfield, MO 65802	Greene County, Missouri Commissioner Bob Dixon 933 North Robberson Ave Springfield, MO 65802
Greene County Highway Department Rick Artman, Administrator 2065 N Clifton Ave Springfield, MO 65803	Abilities First (County Disability Program) Jan Kraft, Executive Director 1370 E Primrose St, Ste A Springfield, MO 65804
Greene County Assessor Greene County Courthouse 940 Boonville, Room 37 Springfield, MO 65802	Greene County Collector Greene County Courthouse 940 Boonville, Room 107 Springfield, MO 65802
Greene County Senior Citizens' Services Fund PO Box 9766 Springfield, MO 65801	Missouri Department of Economic Development Director P.O. Box 1157 Jefferson City, MO 65102-1157
Missouri Department of Revenue Tax Administration Bureau P.O. Box 475 Jefferson City, MO 65105-0475	Missouri Director of Revenue County Tax Section State Blind Pension Fund P.O. Box 453 Jefferson City, MO 65102-0453
State Tax Commission of Missouri P.O. Box 146 Jefferson City, MO 65102-0146	Missouri Director of Revenue County Tax Section Merchants/Manufacturers Replacement Tax Fund P.O. Box 453 Jefferson City, MO 65102-0453
Downtown Springfield Community Improvement District 650 N. Boonville, Suite 100 Springfield, MO 6580	

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Abilities First (County Disability Program)
 Jan Kraft, Executive Director
 3216 S. National Ave.
 Springfield, MO 65807

9590 9402 5323 9154 3441 08

2. Article Number (Transfer from service label)
 7013 3020 0001 8580 5757

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 MAR 22 2020

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

20 of 262

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1. Article Addressed to:
 City of Springfield
 Anita Cotter, City Clerk
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

9590 9402 5323 9154 3442 52

2. Article Number (Transfer from service label)
 7017 1000 0000 3414 3175

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 SR EV-19 3-24-20

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.90

Abilities First (County Disability Program)
 Jan Kraft, Executive Director
 3216 S. National Ave.
 Springfield, MO 65807

PS Form 3800, August 2006 See Reverse for Instructions

7017 1000 0000 0200 0200 5757

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 (Domestic Mail Only)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.90

City of Springfield
 Anita Cotter, City Clerk
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

PS Form 3800, August 2006 See Reverse for Instructions

7017 1000 0000 0000 0000 5757

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1. Article Addressed to:

City of Springfield
 David Holtmann, Finance Director
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

2. Article Number (Transfer from service label)
 9590 9402 5323 9154 3441 46

7017 1000 0000 3414 3274

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Stephen Vestal

B. Received by (Printed Name)
SR C-19

C. Date of Delivery
3-24-20

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

21 of 262

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Downtown Springfield Community Improvement District
 650 N. Boonville, Suite 100
 Springfield, MO 65806

2. Article Number (Transfer from service label)
 9590 9402 5323 9154 3441 53

7017 1000 0000 3414 3274

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X S Baker

B. Received by (Printed Name)
LM 662 019

C. Date of Delivery
3/25/20

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$ 6.90

City of Springfield
 David Holtmann, Finance Director
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$ 6.90

Downtown Springfield Community Improvement District
 650 N. Boonville, Suite 100
 Springfield, MO 65806

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
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Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
Total Postage and Fees \$6.90

Greene County Highway Department
Rick Artman, Administrator
2065 N Clifton Ave
Springfield, MO 65803

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
Total Postage and Fees \$6.90

Greene County, Missouri
Bob Dixon, Presiding Commissioner
1443 N Roberson Ave., 10th Floor
Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

622E 4T4E 0000 000T 2T0Z

2T2E 4T4E 0000 000T 2T0Z

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Greene County Highway Department
Rick Artman, Administrator
2065 N Clifton Ave
Springfield, MO 65803

9590 9402 5323 9154 3442 07

2. Article Number (Transfer from service label)
 7017 1000 0000 3414 3229

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Greene County, Missouri
Bob Dixon, Presiding Commissioner
1443 N Roberson Ave., 10th Floor
Springfield, MO 65802

9590 9402 5323 9154 3442 14

2. Article Number (Transfer from service label)
 7017 1000 0000 3414 3212

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Harold Bengsch, Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

9590 9402 5323 9154 3441 15

2. Article Number (Transfer from service label)

7013 3020 0001 8580 5740

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) Andrew Hardy C. Date of Delivery 3/23/2020
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

23 of 262

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 John C Russell, Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

9590 9402 5323 9154 3440 54

2. Article Number (Transfer from service label)

7013 3020 0001 8580 5801

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) Andrew Hardy C. Date of Delivery 3/23/2020
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$ 6.90 USPS-64103

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 6.90

Greene County, Missouri
 Harold Bengsch, Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

PS Form 3800, August 2005 For Instructions

MAR 20 2020
 Here

**U.S. Postal Service™
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 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$ 2.85

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 2.85

Greene Co. MO - John C. Russell
 Street, Apt. No. 1443 N. Robberson Ave. 10th Floor
 City, State, ZIP+4 Springfield MO 65802

PS Form 3800, August 2005 See Reverse for Instructions

MAR 20 2020
 Here

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Leah Betts, Collector
 940 Boonville, Room 107
 Springfield, MO 65802

9590 9402 5323 9154 3440 85

2. Article Number (Transfer from service label)

7013 3020 0001 8580 5771

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery MAR 23 2020

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type

☐ Adult Signature ☐ Registered MailTM
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☐ Certified Mail[®] ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature ConfirmationTM
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Rick Kessinger, Assessor
 940 Boonville, Room 37
 Springfield, MO 65802

9590 9402 5323 9154 3441 91

2. Article Number (Transfer from service label)

7017 1000 0000 3414 3236

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery MAR 23 2020

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express[®] ☐ Registered MailTM
☐ Adult Signature ☐ Registered Mail Restricted Delivery
☐ Adult Signature Restricted Delivery ☐ Return Receipt for Merchandise
☐ Certified Mail[®] ☐ Return Receipt for Signature ConfirmationTM
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

Domestic Return Receipt

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.90

Greene County, Missouri
 Leah Betts, Collector
 940 Boonville, Room 107
 Springfield, MO 65802

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only
 For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 Extra Services & Fees (check box, add fee in appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$ 6.90

Greene County, Missouri
 Rick Kessinger, Assessor
 940 Boonville, Room 37
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4925 0858 7000 020E FTN)

201E 0000 8858 8825

25 of 262

SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	1. Article Addressed to: Missouri Director of Revenue, County Tax Section Merchants/Manufacturers Replacement Tax Fund 301 West High Street P.O. Box 453 Jefferson City, MO 65102-0453
2. Article Number (Transfer from service label) 7013 3020 0001 8580 5788	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Missouri Department of Economic Development
 Rob Dixon, Director
 P.O. Box 1157
 Jefferson City, MO 65101

2. Article Number (Transfer from service label)
 9590 9402 5323 9154 3441 77

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

5. Signature
 Preston Clark

6. Received by (Printed Name)
 Preston Clark

7. Date of Delivery
 MAR 24 2020

8. Agent
☐ Agent
☐ Addressee

9. Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Missouri Department of Revenue
 Blind Pension Fund
 221 West High Street
 Jefferson City, MO 65102

2. Article Number (Transfer from service label)
 9590 9402 5323 9154 3440 61

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

5. Signature
 Preston Clark

6. Received by (Printed Name)
 Preston Clark

7. Date of Delivery
 MAR 24 2020

8. Agent
☐ Agent
☐ Addressee

9. Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage
 Total Postage and Fees

Missouri Department of Economic Development
 Rob Dixon, Director
 P.O. Box 1157
 Jefferson City, MO 65101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees

Missouri Department of Revenue
 Blind Pension Fund
 221 West High Street
 Jefferson City, MO 65102

PS Form 3800, August 2005 See Reverse for Instructions

**U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
Total Postage and Fees \$ **G.90**

Missouri Department of Revenue
 Tax Administration Bureau
 Harry S Truman State Office Building
 301 West High St.
 Jefferson City, MO 65101

Postmark
MAR 23 2020

PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

672E 474E 0000 000T 2102

**U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
Total Postage and Fees \$ **G.90**

Ozarks Technical Community College
 Hal Higdon, Chancellor and President
 1001 E. Chestnut Expressway
 Springfield, MO 65802

Postmark
MAR 23 2020

PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

672E 474E 0000 000T 2102

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Missouri Department of Revenue
 Tax Administration Bureau
 Harry S Truman State Office Building
 301 West High St.
 Jefferson City, MO 65101

2. Article Number (Transfer from service label)
7017 1000 0000 3414 3243

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

5. Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

27 of 262

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Ozarks Technical Community College
 Hal Higdon, Chancellor and President
 1001 E. Chestnut Expressway
 Springfield, MO 65802

2. Article Number (Transfer from service label)
7017 1000 0000 3414 3199

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

5. Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Ozarks Technical Community College
 Jennifer Kennally, Board Chair
 1001 E. Chestnut Expressway
 Springfield, MO 65802

2. Article Number (Transfer from service label)
 9590 9402 5323 9154 3441 22
 7013 3020 0001 8580 5733
 PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) ☐ Addressee
 C. Date of Delivery 3/24/2020
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Springfield-Greene County Library District
 Regina Greer Cooper, Executive Director
 4653 S. Campbell Ave.
 Springfield, MO 65810

2. Article Number (Transfer from service label)
 9590 9402 5323 9154 3442 21
 7017 1000 0000 3414 3205
 PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) ☐ Addressee
 C. Date of Delivery 3-22-20
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.90

Stamp: MAR 23 2020 USPS 641

Ozarks Technical Community College
 Jennifer Kennally, Board Chair
 1001 E. Chestnut Expressway
 Springfield, MO 65802

For Instructions

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 (Domestic Mail Only)
 For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Total Postage and Fees \$ 6.90

Stamp: MAR 20 2020 Postmark Here USPS 641

Springfield-Greene County Library District
 Regina Greer Cooper, Executive Director
 4653 S. Campbell Ave.
 Springfield, MO 65810

PS Form 3860, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Springfield R-12 School District
 Dr. John Jungmann, Superintendent
 1359 E St Louis St.
 Springfield, MO 65802

9590 9402 5323 9154 3442 45

2. Article Number (Transfer from service label)

7017 1000 0000 3414 3182

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) Howe C-17 Date of Delivery 3/24/20
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 \$6.90

Postmark Here
 MAR 20 2020

Springfield R-12 School District
 Dr. John Jungmann, Superintendent
 1359 E St Louis St.
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Springfield R-12 School District
 Tim Rosenberg, President
 1359 E St Louis St.
 Springfield, MO 65802

9590 9402 5323 9154 3441 39

2. Article Number (Transfer from service label)

7013 3020 0001 6580 5726

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) Howe C-19 Date of Delivery 3/24/20
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$
 \$6.90

Postmark Here
 MAR 20 2020

Springfield R-12 School District
 Tim Rosenberg, President
 1359 E St Louis St.
 Springfield, MO 65802

PS Form 3800, August 2005 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

State Tax Commission of Missouri
301 West High Street, Room 840
P.O. Box 146
Jefferson City, MO 65102



9590 9402 5323 9154 3441 60

2. Article Number (Transfer from service label)

7017 1000 0000 3414 3267

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Is the delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

MAR 23 2020

JEFFERSON CITY, MO

3. Service Selected
- ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Collect on Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

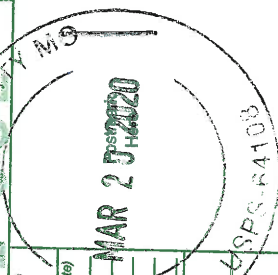
Total Postage and Fees

6.90

State Tax Commission of Missouri
301 West High Street, Room 840
P.O. Box 146
Jefferson City, MO 65102

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



292E H7HE 0000 000T 2702

Tax Increment Financing Commission of the City of Springfield, Missouri

Supplement to

**Notice of Public Hearing relating to the
Springfield IDEA Commons Tax Increment Financing Plan**

To: Taxing Districts (Distribution List attached)

Date: March 31, 2020

You have been previously notified by letter dated March 20, 2020, that the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”) will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020, at the Busch Municipal Building, 840 Boonville, Springfield, Missouri, to consider the Springfield IDEA Commons Tax Increment Financing Plan (the “Redevelopment Plan”), the designation of the proposed redevelopment area (the “Redevelopment Area”), and the adoption of the redevelopment project described in the Redevelopment Plan (the “Redevelopment Project”) for the redevelopment of property in the Redevelopment Area.

The prior notice stated that a copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, will be on file with the office of the City Clerk on and after March 31, 2020 at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours, and that a cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, will be attached to the Redevelopment Plan.

As part of its response to the spread of coronavirus, the City has temporarily closed the Busch Municipal Building to the public. To provide access to those who wish to review the Redevelopment Plan, the City has posted the entire Redevelopment Plan on its website, which can be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the “Business” tab, then the “Economic Development” link, and then the “Tax Increment Financing” link. You can also simply type “Tax Increment Financing” in the City website’s internal “How can we help” search engine and follow the link to the correct page.

At this point, the City cannot determine whether continued coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and/or to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the “City Calendar” page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the “Government” tab and then the “City Calendar” link. Such updates will appear as an entry for May 4, 2020.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**
Busch Municipal Building
840 Boonville, Springfield, Missouri

Taxing Districts -- Distribution List

City of Springfield Anita Cotter, City Clerk Busch Municipal Building 840 Boonville Ave. Springfield, MO 65802	City of Springfield David Holtmann, Finance Director Busch Municipal Building 840 Boonville Ave. Springfield, MO 65802
Springfield R-12 School District Dr. John Jungmann, Superintendent 1359 E St Louis St. Springfield, MO 65802	Springfield R-12 School District Tim Rosenbury, President 1359 E St Louis St. Springfield, MO 65802
Ozarks Technical Community College Hal Higdon, Chancellor and President 1001 E. Chestnut Expressway Springfield, MO 65802	Ozarks Technical Community College Jennifer Kennally, Board Chair 1001 E. Chestnut Expressway Springfield, MO 65802
Springfield-Greene County Library District Regina Greer Cooper, Executive Director 4653 S. Campbell Ave. Springfield, MO 65810	Greene County, Missouri Harold Bengsch, Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802
Greene County, Missouri Bob Dixon, Presiding Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802	Greene County, Missouri John C Russell, Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802
Greene County Highway Department Rick Artman, Administrator 2065 N Clifton Ave Springfield, MO 65803	Abilities First (County Disability Program) Jan Kraft, Executive Director 3216 S. National Ave. Springfield, MO 65807
Greene County, Missouri Rick Kessinger, Assessor 940 Boonville, Room 37 Springfield, MO 65802	Greene County, Missouri Leah Betts, Collector 940 Boonville, Room 107 Springfield, MO 65802
Missouri Department of Revenue Tax Administration Bureau Harry S Truman State Office Building 301 West High St. Jefferson City, MO 65101	Missouri Director of Revenue, County Tax Section Merchants/Manufacturers Replacement Tax Fund 301 West High Street P.O. Box 453 Jefferson City, MO 65102-0453
Missouri Department of Economic Development Rob Dixon, Director P.O. Box 1157 Jefferson City, MO 65101	Missouri Department of Revenue Blind Pension Fund 221 West High Street Jefferson City, MO 65102
State Tax Commission of Missouri 301 West High Street, Room 840 P.O. Box 146 Jefferson City, MO 65102	Greene County Senior Citizens' Services Fund P.O. Box 9766 Springfield, MO 65801
Downtown Springfield Community Improvement District 650 N. Boonville, Suite 100 Springfield, MO 65806	

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Abilities First (County Disability Program)
 Jan Kraft, Executive Director
 3216 S. National Ave.
 Springfield, MO 65807

9590 9402 4678 8323 3997 41

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 3980

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X MDCIA 7SL APR 1 2020 Agent

B. Received by (Printed Name)
 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Springfield
 Anita Cotter, City Clerk
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

9590 9402 4678 8323 3999 01

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 4147

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Steven Vestal 4-3-20 Agent

B. Received by (Printed Name)
 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$.50

Total Postage and Fees \$ 6.90

Sent City of Springfield
 Anita Cotter, City Clerk
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

PS Form 3811, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$.50

Total Postage and Fees \$ 6.90

Sent City of Springfield
 Anita Cotter, City Clerk
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

PS Form 3811, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Springfield
 David Holtmann, Finance Director
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

9590 9402 4678 8323 3997 96

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 4031

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) Steven Vesta C. Date of Delivery 4-3-20

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Downtown Springfield Community Improvement District
 650 N. Boonville, Suite 100
 Springfield, MO 65806

9590 9402 4678 8323 3998 02

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 4048

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) Se 6062 c19 C. Date of Delivery 4-2-2020

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 1.50

Total Postage and Fees \$ 6.90

Sent City of Springfield
 David Holtmann, Finance Director
 Busch Municipal Building
 840 Boonville Ave.
 Springfield, MO 65802

Postmark Here
 MAR 31 2020

See Reverse for Instructions

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 1.50

Total Postage and Fees \$ 6.90

Sent Downtown Springfield Community Improvement District
 650 N. Boonville, Suite 100
 Springfield, MO 65806

Postmark Here
 MAR 31 2020

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County Highway Department
 Rick Artman, Administrator
 2065 N Clifton Ave
 Springfield, MO 65803

9590 9402 4678 8323 3998 57

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 4093

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
 307 4/2/20

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Bob Dixon, Presiding Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

9590 9402 4678 8323 3998 64

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 4109

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
 4/2/20

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$ 6.90

Total Postage and Fees \$ 10.45

Sent to: Greene County Highway Department
 Rick Artman, Administrator
 2065 N Clifton Ave
 Springfield, MO 65803

Postmark Here
 SOUTH TROCST 64131
 MAR 31 2020

PS Form 3811, July 2015 PSN 7530-02-000-9053

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$ 6.90

Total Postage and Fees \$ 10.45

Sent to: Greene County, Missouri
 Bob Dixon, Presiding Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

Postmark Here
 SOUTH TROCST 64131
 MAR 31 2020

PS Form 3811, July 2015 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee \$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.95**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.90**

Sr Greene County, Missouri
St Harold Bengsch, Commissioner
Ci 1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SOUTH TROCST 64131
MAR 31 2020
Postmark Here

0004 0690 0000 0960 8702

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Certified Mail Fee \$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.95**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.90**

Sr Greene County, Missouri
St John C Russell, Commissioner
Ci 1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SOUTH TROCST 64131
MAR 31 2020
Postmark Here

2666 0690 0000 0960 8702

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri *
Harold Bengsch, Commissioner
1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

9590 9402 4678 8323 3997 65

2. Article Number (Transfer from service label)
7018 0360 0000 0890 4000

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) **David M** C. Date of Delivery **4/2/20**

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®
☐ Registered Mail™
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
John C Russell, Commissioner
1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

9590 9402 4678 8323 3997 58

2. Article Number (Transfer from service label)
7018 0360 0000 0890 3997

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) **David M** C. Date of Delivery **4/2/20**

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®
☐ Registered Mail™
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Leah Betts, Collector
 940 Boonville, Room 107
 Springfield, MO 65802

2. Article Number (Transfer from service label)

9590 9402 4678 8323 3997 34

7018 0360 0000 0890 3973

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐
☒ Addressee

B. Received by (Printed Name) Leah Betts C. Date of Delivery APR 03 2020

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail® ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Insured Mail ☐ Signature Confirmation Restricted Delivery
☐ Mail Restricted Delivery (9)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Rick Kessinger, Assessor
 940 Boonville, Room 37
 Springfield, MO 65802

2. Article Number (Transfer from service label)

9590 9402 4678 8323 3998 40

7018 0360 0000 0890 4086

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐
☒ Addressee

B. Received by (Printed Name) Leah Betts C. Date of Delivery APR 03 2020

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail® ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Insured Mail ☐ Signature Confirmation Restricted Delivery
☐ Mail Restricted Delivery (9)

Domestic Return Receipt

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$.50

Total Postage and Fees \$ 6.90

Sent 7

Greene County, Missouri
 Leah Betts, Collector
 940 Boonville, Room 107
 Springfield, MO 65802

PS Form 3811, July 2015 PSN 7530-02-000-9047 See Reverse for Instructions

POSTMARK
 MAR 31 2020
 SOUTH TROOST 64137

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$.50

Total Postage and Fees \$ 6.90

Sent 7

Greene County, Missouri
 Rick Kessinger, Assessor
 940 Boonville, Room 37
 Springfield, MO 65802

PS Form 3811, July 2015 PSN 7530-02-000-9047 See Reverse for Instructions

POSTMARK
 MAR 31 2020
 SOUTH TROOST 64137

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Greene County Senior Citizens' Services Fund
 P.O. Box 9766
 Springfield, MO 65801

9590 9402 4678 8323 3997 03

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 3942

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 B. Received by (Printed Name)
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature Restricted Mail™
☒ Certified Mail®
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Restricted Delivery

Domestic Return Receipt

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 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Missouri Department of Economic Development
 Rob Dixon, Director
 P.O. Box 1157
 Jefferson City, MO 65101

9590 9402 4678 8323 3998 26

2. Article Number (Transfer from service label)
 7018 0360 0000 0890 4062

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 B. Received by (Printed Name)
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature Restricted Mail™
☒ Certified Mail®
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Restricted Delivery

Domestic Return Receipt

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Postmark Here
 MAR 31 2020
 SOUTH TROOST 64131

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Certified Mail Fee \$ 3.55
 Postage \$.50
 Total Postage and Fees \$ 6.90

Greene County Senior Citizens' Services Fund
 P.O. Box 9766
 Springfield, MO 65801

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

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Postmark Here
 MAR 31 2020
 SOUTH TROOST 64131

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Certified Mail Fee \$ 3.55
 Postage \$.50
 Total Postage and Fees \$ 6.10

Missouri Department of Economic Development
 Rob Dixon, Director
 P.O. Box 1157
 Jefferson City, MO 65101

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Missouri Department of Revenue
Blind Pension Fund
221 West High Street
Jefferson City, MO 65102

2. Article Number (Transfer from service label)
7018 0360 0000 0890 3959

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Harry S Truman

Received by (Print name)
Harry S Truman

Date of Delivery
APR 02 2020

Delivery address different from item 1? ☐ Yes ☐ No
If "Yes," enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☒ Registered Mail Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Return Receipt for Merchandise
☐ Return Receipt for Restricted Delivery

Domestic Return Receipt

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MAR 31 2020

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage \$.50
 Total Postage and Fees \$ 6.90

Sent Missouri Department of Revenue
Blind Pension Fund
221 West High Street
Jefferson City, MO 65102

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

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MAR 31 2020

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage \$.50
 Total Postage and Fees \$ 6.90

Sent Missouri Department of Revenue
Tax Administration Bureau
Harry S Truman State Office Building
301 West High St.
Jefferson City, MO 65101

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Missouri Director of Revenue, County Tax Section
 Merchants/Manufacturers Replacement Tax Fund
 301 West High Street
 P.O. Box 453
 Jefferson City, MO 65102-0453

2. Article Number (Transfer from service label)

9590 9402 4678 8323 3997 27

701A 0360 0000 0890 3966

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Shirley* C. Date of Delivery *4/6/20*

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

☒ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Collect on Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™
☐ Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ozarks Technical Community College
 Hal Higdon, Chancellor and President
 1001 E. Chestnut Expressway
 Springfield, MO 65802

2. Article Number (Transfer from service label)

9590 9402 4678 8323 3998 88

701A 0360 0000 0890 4123

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) *RT-232-C19* C. Date of Delivery *04-02-20*

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Collect on Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™
☐ Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.90**

Sent to: Missouri Director of Revenue, County Tax Section
 Merchants/Manufacturers Replacement Tax Fund
 301 West High Street
 P.O. Box 453
 Jefferson City, MO 65102-0453

Postmark Here **MAR 31 2020**

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

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Certified Mail Fee \$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.50**

Total Postage and Fees \$ **6.90**

Sent to: Ozarks Technical Community College
 Hal Higdon, Chancellor and President
 1001 E. Chestnut Expressway
 Springfield, MO 65802

Postmark Here **MAR 31 2020**

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ozarks Technical Community College
Jennifer Kennally, Board Chair
1001 E. Chestnut Expressway
Springfield, MO 65802



9590 9402 4678 8323 3997 72

2. Article Number (Transfer from service label)

7018 0360 0000 0890 4017

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ RT-232-C-19 ☐ Agent
- B. Received by (Printed Name) ☐ Addressee
RT-232-C-19 0402-20
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Mail
 - ☐ Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Springfield-Greene County Library District
Regina Greer Cooper, Executive Director
4653 S. Campbell Ave.
Springfield, MO 65810



9590 9402 4678 8323 3998 71

2. Article Number (Transfer from service label)

7018 0360 0000 0890 4116

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ RT-232-C-19 ☐ Agent
- B. Received by (Printed Name) ☐ Addressee
RT-232-C-19 0402-20
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Mail
 - ☐ Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee

\$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.95

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$.50

Total Postage and Fees

\$ 6.90

Se Ozarks Technical Community College

Jennifer Kennally, Board Chair

1001 E. Chestnut Expressway

Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.95

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$.50

Total Postage and Fees

\$ 6.90

Se Springfield-Greene County Library District

Regina Greer Cooper, Executive Director

4653 S. Campbell Ave.

Springfield, MO 65810

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



2704 0680 0000 0980 8702

9774 0680 0000 0980 8702

SENDER: COMPLETE THIS SECTION

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 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Springfield R-12 School District
 Dr. John Jungmann, Superintendent
 1359 E St Louis St.
 Springfield, MO 65802

9590 9402 4678 8323 3998 95

7018 0360 0000 0890 4130

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Hove C-19 Agent ☒ Addressee ☐
 B. Received by (Printed Name) Hove C-19
 C. Date of Delivery 4/2/20
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Springfield R-12 School District
 Tim Rosenberg, President
 1359 E St Louis St.
 Springfield, MO 65802

9590 9402 4678 8323 3997 89

7018 0360 0000 0890 4024

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Hove C-19 Agent ☒ Addressee ☐
 B. Received by (Printed Name) Hove C-19
 C. Date of Delivery 4/2/20
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$ 3.55
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00
 Postage \$.50
 Total Postage and Fees \$ 6.90

Sort 7018

Springfield R-12 School District
 Dr. John Jungmann, Superintendent
 1359 E St Louis St.
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00
 Postage \$.50
 Total Postage and Fees \$ 6.90

Sort 7018

Springfield R-12 School District
 Tim Rosenberg, President
 1359 E St Louis St.
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0274 0680 0000 09E0 8702

4204 0680 0000 09E0 8702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

State Tax Commission of Missouri
301 West High Street, Room 840
P.O. Box 146
Jefferson City, MO 65102



9590 9402 4678 8323 3998 19

2. Article Number (Transfer from service label)

7018 0360 0000 0890 4055

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

Jefferson City, MO
X ☒ Addressee

B. Received by (Printed Name) *Jefferson City* Date of Delivery *4/28/2020*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below: *401 Jefferson City, MO 65101*

- 3. Service Type**
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Insured Mail
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

5505 0680 0000 0960 8702

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Certified Mail Fee

\$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$.50

Total Postage and Fees

\$ 6.90

Ser

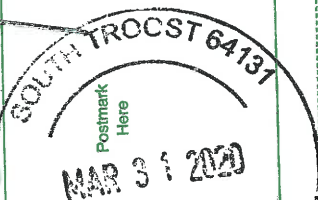
State Tax Commission of Missouri

301 West High Street, Room 840

P.O. Box 146

Jefferson City, MO 65102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**PROOF OF
PUBLICATION**

**STATE OF MISSOURI
COUNTY OF GREENE**

GILMORE & BELL ATTORNEYS
2405 GRAND BLVD STE 1100

KANSAS CITY MO 64108

I do upon my oath state that I am the Legal Clerk of the Springfield News-Leader/Guidon, and that I am duly authorized to and do make this affidavit for and on behalf of the News-Leader, a newspaper published daily in the City of Springfield, Greene County, Missouri; that the public advertisement, notice or order of Publication, a true copy of which is hereto attached, was published in said newspaper 1 time(s), upon the following dates: 04/04/2020

Account Number: SNL-048385
Order Number: 0004137515

Total Ad Cost: 647.70

of Affidavits: 2

**This is not an invoice
(Signed)**

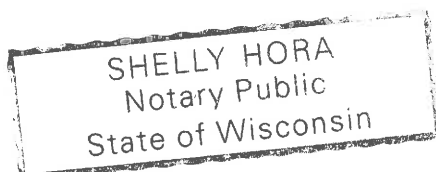
Legal Clerk

(Date) 4-6-2020

Signed and sworn before me

Shelly Hora
Notary Public,
State of Wisconsin, County of Brown

P-2523
My Commission Expires



**Tax Increment Financing Commission
of the City of Springfield, Missouri
Notice of Public Hearing
relating to the
Springfield IDEA Commons Tax
Increment Financing Plan
and Notice of Request for
Redevelopment Project Proposals**

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission") will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020, to consider the Springfield IDEA Commons Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the redevelopment project described in the Redevelopment Plan (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area.

If possible, the hearing will be held in-person at the Busch Municipal Building, 840 Boonville, Springfield, Missouri. However, as part of its response to the spread of coronavirus, the City has temporarily closed the Busch Municipal Building to the public. At this point, the City cannot determine whether continued coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts and interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for May 4, 2020.

The proposed Redevelopment Area, which contains roughly 3.5 acres, is located generally within the bounds of E. Tamea Street to the north, N. Boonville Avenue to the west, N. Roberson Avenue and the "factory" building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south. A portion of the Jordan Valley Innovation Center located at 524 N. Boonville Avenue is included in the Redevelopment Area. The Redevelopment Plan calls for one Redevelopment Project, with boundaries coterminous with the Redevelopment Area, which eliminates blight, implements certain public infrastructure improvements, strengthens the employment and economic base, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Plan calls for (1) the demolition of two blighted buildings within the Redevelopment Area, (2) the construction of an expansion of the existing Jordan Valley Innovation Center operated by Missouri State University, intended to provide office and research space for high-tech business tenants, (3) the construction of a separate class A, equivalent office building, (4) a multi-level parking garage anticipated to serve the Redevelopment Area and surrounding areas, (5) a common area / urban park between and around the office building and the parking garage, (6) storm water improvements, (7) sanitary sewer improvements, and (8) improvements to E. Phelps Street, which runs across the northern portion of the Redevelopment Area.

The Redevelopment Plan calls for a full 23-year collection period of payments in lieu of taxes and economic activity taxes within the Redevelopment Area; however, payments in lieu of taxes above the existing base level of taxes are intended to be eliminated by tax abatement to be implemented pursuant to Chapter 100 of the Revised Statutes of Missouri, as further described in the Redevelopment Plan. Special assessments are expected to be imposed by a to-be-formed transportation development district on the office building in an amount sufficient to finance a portion of the parking garage. Additionally, the City is in the process of applying to the State of Missouri for approval of state supplemental tax increment financing to assist with the Redevelopment Plan.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours on days when the Busch Municipal Building is open to the public. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, is on file with the Redevelopment Plan. Interested parties are invited to submit comments to the Commission prior to the date of the hearing. To provide access to those who wish to review the Redevelopment Plan while

the Bush Municipal Building is closed, the City has posted the entire Redevelopment Plan on its website, which can be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Business" tab, then the "Economic Development" link, and then the "Tax Increment Financing" link. You can also simply type "Tax Increment Financing" in the City website's internal "How can we help" search engine and follow the link to the correct page.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING, WHETHER IN PERSON OR BY ELECTRONIC MEANS OF PARTICIPATION, AS DESCRIBED ABOVE.

The Commission is soliciting alternative proposals for redevelopment of all or any portion of the Redevelopment Area. The Commission seeks alternative redevelopment plans and redevelopment projects that comply with the Missouri Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act").

All proposed redevelopment plans and/or redevelopment projects must include details regarding the redevelopment project costs including, as appropriate: land acquisition; building design, engineering and construction; site preparation; design, engineering and construction of public infrastructure improvements, including internal streets, parking, grading, utilities, lighting, improvements to public streets and highways; and legal, engineering, accounting, land use planners, architects, feasibility experts costs and fees and other soft costs associated with plan preparation, approval and implementation. All submissions must include a valid and complete redevelopment plan under the TIF Act, including classification of expenses sufficiently detailed to allow analysis in comparison with other submissions, and be in a form that is ready for consideration by the Commission and City Council. All submissions also must address those issues and requirements of the City's Economic Development Incentives Policy Manual as it relates to Tax Increment Financing (the "City TIF Policy"). Submissions must also include information about the proposed developer, including detail regarding prior development projects and other relevant business experience. If the person or entity submitting the proposal does not own or otherwise control the property in the Redevelopment Area, the submission must include the proposed method of acquiring such ownership or control.

All proposals must be submitted to Economic Development Director Sarah Kerner (417-864-1035) by email at skerner@springfieldmo.gov, and must be received no later than 10:00 a.m. on April 24, 2020, after which time proposals will not be accepted. Proposals that are submitted, including the proposed Redevelopment Plan, will be available for review through the office of the City Clerk, if open to the public, and through the City's website as described above for the Redevelopment Plan.

All submissions shall be judged on: (i) the qualifications of the applicant; (ii) the merit and viability of the proposal for redevelopment described in the submission, including the ability of the applicant to obtain ownership or control of property in the Redevelopment Area, if applicable; (iii) the quality and detail of the submission, including compliance with the TIF Act; (iv) the ability of the submission to aid in increasing employment in the City and eliminating blight from the Redevelopment Area; (v) the ability of the proposal and the applicant to meet all of the requirements of the TIF Policy; and (vi) the ability of the proposal to accomplish any other goals that it may identify.

The Commission and City reserve the right to reject all proposals and publish any additional requests for proposals as may be necessary, and to extend the time period to submit responses to this Notice. All proposals will be considered by the Commission at a meeting to be held at the same time and location as the hearing.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**
Busch Municipal Building
840 Boonville, Springfield, Missouri

...to meet all of the requirements of the Policy, and to the ability to respond in a timely and effective manner to the needs of the community. The Commission and City Council reserve the right to reject all proposals and to publish any and all responses to proposals as they see fit, and to accept from the public any response to the Policy. All comments will be responded to by the Commission, and a meeting is to be held at the end of the time and location of the hearing.

Increment Financing Commission
of the City of Springfield, Missouri
Basil Moore, Callie L. Jones
832 22nd St., Springfield, Missouri

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**SPRINGFIELD IDEA COMMONS
TAX INCREMENT FINANCING PLAN
CITY OF SPRINGFIELD, MISSOURI**

TIF Commission Consideration:

Date **Resolution No.**

City Council Approval:

Date **Ordinance No.**

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EXHIBITS

- Exhibit 1: Legal Description of Redevelopment Area and Redevelopment Project Area
- Exhibit 2: Map of Redevelopment Area and Redevelopment Project Area
- Exhibit 3: Depiction of Anticipated Site Layout
- Exhibit 4: A: Redevelopment Project Costs and Reimbursable Project Costs
B: Development Schedule
- Exhibit 5: Sources and Uses of Funds
- Exhibit 6: Cost-Benefit Analysis – Local
- Exhibit 7: Cost-Benefit Analysis – State of Missouri
- Exhibit 8: Existing Conditions Study (Blight Study)
- Exhibit 9: Evidence of Commitments to Finance
- Exhibit 10: Relocation Assistance
- Exhibit 11: Redeveloper Affidavit; Developer's Return on Investment Calculations

I. SUMMARY

General Summary

This Springfield IDEA Commons Tax Increment Financing Plan (this “Plan”) contemplates a redevelopment project within an area generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue and the “efactory” building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south, all within the limits of the City of Springfield, Missouri (the “City”). This Plan calls for (1) the demolition of two blighted buildings within the Redevelopment Area (as defined herein), (2) the construction of an approximately 30,000 square foot expansion of the existing Jordan Valley Innovation Center (“JVIC”) operated by Missouri State University (“MSU”), intended to provide office and research space for high-tech business tenants (the “JVIC Expansion”), (3) the construction of an approximately 100,000 square foot class-A equivalent office building (the “Office Building”), anticipated to consist of five stories, with approximately 10,000 square feet of the first story operating as food service retail serving the Office Building and surrounding areas, (4) a multi-level parking garage anticipated to provide approximately 400 parking spaces to serve the Redevelopment Area and surrounding areas (the “Parking Garage”), (5) a common area / urban park between and around the Office Building and the Parking Garage to provide green space and outdoor event space for the Redevelopment Area and the surrounding community (the “Central Commons”), (6) storm water improvements consisting of constructing and installing a twin-cell underground box culvert across the Redevelopment Area in order to channel Jordan Creek under the Redevelopment Area (the “Stormwater Improvements”), (7) sanitary sewer improvements including the relocation of an existing sanitary sewer line to accommodate the Stormwater Improvements, increasing the size of the relocated sewer line and replacing portions of the existing trunk sewer infrastructure to which the line connects (the “Sanitary Sewer Improvements”), and (8) improvements to E. Phelps Street, which runs across the northern portion of the Redevelopment Area and will separate the JVIC Expansion from the Office Building, including road improvements, curb and gutter, and ADA-compliant sidewalks and sidewalk ramps (the “Street Improvements”). The JVIC Expansion, the Office Building, the Parking Garage, the Central Commons, the Stormwater Improvements, the Sanitary Sewer Improvements, and the Street Improvements are referred to collectively herein as the “Redevelopment Project.”

The total estimated cost of the Redevelopment Project is approximately \$55,397,284, of which approximately \$6,250,000 constitutes Reimbursable Project Costs (defined herein). This includes approximately \$6,250,000 in Reimbursable Project Costs eligible to be reimbursed from TIF Revenue (defined herein), which also qualify as State TIF Reimbursable Project Costs anticipated to be eligible to be reimbursed from State Supplemental TIF (defined herein). The Reimbursable Project Costs are identified in Exhibit 4A attached to this Plan. Additionally, it is anticipated that interest accruing on the Reimbursable Project Costs and State TIF Reimbursable Project Costs will be paid as Reimbursable Project Costs and State TIF Reimbursable Project Costs, respectively.

Pursuant to the Act, Tax Increment Financing (defined herein) allows for the use of Payments in Lieu of Taxes (defined herein) and Economic Activity Taxes (defined herein) generated and collected within the Redevelopment Project Area (defined herein) for a twenty-three (23) year period to pay Reimbursable Project Costs. Additionally, State Supplemental TIF will be utilized to pay State TIF Reimbursable Project Costs. Upon the reimbursement of all Reimbursable Project Costs, State TIF Reimbursable Project Costs, and interest accrued thereon, Tax Increment Financing will be terminated within the Redevelopment Area and the Taxing Districts (defined herein) will receive all tax revenue generated within the Redevelopment Area.

Financing Summary

The financing of the Redevelopment Project will utilize several intertwining revenue production and incentive mechanisms. Tax Increment Financing will be implemented in order to provide reimbursement to MSU for a portion of the costs of the Parking Garage and to the City for the costs of the Stormwater Improvements, the Sanitary Sewer Improvements, the Street Improvements and certain formation costs, as Reimbursable Project Costs. The City intends to include the Office Building within a plan for industrial development (the “Chapter 100 Plan”) pursuant to Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri (“Chapter 100”) and to take title to the portion of the Redevelopment Area underlying the Office Building in connection with the Chapter 100 Plan. These actions will remove the Office Building from the tax rolls and replace the owner’s obligation to pay taxes with a contractual obligation to make a payment in lieu of tax (the “Chapter 100 Payments,” which will not constitute PILOTs, as defined below, for purposes of Tax Increment Financing) in an amount determined by application of the tax rates current at the time of approval of this Plan by the City Council of the City to the total initial equalized value of real property in the Redevelopment Area. The Chapter 100 Payments will be distributed to the Taxing Districts in accordance with the provisions of Chapter 100. This structure results in 100% abatement of all amounts that would otherwise have been paid as PILOTs as a result of the adoption of Tax Increment Financing within the Redevelopment Area because all other improvements and real property within the Redevelopment Area is expected to be publicly owned. Instead of paying amounts to be captured as Tax Increment Financing PILOTs with respect to the Office Building, the owner of the Office Building will pay special assessments to be imposed by a Transportation Development District (“TDD”) to be created pursuant to Section 238.200 through 238.280, inclusive, of the Revised Statutes of Missouri (the “TDD Act”). The boundaries of the TDD are anticipated to include the property on which the Office Building and the Parking Garage will be located. Special assessments will be imposed by the TDD on the Office Building property in order to pay a portion of the costs of financing the Parking Garage. The Parking Garage financing, the related TDD special assessments, and the Chapter 100 Plan are anticipated to have a 20-year duration. For this reason, the Tax Increment Financing revenues that will be available to pay Reimbursable Project Costs are anticipated to be (1) PILOTs, but only after the Parking Garage financing term is completed, (2) EATs during the entire 23-year duration of this Plan, and (3) State Supplemental TIF during the entire 23-year duration of this Plan. The anticipated sources and uses of funds for the Redevelopment Project are set out on Exhibit 5 to this Plan.

II. DEFINITIONS

As used in this Tax Increment Financing Plan, the following terms shall have the following meanings:

“Act,” the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., of the Revised Statutes of Missouri, as amended.

“Administrative Expenses” shall have the meaning set forth in Section V.A. of the Plan.

“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 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.

“Chapter 100,” Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri.

“Chapter 100 Plan,” a plan for industrial development approved by the City pursuant to Chapter 100 that involves the City taking title to the Office Building property for a term related to the imposition of special assessments by the TDD to pay the debt service on a financing for a portion of the costs of the Parking Garage.

“Chapter 100 Payments,” payments made to the City under the Chapter 100 Plan, in an amount determined by application of the tax rates current at the time of approval of this Plan by the City Council of the City to the total initial equalized value of real property in the Redevelopment Area, for distribution to the Taxing Districts.

“City,” the City of Springfield, Missouri.

“Commission,” the Tax Increment Financing Commission of the City of Springfield, Missouri.

“Economic Activity Taxes” or “EATs”, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the ordinance approving the Redevelopment Project and designating the Redevelopment Project Area, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660, RSMo., licenses, fees or special assessments other than Payments in Lieu of Taxes and interest and penalties thereon. If a retail establishment relocates within one (1) year from one facility to another facility within the same county and the governing body of the City passes an Ordinance finding that the relocation is a direct beneficiary of Tax Increment Financing, then for purposes of this definition the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by the City and other Taxing Districts over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Project Area.

“Gambling Establishment,” an excursion gambling boat as defined in Section 313.800 of the Revised Statutes of Missouri, as amended, and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, RSMo.

“JVIC,” the Jordan Valley Innovation Center located at 524 N Boonville Ave in Springfield, Missouri, and operated by MSU.

“MSU,” Missouri State University.

“Obligations,” bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City or the Commission to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out the Redevelopment Project or to refund outstanding Obligations.

“Ordinance,” an ordinance enacted by the governing body of the City.

“Payment in Lieu of Taxes” or “PILOTs,” those estimated revenues from real property in the Redevelopment Project Area, which revenues according to the Plan are to be used for a private use, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the Redevelopment 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. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate located within the Redevelopment Project Area 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 RSMo.

“Redeveloper,” The Vecino Group, LLC or such other private business entity that enters into the Redevelopment Agreement for the purpose of implementing the Redevelopment Plan.

“Redevelopment Agreement,” the agreement among the City, MSU and the Redeveloper for the implementation of the Redevelopment Plan or a portion thereof.

“Redevelopment Area,” the real property legally described on Exhibit 1.

“Redevelopment Plan” or “Plan,” this Springfield IDEA Commons Tax Increment Financing Plan, as amended from time to time.

“Redevelopment Project,” the development activities undertaken within the Redevelopment Area intended to accomplish the objectives of this Redevelopment Plan, which include the following:

1. The demolition of two blighted buildings within the Redevelopment Area.
2. “Central Commons”: a common area / urban park between and around the Office Building and the Parking Garage that will provide green space and outdoor event space for the Redevelopment Area and the surrounding community.
3. “JVIC Expansion”: the construction of an approximately 30,000 square foot expansion of the existing JVIC building intended to provide office and research space for high-tech business tenants.
4. “Office Building”: the construction of an approximately 100,000 square foot class-A equivalent office building anticipated to consist of five stories, with approximately 10,000 square feet of the first story operating as food service retail.
5. “Parking Garage”: a multi-level parking garage anticipated to provide approximately 400 parking spaces to serve the Redevelopment Area and surrounding areas.
6. “Sanitary Sewer Improvements”: sanitary sewer improvements including the relocation of an existing sanitary sewer line to accommodate the Stormwater Improvements, increasing the size of the relocated sewer line and replacing

portions of the existing trunk sewer infrastructure to which the line connects.

7. “Stormwater Improvements”: storm water improvements consisting of constructing and installing a twin-cell underground box culvert across the Redevelopment Area in order to channel Jordan Creek under the Redevelopment Area.
8. “Street Improvements”: improvements to E. Phelps Street, which runs across the northern portion of the Redevelopment Area and will separate the JVIC Expansion from the Office Building, including road improvements, curb and gutter, and ADA-compliant sidewalks and sidewalk ramps.

“Redevelopment Project Area” the area selected for the Redevelopment Project that is described in Exhibit 1, which is coterminous with the Redevelopment Area.

“Redevelopment Project Costs” include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan and the Redevelopment Project. Such costs are identified on Exhibit 4A, attached hereto, and may 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. Except the reasonable costs incurred by the City, Greene County and the State for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan or the Redevelopment Project;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
5. Cost of construction of public works or public and/or private improvements; and
6. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law.

“Reimbursable Project Costs,” \$6,250,000 of the Redevelopment Project Costs, as specifically identified on Exhibit 4A, attached hereto, which, subject to the terms and conditions of the Redevelopment Agreement, may be reimbursed to MSU and the City, together with interest thereon.

“Special Allocation Fund,” the fund maintained by the City or the Commission, which contains at least two (2) separate segregated accounts for the Redevelopment Project, maintained by the treasurer or finance department of the City or the treasurer of the Commission into which Payments in Lieu of Taxes, Economic Activity Taxes and other revenues are deposited.

“State,” the State of Missouri or any agency thereof.

“State Cooperation Agreement” means a cooperation and development agreement entered into among the City, MSU, the State, and any other parties at the direction of the State.

“State Supplemental TIF,” shall include 50% of the state income tax withheld on behalf of new employees by the employers pursuant to Section 143.221 RSMo at the business located within the Redevelopment Project Area identified by the City, which amounts will be disbursed in accordance with the State Cooperation Agreement and the procedures established for such disbursement by the State.

“State TIF Reimbursable Project Costs” are anticipated to include \$6,250,000 of the Reimbursable Project Costs, as specifically identified on Exhibit 4A, attached hereto, which, subject to the terms and conditions of the State Cooperation Agreement, may be reimbursed to MSU and the City, together with interest thereon.

“Tax Increment Financing,” tax increment allocation financing as provided pursuant to the Act.

“Taxing Districts,” any political subdivision of the State located wholly or partially within the Redevelopment Project Area having the power to levy taxes.

“TDD,” a Transportation Development District formed under the TDD Act, with boundaries anticipated to include the property on which the Office Building and the Parking Garage will be located.

“TDD Act,” Sections 238.200 through 238.280, inclusive, of the Revised Statutes of Missouri.

“TIF Revenue,” Payments in Lieu of Taxes and Economic Activity Taxes.

III. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes, Economic Activity Taxes and, subject to approval by the State, State Supplemental TIF. This Redevelopment Plan shall be filed of record against all real property in the approved Redevelopment Project Area.

IV. GENERAL DESCRIPTION OF PLAN AND PROJECT

- A. The Redevelopment Plan and Redevelopment Project Area. This Redevelopment Plan contemplates the construction of a mixed-use development consisting of research space, office space and retail space, along with related public infrastructure improvements within an area generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue and the “efactory” building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south, all within the limits of the City in Greene County, Missouri, and which will consist of a single Redevelopment Project Area, as shown on Exhibit 2. The Street Improvements will be located on E. Phelps Street and related sidewalk easements, which are partially outside, but adjacent to, the Redevelopment Project Area.

- B. Redevelopment Area. The Redevelopment Area will consist of a single Redevelopment Project Area. The area includes approximately 3.2 acres located in the City, as legally described on Exhibit 1 attached hereto. A map showing the boundaries of the Redevelopment Area is included as Exhibit 2 attached hereto.
- C. Redevelopment Project Area. The legal description for the Redevelopment Project Area is provided on Exhibit 1, attached hereto. A map showing the boundaries of the Redevelopment Project Area is included as Exhibit 2 attached hereto.
- D. The Redevelopment Project. The Redevelopment Project includes the demolition of two blighted buildings within the Redevelopment Area, the Central Commons, the JVIC Expansion, the Office Building, the Parking Garage, the Stormwater Improvements, the Sanitary Sewer Improvements, and the Street Improvements. The Redevelopment Project will be undertaken in furtherance of the objectives of this Redevelopment Plan, as described below. A general depiction of the location of the various surface components of the Redevelopment Project is attached as Exhibit 3. Estimated construction employment and long-term employment information for the Redevelopment Project is set forth in Exhibit 7.
- E. Estimated Date of Completion. The estimated date for completion of the Redevelopment Project is fourth quarter 2021. Exhibit 4B identifies the estimated construction schedule for specific components of the Redevelopment Project. The completion of the Redevelopment Project will occur no later than twenty-three (23) years from the adoption of the Ordinance approving the Redevelopment Project. No Obligations will be issued to finance Redevelopment Project Costs. In no event shall the Ordinance approving the Redevelopment Project be passed by the City later than ten (10) years from the passage of the ordinance approving this Redevelopment Plan.
- F. Redevelopment Plan Objectives. The specific objectives of the Redevelopment Plan are as follows:
1. To eliminate insanitary and unsafe conditions, deteriorated site improvements and conditions which endanger life or property by fire and other causes that are currently located in the Redevelopment Area for the betterment of the Redevelopment Area and the community at large;
 2. To enhance the tax base of the City, the State and the other Taxing Districts, and to encourage private investment in the surrounding area;
 3. To increase employment opportunities by adding jobs in the Redevelopment Area (see Exhibit 7 for jobs estimates);
 4. To stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance;
 5. To construct a technical research and office campus of approximately 130,000 square feet, with approximately 120,000 square feet of research and office space and approximately 10,000 square feet of retail space;

6. To implement public infrastructure improvements in and adjacent to the Redevelopment Area including the Stormwater Improvements, the Sanitary Sewer Improvements, and the Street Improvements; and
 7. To facilitate the development of the Parking Garage and Central Commons.
- G. Gambling Establishment. The Redevelopment Plan does not include the initial development or redevelopment of any Gambling Establishment.

V. FINANCING

- A. Estimated Reimbursable Project Costs. The total cost to implement the Redevelopment Project is estimated to be \$55,397,284 and is described more particularly on Exhibit 4A, attached hereto. The Plan proposes that approximately \$6,250,000 in Reimbursable Project Costs be reimbursable from TIF Revenue and State Supplemental TIF (approximately 11.3% of the Redevelopment Project Costs). The Reimbursable Project Costs and State TIF Reimbursable Project Costs are identified on Exhibit 4A, attached hereto.

The City has determined that certain planning and special services expenses of the City ("Administrative Expenses"), which are not direct Redevelopment Project Costs, are nonetheless reasonable and necessary for the implementation of this Plan and are incidental costs to this Plan. The incidental costs will be recovered by the City by collecting up to 2.0% of the Payments in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund. Additionally, incidental costs incurred and invoiced by the State and Greene County, Missouri may be deducted by the City from amounts on deposit in the Special Allocation Fund and reimbursed to such entities throughout the course of implementation of this Plan.

- B. Anticipated Sources of Funds. The Redeveloper and MSU currently own all of the property within the Redevelopment Area, so no funding will be needed for property acquisition. The costs of the Office Building and a portion of the JVIC Expansion (estimated at \$32,270,084, in total) are anticipated to be financed through a combination of equity and/or private debt financing to be issued on terms to be negotiated by the Redeveloper and the investor/financing parties. A portion of the JVIC Expansion (estimated at \$2,527,200), is anticipated to be financed through New Market Tax Credit equity investments. A portion of the JVIC Expansion and a portion of the parking garage costs (estimated at \$10,600,000, in total) will be contributed by MSU, provided that MSU anticipates partial reimbursement from the Tax Credit for Contribution Program implemented by the Missouri Development Finance Board ("MDFB"). A portion of the Parking Garage costs in the amount of \$6,000,000 is anticipated to be financed by a loan from MDFB, to be paid back from special assessments imposed by the TDD on the Office Building over a 20-year period. Finally, the City is anticipated to contribute initial funding in the amount of \$3,250,000 for the construction of the Stormwater Improvements, Street Improvements and Sanitary Sewer Improvements and to provide initial funding for the formation costs relating to Tax Increment Financing. Initial funding for the costs of the Central Commons (estimated at \$750,000) is still being determined among the transaction participants.

Anticipated sources and amounts of funds to pay Redevelopment Project Costs are shown on Exhibit 5 and in the information contained in Exhibit 9, “Evidence of Commitments to Finance.”

- C. Payments in Lieu of Taxes. Projections for Payments in Lieu of Taxes are based on current and anticipated real property assessments and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification.

The estimated total Payments in Lieu of Taxes generated within the Redevelopment Project Area while Tax Increment Financing remains in place is shown in Exhibit 6 on the sheet captioned “PROJECTION OF TOTAL TIF REVENUE.” All such Payments in Lieu of Taxes will be made available to pay Reimbursable Project Costs, in accordance with the Redevelopment Agreement. During the term of the financing for the Parking Garage, the Payment in Lieu of Taxes will be reduced to zero by operation of the Chapter 100 Plan, allowing the owner of the Office Building to instead pay the Chapter 100 Payments and the special assessments to be imposed by the TDD to pay debt service on the MDFB loan relating to the Parking Garage.

Any Payments in Lieu of Taxes that exceed the amount necessary for reimbursement of Reimbursable Project Costs shall be declared surplus and be available for distribution to the Taxing Districts in the manner provided by the Act. No such surplus declaration shall be made during the time that State Supplemental TIF revenues are being paid for State TIF Reimbursable Costs.

- D. Economic Activity Taxes. The projected Economic Activity Taxes generated within the Redevelopment Project Area while Tax Increment Financing remains in place is shown in Exhibit 6 on the sheet captioned “PROJECTION OF TOTAL TIF REVENUE,” all of which will be made available, upon annual appropriation by the City, to pay Reimbursable Project Costs. Anticipated Economic Activity Taxes generated from statutory TIF will include 50% of the incremental sales taxes.

The amount of Economic Activity Taxes that exceeds the amount necessary for reimbursement of Reimbursable Project Costs shall be declared surplus and be available for distribution to the Taxing Districts in the manner provided by the Act. No such surplus declaration shall be made during the time that State Supplemental TIF revenues are being paid for State TIF Reimbursable Costs.

- E. State Supplemental TIF. The projected State Supplemental TIF to be collected by the State of Missouri (the “State”) and, subject to appropriation, deposited within the Missouri supplemental tax increment financing fund, during such time approved by the Director of Economic Development of the State and the Commissioner of the Office of Administration of the State, is shown in Exhibit 6 on the sheet captioned “PROJECTION OF TOTAL TIF REVENUE,” all of which will be made available, upon appropriation by the State, to pay State TIF Reimbursable Project Costs approved by the State.
- F. Anticipated Type and Terms of Obligations. Obligations will not be issued to finance the Reimbursable Project Costs. The obligation to provide reimbursement from TIF Revenues under the Redevelopment Agreement shall be retired no later than twenty-three

(23) years after the adoption of the Ordinance adopting Tax Increment Financing for the Redevelopment Project.

- G. Evidence of Commitments to Finance. Commitments for financing of the Redevelopment Project are attached hereto as Exhibit 9.

VI. MOST RECENT EQUALIZED ASSESSED VALUATION

The 2019 total initial equalized assessed valuation of the Redevelopment Area according to current records at the Greene County Assessor's Office is \$83,010. The Redevelopment Area consists of the entirety of three tax parcel and portions of a fourth and fifth tax parcel. See Exhibit 6 for a breakdown of existing tax parcels within the Redevelopment Area. Currently, four of the five affected tax parcels are owned by MSU, making them exempt from taxation and causing them to have zero assessed value in the tax records. The parcel associated with tax identification number 881313311005 has a 2019 assessed value of \$83,010.

Payments in Lieu of Taxes measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the total initial equalized assessed valuation, and deposited in the Special Allocation Fund for payment of Reimbursable Project Costs, in accordance with the Redevelopment Agreement.

VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Redevelopment Project has been completed, the total assessed valuation of the Redevelopment Area will be determined. Following the completion of the Redevelopment Project, it is estimated that the assessed value of the property within the Redevelopment Project Area will increase to approximately \$8,045,168. The estimated increase in assessed valuation is further described in Exhibit 6, attached hereto.

VIII. GENERAL LAND USE

The Redevelopment Plan provides for the development of a mixed-use development consisting of research space, office space and retail space, along with related public infrastructure improvements.

IX. CONFORMANCE TO THE COMPREHENSIVE PLAN

The *IDEA Commons Plan*, which is a sub-district within the *Jordan Valley and Jordan Valley Park Concept Plan and Design Guidelines*, itself a component of the City's comprehensive plan (collectively, the "Comprehensive Plan") designates property within the Redevelopment Area as an area for research and development, advanced manufacturing and education. The immediate surrounding properties are designated for general mixed use. The stated goal of the Comprehensive Plan for the area including the Redevelopment Area is to "create a vibrant mixed-use community that is a model for innovative and sustainable development, complements Missouri State University's initiative to expand opportunities for business development and commercialization, and supports the vision for Jordan Valley." One of the primary purposes of this Plan is to construct the Office Building and JVIC Expansion with the goal of increasing research space and office space within the Redevelopment Area that will serve high-tech business tenants. Such projects are part of MSU's initiative to expand opportunities for business development. This Plan aligns with the goals and uses set out in the Comprehensive Plan. Additionally, the Stormwater Improvements, Sanitary Sewer Improvements and Street Improvements will

help promote the Comprehensive Plan's objective to upgrade public infrastructure to provide complete streets, adequate water and sewer service, storm water facilities, and public open space and other amenities within the *IDEA Commons Plan* area.

X. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

The Redevelopment Area is a Blighted Area, as defined by the Act, and the Redevelopment Project is in the public interest because it will alleviate insanitary or unsafe conditions, deterioration of site improvements, and conditions which endanger life or property by fire and other causes and which cause the Redevelopment Area to constitute an economic and social liability and a menace to the public health, safety and welfare in its present condition and use. A Blight Study performed by the Springfield Department of Planning and Development is attached to this Plan as Exhibit 8 and provides evidence of such blighting conditions within the Redevelopment Area.

XI. "BUT FOR TIF"

The Redevelopment Area has not been subject to growth and development through investment by private enterprise, as affirmed by the Redeveloper Affidavit, attached as Exhibit 11, and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial costs of the Redevelopment Project and the necessity of the Parking Garage, the Stormwater Improvements, the Sanitary Sewer Improvements and the Street Improvements to support the Redevelopment Project.

Substantial public financing of the Redevelopment Project is identified within this Plan. This assistance is necessary to ensure successful redevelopment of the Redevelopment Area in order to serve the public purposes described in this Plan. The purpose of affording public assistance is to accomplish the stated public purposes and not to subsidize otherwise economically viable project improvements. The analysis of the Redeveloper's return on investment shown in Exhibit 11, together with the Redeveloper's affidavit, provide evidence that the Redevelopment Area would not reasonably be anticipated to be developed without the adoption of tax increment financing providing both the TIF Revenue and the State Supplemental TIF.

XII. COST-BENEFIT ANALYSIS

The local cost-benefit analysis, attached hereto as Exhibit 6, describes the economic impact of this Plan on each Taxing District. The analysis includes a fiscal impact study on every Taxing District, and sufficient information for the Commission and City to evaluate whether this Plan, as proposed, is financially feasible. The state-level cost-benefit analysis, attached hereto as Exhibit 7, describes the economic impact of this Plan on the State.

XIII. ACQUISITION AND DISPOSITION

The Redeveloper and MSU currently own all property within the Redevelopment Area. Although the public verses private ownership is expected to be redistributed during the course of redevelopment to allow the Office Building to be constructed on privately-owned land and the other surface components of the Redevelopment Project to be constructed on public land, this will be achieved by agreement between the Redeveloper and MSU. No property located within a Redevelopment Project Area shall be acquired by eminent domain.

XIV. RELOCATION ASSISTANCE PLAN

Relocation assistance will be available to all eligible displaced occupants in conformance with the Commission's Relocation Assistance Plan as shown in Exhibit 10 or as may be required by other state or federal laws. Any relocation will be at the expense of the Redeveloper. There are currently not any persons or businesses living or operating within the Redevelopment Area.

XV. PROVISION OF PUBLIC FACILITIES

All necessary public facilities and utilities to service the Redevelopment Area will be provided as part of this Plan.

XVI. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the City, MSU and the Redeveloper will enter into a Redevelopment Agreement, which will include, among other things, provisions relative to the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. Design guideline review and approval process;
4. Certification and approval of Reimbursable Project Costs;
5. Public participation;
6. Payment of Prevailing Wages on applicable improvements; and
7. Application of TIF Revenue and, if approved by the State, State Supplemental TIF.

EXHIBIT 1
TO TIF PLAN

Legal Description of Redevelopment Area and Redevelopment Project Area

A Proposed Tax Increment Financing District (TIF) being a part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 13, Township 29 North, Range 21 West, in the City of Springfield, Greene County, Missouri, and a part of the tracts of land described in Book 2005, at Page 022977-05 and in Book 2009, at Page 23561-09 and in Book 2009, at Page 039458-09, and in Book 1056, at Page 359, and all that part of the tract of land described in Book 2019, at Page 002044-19, all being recorded in the Greene County, Missouri Recorder of Deeds Office and a part of the vacated right-of-way of Peach Alley or Robberson Avenue, lying South of the South right-of-way line of Phelps Street and North of the Saint Louis and San Francisco Railroad right-of-way or Mill Street, which is described in Vacation 361 (City of Springfield Ordinance Number 18567 dated June 18, 1979) and in Vacation 293 (City of Springfield Special Ordinance Number 17266 dated March 22, 1976) and in Council Bill 4173 (Special Ordinance Number 3946 dated July 1, 1942), and a part of the existing public rights-of-way of Phelps Street and Robberson Avenue, being more particularly described as follows:

BEGINNING at the intersection of the South right-of-way line of Phelps Street and East right-of-way line of Boonville Avenue (Southeast corner), as they now exist; Thence North 0 Degrees 16 Minutes 56 Seconds East, a distance of 43.50 feet, to the intersection of the proposed North right-of-way line of said Phelps Street, and the East right-of-way line of said Boonville Avenue (Northeast corner), said point being South 0 Degrees 30 Minutes 32 Seconds East, a distance of 6.51 feet from the existing Northeast corner of said Boonville Avenue and Phelps Street; Thence South 89 Degrees 28 Minutes 15 Seconds East, along said proposed North right-of-way line of said Phelps Street, a distance of 58.57 feet; Thence North 0 Degrees 32 Minutes 36 Seconds West, leaving said proposed North right-of-way line, a distance of 86.61 feet; Thence North 89 Degrees 27 Minutes 24 Seconds East, a distance of 130.78 feet; Thence South 0 Degrees 32 Minutes 36 Seconds East, a distance of 33.77 feet; Thence North 89 Degrees 27 Minutes 24 Seconds East, a distance of 85.16 feet, to a point on the West right-of-way line of Robberson Avenue, as it now exists; Thence continuing North 89 Degrees 27 Minutes 24 Seconds East, into said public right-of-way of Robberson Avenue, a distance of 19.89 feet; Thence South 01 Degrees 50 Minutes 07 Seconds West, a distance of 94.64 feet, to a point on the existing South right-of-way line of said Phelps Street, as it now exists; Thence continuing South 01 Degrees 50 Minutes 07 Seconds West, leaving said South right-of-way line, a distance of 99.68 feet; Thence South 88 Degrees 31 Minutes 51 Seconds East, a distance of 85.47 feet; Thence South 01 Degrees 14 Minutes 07 Seconds West, a distance of 218.32 feet, to a point on the North right-of-way line of said Saint Louis and San Francisco Railroad; Thence continuing along said North right-of-way line, for the next three (3) calls: North 89 Degrees 03 Minutes 50 Seconds West, a distance of 81.19 feet; Thence South 01 Degrees 37 Minutes 36 Seconds West, a distance of 5.00 feet; Thence North 89 Degrees 22 Minutes 47 Seconds West, a distance of 283.75 feet, to a point on said East right-of-way line of Boonville Avenue; Thence North 0 Degrees 38 Minutes 31 Seconds West, leaving said North right-of-way line of said railroad, and along said East right-of-way line, a distance of 317.26 feet, to the POINT OF BEGINNING, containing 3.194 acres, more or less, subject to easements, rights-of-way and restrictions of record, all being in the City of Springfield, Greene County, Missouri, this description is not to be used for the transfer of title nor any other purpose other than for which it is being conveyed.

EXHIBIT 2
TO TIF PLAN

Map of Redevelopment Area and Redevelopment Project Area



EXHIBIT 3

TO TIF PLAN

Depiction of Anticipated Site Layout



MSU JVIC EXPANSION (PUBLIC)

VECINO GROUP OFFICE (PRIVATE)

MSU PARKING GARAGE (PUBLIC)

EXHIBIT 4

TO TIF PLAN

- A: Redevelopment Project Costs and Reimbursable Project Costs
- B: Development Schedule

EXHIBIT 4A
Redevelopment Project Costs and Reimbursable Project Costs

Cost Category	Total Cost	Private Costs	Public Costs					Redevelopment Project Costs	Reimbursable Project Costs ¹	State TIF Reimbursable Project Costs ¹
		Vecino	Vecino / New Market Tax Credits	MSU	City	TDD	Funding to be Determined			
Office Building ²	\$ 25,000,000	\$ 25,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -	\$ -
Central Commons	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -
JVIC Expansion ²	\$ 14,397,284	\$ -	\$ 9,797,284	\$ 4,600,000	\$ -	\$ -	\$ -	\$ 14,397,284	\$ -	\$ -
Stormwater Improvements	\$ 2,130,000	\$ -	\$ -	\$ -	\$ 2,130,000	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000	\$ 2,130,000
Street Improvements	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 800,000
Sanitary Sewer Improvements	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ 220,000	\$ 220,000	\$ 220,000
Parking Garage	\$ 12,000,000	\$ -	\$ -	\$ 6,000,000	\$ -	\$ 6,000,000	\$ -	\$ 12,000,000	\$ 3,000,000	\$ 3,000,000
TIF Formation Costs	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
Totals	\$ 55,397,284	\$ 25,000,000	\$ 9,797,284	\$ 10,600,000	\$ 3,250,000	\$ 6,000,000	\$ 750,000	\$ 55,397,284	\$ 6,250,000	\$ 6,250,000

¹ Reimbursable Project Costs and State TIF Reimbursable Project Costs are anticipated to accrue interest from the date certified until the date reimbursed at the rate of 6.0%.

² Demolition costs of blighted structures are included in total costs of the Office Building and JVIC Expansion.

EXHIBIT 4B
Development Schedule

Redevelopment Project Component	Estimated Completion Date
Office Building	December 2021
Central Commons	December 2021
JVIC Expansion	July 2021
Stormwater Improvements	January 2021
Street Improvements	December 2021
Sanitary Sewer Improvements	January 2021
Parking Garage	July 2021
Overall Completion Date	December 2021

EXHIBIT 5

TO TIF PLAN

Sources and Uses of Funds

EXHIBIT 5
Anticipated Sources and Uses of Funds

Set out below are the anticipated sources and uses of funds for the initial development within the Redevelopment Area. Certain portions of the amounts shown below are anticipated to be reimbursed from tax increment financing revenues.

Office Building		
Total Cost		\$ 25,000,000
Funding Sources	Developer's Private Financing	\$ 25,000,000 ¹

Central Commons		
Total Cost		\$ 750,000
Funding Sources	To Be Determined	\$ 750,000

JVIC Expansion		
Total Cost		\$ 14,397,284
Funding Sources	New Market Tax Credit Equity	\$ 2,527,200 ¹
	Developer's Private Financing	\$ 7,270,084 ^{1, 2}
	MSU Contribution for MDFB tax credits	\$ 3,000,000 ^{3, 5}
	MSU Contribution	\$ 1,600,000 ⁵
Total Sources		\$ 14,397,284

City Infrastructure Improvements		
Stormwater Improvements		\$ 2,130,000
Street Improvements		\$ 800,000
Sanitary Sewer		\$ 220,000
Total Cost		\$ 3,150,000
Funding Sources	City Contribution	\$ 3,150,000 ⁵

Parking Garage		
Total Cost		\$ 12,000,000
Funding Sources	MSU Contribution for MDFB tax credits	\$ 3,000,000 ³
	MDFB Loan	\$ 6,000,000 ⁴
	MSU Contribution	\$ 3,000,000 ⁵
Total Sources		\$ 12,000,000

Notes:

1. Term of financing arrangement to be determined through negotiations between the developer and the developer's equity investors and private lending institutions.
2. Private financing to be repaid from leases and other fees relating to use of JVIC Expansion.
3. MSU will make a contribution to the costs of the Redevelopment Project in exchange for tax credits with equal to 50% of the contribution.
4. Missouri Development Finance Board ("MDFB") loan to be repaid from special assessments imposed by Transportation Development District on Office Building property. The anticipated loan term is 20 years.
5. Amounts shown as "equity" and "contributions" will be paid in cash at or before the time that the applicable Redevelopment Project Costs become due.

EXHIBIT 6

TO TIF PLAN

Cost-Benefit Analysis – Local

**Springfield IDEA Commons
Tax Increment Financing Plan**

COST BENEFIT ANALYSIS - LOCAL

**SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN
COST BENEFIT ANALYSIS - LOCAL
BASE PROPERTY DATA WORKSHEET**

Base Property Data												
Parcel	GIS Parcel ID	Tax ID	Owner	Address	Class	Parcel	Market Value			Assessed Value		
							Land	Building	Total	Land	Building	Total
1	1313312010	881313312010	Missouri State University	524 N Boonville Avenue	Exempt	1	\$0	\$0	\$0	\$0	\$0	\$0
2	1313311001	881313311001	Missouri State University	430 N Boonville Avenue	Exempt	2	\$0	\$0	\$0	\$0	\$0	\$0
3	1313311005	881313311005	414 N Boonville, LLC	414 N Boonville Avenue	Commercial	3	\$94,100	\$165,300	\$259,400	\$30,110	\$52,900	\$83,010
4	1313311009	881313311009	Missouri State University	410 N Boonville Avenue	Exempt	4	\$0	\$0	\$0	\$0	\$0	\$0
5	1313318009	881313318009	Missouri State University	405 N Jefferson Aenue	Exempt	5	\$0	\$0	\$0	\$0	\$0	\$0
Totals							\$94,100	\$165,300	\$259,400	\$30,110	\$52,900	\$83,010

Note: Only portions of Parcel 1 and Parcel 5 are included in the Redevelopment Area.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

TAX ASSUMPTIONS

<u>Real Property Assumptions</u>	
<u>Assessment Ratios</u>	
Commercial	32%
Residential	19%
Agricultural	12%
Bi-annual Growth/Inflation Rate	1.00%

<u>Personal Property Assumptions</u>	
Assessment Ratio	33%
Base Market Value	\$0
110% replacement value, 7 year replacement life	

<u>Real Property Levv Rates Subject to TIF ^{1,2}</u>			
Taxing District	Rate	Captured Rate	% of Total
City	0.3493	0.3493	6.4%
City Temporary Levy (2025 exp.) ³	0.2636	0.2636	4.8%
OTC College	0.0985	0.0985	1.8%
OTC College - Temp (2038 exp.) ³	0.1005	0.1005	1.8%
Library	0.2413	0.2413	4.4%
County - General Revenue	0.1177	0.1177	2.2%
County - Road	0.1177	0.1177	2.2%
County - Senior Services	0.0489	0.0489	0.9%
Springfield R-12 Schools	4.1361	4.1361	75.6%
Total of All Captured Tax Levies	5.4736	5.4736	100.0%
<u>Real Property Levv Rates Not Subject to TIF ³</u>			
Mo Blind Pension	0.0300	0.0300	
Replacement Tax	1.0400	1.0400	
County - Sheltered Workshop	0.0463	0.0463	
Total of All Non-Captured Tax Levies	1.1163	1.1163	

<u>Sales Projection Assumptions</u>		
<u>Food Services Retail -</u>		
Building	Year	Percent Open
Office Building	2022	50%
Office Building	2023	100%

<u>Personal Property Levv Rates</u>		
Taxing District	Rate	% of Total
City	0.3493	6.3%
City Temporary Levy (2025 exp.)	0.2636	4.7%
OTC College	0.0985	1.8%
OTC College - Temp (2038 exp.)	0.1005	1.8%
Library	0.2413	4.3%
County - General Revenue	0.1177	2.1%
County - Road	0.1177	2.1%
County - Senior Services	0.0489	0.9%
Springfield R-12 Schools	4.1361	74.5%
Mo Blind Pension	0.0300	0.5%
County - Sheltered Workshop	0.0463	0.8%
Total	5.5499	100.0%

<u>Sales Taxes Subject to TIF</u>		
Taxing District	Rate	Captured Rate
City ⁵	2.125%	1.063%
County	1.750%	0.875%
Downtown Springfield CID ⁶	0.500%	0.250%
Total	4.375%	2.188%
<u>Sales Taxes Not Subject to TIF</u>		
Taxing District	Rate	
State of Missouri	4.225%	
Total	4.225%	

Notes:

¹ Property tax rates are applied per each \$100 of assessed valuation, with the formula being ((AV / 100) x rate).

² The Downtown Springfield CID imposes a special assessment calculated on the assessed value of property, but the assessment is not subject to TIF.

³ The City and OTC College temporary levies are assumed to terminate on their sunset dates, as shown above.

⁴ TIF does not capture Blind Pension Tax or Merchants and Manufacturers Replacement Tax. Levies imposed by Sheltered Workshops are not subject to TIF.

⁵ Certain City sales taxes have sunset dates: capital improvements (0.25%) - September 30, 2039; transportation (0.125%) - March 31, 2041; public safety (0.75%) - March 31, 2025. It has been assumed that these taxes will be renewed.

⁶ This CID sales tax terminates on March 31, 2031. It is assumed that this tax will not be renewed.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

DEVELOPMENT ASSUMPTIONS WORKSHEET

Base Assessed Valuations (2019 County Data)		
Parcel	Market Value	Assessed Value
Parcel 1	\$0	\$0
Parcel 2	\$0	\$0
Parcel 3	\$259,400	\$83,010
Parcel 4	\$0	\$0
Parcel 5	\$0	\$0
Total	\$259,400	\$83,010

Estimated Post Construction Assessed Valuations				
Land Use	Building Area (SqFt)	Market Value	Assessed Value	Year of Completion
Parcel 1 - JVIC Expansion (Exempt)	30,000	\$0	\$0	2021
Parcel 2/3 - Office Building (Commercial)	100,000	\$25,141,150	\$8,045,168	2021
Parcel 3/4/5 - Central Commons / Parking Garage (Exempt)	n/a - 404 spaces	\$0	\$0	2021
		\$25,141,150	\$8,045,168	

Sales Projections			
Land Use	Building Area (SqFt)	Sales Per SqFt Per Year	Total Annual Sales
Parcel 1 - JVIC Expansion (No Retail)	n/a	\$0	\$0
Parcel 2/3 - Office Building - Retail Portion (Restaurant Food Sales)	10,000	\$500	\$2,500,000
Parcel 3/4/5 - Central Commons / Parking Garage (No Retail)	n/a	\$0	\$0
	10,000		\$2,500,000

Personal Property Assumption		
Land Use	Personal Prop Value *	First Taxable Year
Parcel 1 - JVIC Expansion (Tenants Subject to Taxation on Personal Property)	\$2,550,000	2022
Parcel 2/3 - Office Building (Commercial, subject to Personal Property Taxation)	\$1,000,000	2022
Parcel 3/4/5 - Central Commons / Parking Garage (Exempt)	\$0	2022
	\$3,550,000	

* Note: JVIC Expansion personal property is expected to be acquired in increments of \$500,000 per year, repeating in each five-year period. Office Building personal property is expected to be replaced every seven years.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

TIF REVENUE PROJECTIONS

REAL PROPERTY VALUES

	Year	Base		After Redevelopment		Incremental Increase in Assessed Value
		Market Value	Assessed Value	Market Value	Assessed Value *	
1	2020	\$259,400	\$83,010	\$259,400	\$0	\$0
2	2021	\$259,400	\$83,010	\$264,588	\$0	\$0
3	2022	\$259,400	\$83,010	\$25,141,150	\$0	\$0
4	2023	\$259,400	\$83,010	\$25,643,973	\$0	\$0
5	2024	\$259,400	\$83,010	\$25,643,973	\$0	\$0
6	2025	\$259,400	\$83,010	\$26,156,852	\$0	\$0
7	2026	\$259,400	\$83,010	\$26,156,852	\$0	\$0
8	2027	\$259,400	\$83,010	\$26,679,990	\$0	\$0
9	2028	\$259,400	\$83,010	\$26,679,990	\$0	\$0
10	2029	\$259,400	\$83,010	\$27,213,589	\$0	\$0
11	2030	\$259,400	\$83,010	\$27,213,589	\$0	\$0
12	2031	\$259,400	\$83,010	\$27,757,861	\$0	\$0
13	2032	\$259,400	\$83,010	\$27,757,861	\$0	\$0
14	2033	\$259,400	\$83,010	\$28,313,018	\$0	\$0
15	2034	\$259,400	\$83,010	\$28,313,018	\$0	\$0
16	2035	\$259,400	\$83,010	\$28,879,279	\$0	\$0
17	2036	\$259,400	\$83,010	\$28,879,279	\$0	\$0
18	2037	\$259,400	\$83,010	\$29,456,864	\$0	\$0
19	2038	\$259,400	\$83,010	\$29,456,864	\$0	\$0
20	2039	\$259,400	\$83,010	\$30,046,002	\$0	\$0
21	2040	\$259,400	\$83,010	\$30,046,002	\$0	\$0
22	2041	\$259,400	\$83,010	\$30,646,922	\$9,807,015	\$9,724,005
23	2042	\$259,400	\$83,010	\$30,646,922	\$9,807,015	\$9,724,005
24	2043	\$259,400	\$83,010	\$31,259,860	\$10,003,155	\$9,920,145

* Chapter 100 will eliminate Assessed Value during term of TDD Assessments for Parking Garage.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

TIF REVENUE PROJECTIONS

PILOTS PROJECTION

			Real Property Taxes After		Chapter 100 Payments (Excluding Blind Pension, Replacement, and Sheltered Workshop) ⁴	Total Chapter 100 Payments ⁴
	Year	Base Real Property Taxes ¹	Redevelopment ²	PILOTS ³		
1	2020	\$4,544	\$0	\$0	\$4,544	\$5,470
2	2021	\$4,544	\$0	\$0	\$4,544	\$5,470
3	2022	\$4,544	\$0	\$0	\$4,544	\$5,470
4	2023	\$4,544	\$0	\$0	\$4,544	\$5,470
5	2024	\$4,544	\$0	\$0	\$4,544	\$5,470
6	2025	\$4,544	\$0	\$0	\$4,544	\$5,470
7	2026	\$4,325	\$0	\$0	\$4,325	\$5,251
8	2027	\$4,325	\$0	\$0	\$4,325	\$5,251
9	2028	\$4,325	\$0	\$0	\$4,325	\$5,251
10	2029	\$4,325	\$0	\$0	\$4,325	\$5,251
11	2030	\$4,325	\$0	\$0	\$4,325	\$5,251
12	2031	\$4,325	\$0	\$0	\$4,325	\$5,251
13	2032	\$4,325	\$0	\$0	\$4,325	\$5,251
14	2033	\$4,325	\$0	\$0	\$4,325	\$5,251
15	2034	\$4,325	\$0	\$0	\$4,325	\$5,251
16	2035	\$4,325	\$0	\$0	\$4,325	\$5,251
17	2036	\$4,325	\$0	\$0	\$4,325	\$5,251
18	2037	\$4,325	\$0	\$0	\$4,325	\$5,251
19	2038	\$4,325	\$0	\$0	\$4,325	\$5,251
20	2039	\$4,241	\$0	\$0	\$4,241	\$5,168
21	2040	\$4,241	\$0	\$0	\$4,241	\$5,168
22	2041	\$4,241	\$501,089	\$496,848	\$0	\$0
23	2042	\$4,241	\$501,089	\$496,848	\$0	\$0
24	2043	\$4,241	\$511,111	\$0	\$0	\$0
Total		\$104,691	\$1,513,290	\$993,696	\$91,967	\$111,427

Notes:

¹ Does not include Blind Pension, Replacement Tax or Sheltered Workshop levy. Base real property taxes are reduced in 2026 and 2039 due to expiring City and OTC College temporary levies.

² Chapter 100 will eliminate Assessed Value during term of TDD Assessments for Parking Garage.

³ Includes 100% of incremental real property taxes.

⁴ Chapter 100 Payments will be used to restore the base tax collections to be distributed to taxing jurisdictions.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

TIF REVENUE PROJECTIONS

EATS DATA

	Year	<u>Sales</u>			<u>Sales Taxes</u>					<u>EATs</u>			
		Base Taxable Sales	Redevelopment Taxable Sales	Incremental Taxable Sales	Base Sales Tax	City Incremental Sales Tax	County Incremental Sales Tax	Downtown Springfield CID Incremental Sales Tax*	Total Incremental Sales Tax	EATs from City	EATs from County	EATs from Downtown Springfield CID*	Total EATs
1	2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2022	\$0	\$2,500,000	\$2,500,000	\$0	\$53,125	\$43,750	\$12,500	\$109,375	\$26,563	\$21,875	\$6,250	\$54,688
4	2023	\$0	\$5,000,000	\$5,000,000	\$0	\$106,250	\$87,500	\$25,000	\$218,750	\$53,125	\$43,750	\$12,500	\$109,375
5	2024	\$0	\$5,050,000	\$5,050,000	\$0	\$107,313	\$88,375	\$25,250	\$220,938	\$53,656	\$44,188	\$12,625	\$110,469
6	2025	\$0	\$5,100,500	\$5,100,500	\$0	\$108,386	\$89,259	\$25,503	\$223,147	\$54,193	\$44,629	\$12,751	\$111,573
7	2026	\$0	\$5,151,505	\$5,151,505	\$0	\$109,469	\$90,151	\$25,758	\$225,378	\$54,735	\$45,076	\$12,879	\$112,689
8	2027	\$0	\$5,203,020	\$5,203,020	\$0	\$110,564	\$91,053	\$26,015	\$227,632	\$55,282	\$45,526	\$13,008	\$113,816
9	2028	\$0	\$5,255,050	\$5,255,050	\$0	\$111,670	\$91,963	\$26,275	\$229,908	\$55,835	\$45,982	\$13,138	\$114,954
10	2029	\$0	\$5,307,601	\$5,307,601	\$0	\$112,787	\$92,883	\$26,538	\$232,208	\$56,393	\$46,442	\$13,269	\$116,104
11	2030	\$0	\$5,360,677	\$5,360,677	\$0	\$113,914	\$93,812	\$26,803	\$234,530	\$56,957	\$46,906	\$13,402	\$117,265
12	2031	\$0	\$5,414,284	\$5,414,284	\$0	\$115,054	\$94,750	\$6,768	\$216,571	\$57,527	\$47,375	\$3,384	\$108,286
13	2032	\$0	\$5,468,426	\$5,468,426	\$0	\$116,204	\$95,697	\$0	\$211,902	\$58,102	\$47,849	\$0	\$105,951
14	2033	\$0	\$5,523,111	\$5,523,111	\$0	\$117,366	\$96,654	\$0	\$214,021	\$58,683	\$48,327	\$0	\$107,010
15	2034	\$0	\$5,578,342	\$5,578,342	\$0	\$118,540	\$97,621	\$0	\$216,161	\$59,270	\$48,810	\$0	\$108,080
16	2035	\$0	\$5,634,125	\$5,634,125	\$0	\$119,725	\$98,597	\$0	\$218,322	\$59,863	\$49,299	\$0	\$109,161
17	2036	\$0	\$5,690,466	\$5,690,466	\$0	\$120,922	\$99,583	\$0	\$220,506	\$60,461	\$49,792	\$0	\$110,253
18	2037	\$0	\$5,747,371	\$5,747,371	\$0	\$122,132	\$100,579	\$0	\$222,711	\$61,066	\$50,289	\$0	\$111,355
19	2038	\$0	\$5,804,845	\$5,804,845	\$0	\$123,353	\$101,585	\$0	\$224,938	\$61,676	\$50,792	\$0	\$112,469
20	2039	\$0	\$5,862,893	\$5,862,893	\$0	\$124,586	\$102,601	\$0	\$227,187	\$62,293	\$51,300	\$0	\$113,594
21	2040	\$0	\$5,921,522	\$5,921,522	\$0	\$125,832	\$103,627	\$0	\$229,459	\$62,916	\$51,813	\$0	\$114,729
22	2041	\$0	\$5,980,737	\$5,980,737	\$0	\$127,091	\$104,663	\$0	\$231,754	\$63,545	\$52,331	\$0	\$115,877
23	2042	\$0	\$6,040,545	\$6,040,545	\$0	\$128,362	\$105,710	\$0	\$234,071	\$64,181	\$52,855	\$0	\$117,036
24	2043	\$0	\$6,100,950	\$6,100,950	\$0	\$129,645	\$106,767	\$0	\$236,412	\$27,009	\$22,243	\$0	\$49,252
Total		\$0	\$112,595,020	\$112,595,020	\$0	\$2,522,289	\$2,077,179	\$226,410	\$4,825,878	\$1,223,332	\$1,007,449	\$113,205	\$2,343,986

* The Downtown CID sales tax terminates on March 31, 2031. It is assumed that this tax will not be renewed.

** An annual growth factor of 1.0% percent is assumed for sales.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

TIF REVENUE PROJECTIONS

PROJECTION OF TOTAL TIF REVENUE

	<u>Year</u>	<u>PILOTS ²</u>	<u>EATS</u>	<u>Local TIF Revenue</u>	<u>State Supplemental TIF Revenue ²</u>	<u>Total TIF Revenue</u>
1	2020	\$0	\$0	\$0	\$0	\$0
2	2021	\$0	\$0	\$0	\$0	\$0
3	2022	\$0	\$54,688	\$54,688	\$272,705	\$327,392
4	2023	\$0	\$109,375	\$109,375	\$490,869	\$600,244
5	2024	\$0	\$110,469	\$110,469	\$495,778	\$606,246
6	2025	\$0	\$111,573	\$111,573	\$500,735	\$612,309
7	2026	\$0	\$112,689	\$112,689	\$505,743	\$618,432
8	2027	\$0	\$113,816	\$113,816	\$510,800	\$624,616
9	2028	\$0	\$114,954	\$114,954	\$515,908	\$630,862
10	2029	\$0	\$116,104	\$116,104	\$521,067	\$637,171
11	2030	\$0	\$117,265	\$117,265	\$526,278	\$643,543
12	2031	\$0	\$108,286	\$108,286	\$531,541	\$639,826
13	2032	\$0	\$105,951	\$105,951	\$536,856	\$642,807
14	2033	\$0	\$107,010	\$107,010	\$542,225	\$649,235
15	2034	\$0	\$108,080	\$108,080	\$547,647	\$655,727
16	2035	\$0	\$109,161	\$109,161	\$553,123	\$662,285
17	2036	\$0	\$110,253	\$110,253	\$558,655	\$668,907
18	2037	\$0	\$111,355	\$111,355	\$564,241	\$675,597
19	2038	\$0	\$112,469	\$112,469	\$569,884	\$682,352
20	2039	\$0	\$113,594	\$113,594	\$575,582	\$689,176
21	2040	\$0	\$114,729	\$114,729	\$581,338	\$696,068
22	2041	\$496,848	\$115,877	\$612,725	\$587,152	\$1,199,876
23	2042	\$496,848	\$117,036	\$613,884	\$593,023	\$1,206,907
24	2043	\$0	\$49,252	\$49,252	\$0	\$49,252
	Total	\$993,696	\$2,343,986	\$3,337,682	\$11,081,150	\$14,418,832

¹ TIF will terminate mid-year in 2043, making PILOTs uncollectible for 2043.

² See Exhibit 7 to Tax Increment Financing Plan for calculation of State Supplemental TIF revenues.

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

PROJECTED TOTAL REVENUE NOT CAPTURED BY TIF

ALL LOCAL TAXING JURISDICTIONS (PLUS BLIND PENSION)

	Year	<u>Projected Real Property Taxes (Uncaptured)</u>						<u>Projected Sales Taxes (Uncaptured)</u>					<u>Projected Personal Property Taxes</u>		Total Non-Captured Local Revenue
		Taxes Paid on Base	Replacement	Blind Pension	Sheltered Workshop	Total	Projected Chapter 100 Payments	Base	City Increment	County Increment	CID Increment	Total	Redevelopment Assessed Value	Redevelopment Taxes	
1	2020	\$0	\$0	\$0	\$0	\$0	\$5,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,470
2	2021	\$0	\$0	\$0	\$0	\$0	\$5,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,470
3	2022	\$0	\$0	\$0	\$0	\$0	\$5,470	\$0	\$26,563	\$21,875	\$6,250	\$54,688	\$0	\$0	\$60,158
4	2023	\$0	\$0	\$0	\$0	\$0	\$5,470	\$0	\$53,125	\$43,750	\$12,500	\$109,375	\$439,256	\$24,378	\$139,224
5	2024	\$0	\$0	\$0	\$0	\$0	\$5,470	\$0	\$53,656	\$44,188	\$12,625	\$110,469	\$474,653	\$26,343	\$142,282
6	2025	\$0	\$0	\$0	\$0	\$0	\$5,470	\$0	\$54,193	\$44,629	\$12,751	\$111,573	\$493,967	\$27,415	\$144,458
7	2026	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$54,735	\$45,076	\$12,879	\$112,689	\$494,784	\$26,156	\$144,096
8	2027	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$55,282	\$45,526	\$13,008	\$113,816	\$470,620	\$24,878	\$143,946
9	2028	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$55,835	\$45,982	\$13,138	\$114,954	\$429,790	\$22,720	\$142,926
10	2029	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$56,393	\$46,442	\$13,269	\$116,104	\$401,860	\$21,244	\$142,599
11	2030	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$56,957	\$46,906	\$13,402	\$117,265	\$728,630	\$38,518	\$161,034
12	2031	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$57,527	\$47,375	\$3,384	\$108,286	\$625,757	\$33,079	\$146,617
13	2032	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$58,102	\$47,849	\$0	\$105,951	\$570,653	\$30,166	\$141,369
14	2033	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$58,683	\$48,327	\$0	\$107,010	\$525,741	\$27,792	\$140,054
15	2034	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$59,270	\$48,810	\$0	\$108,080	\$480,829	\$25,418	\$138,750
16	2035	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$59,863	\$49,299	\$0	\$109,161	\$435,916	\$23,044	\$137,456
17	2036	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$60,461	\$49,792	\$0	\$110,253	\$405,193	\$21,420	\$136,924
18	2037	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$61,066	\$50,289	\$0	\$111,355	\$728,630	\$38,518	\$155,124
19	2038	\$0	\$0	\$0	\$0	\$0	\$5,251	\$0	\$61,676	\$50,792	\$0	\$112,469	\$651,480	\$34,439	\$152,160
20	2039	\$0	\$0	\$0	\$0	\$0	\$5,168	\$0	\$62,293	\$51,300	\$0	\$113,594	\$590,865	\$30,641	\$149,403
21	2040	\$0	\$0	\$0	\$0	\$0	\$5,168	\$0	\$62,916	\$51,813	\$0	\$114,729	\$541,462	\$28,079	\$147,977
22	2041	\$4,241	\$101,993	\$2,942	\$4,541	\$113,717	\$0	\$0	\$63,545	\$52,331	\$0	\$115,877	\$492,058	\$25,517	\$255,111
23	2042	\$4,241	\$101,993	\$2,942	\$4,541	\$113,717	\$0	\$0	\$64,181	\$52,855	\$0	\$117,036	\$442,655	\$22,955	\$253,708
24	2043	\$511,111	\$104,033	\$3,001	\$4,631	\$622,776	\$0	\$0	\$102,636	\$84,524	\$0	\$187,159	\$267,207	\$13,857	\$823,793
	Totals	\$519,594	\$308,019	\$8,885	\$13,713	\$850,211	\$111,427	\$0	\$1,298,958	\$1,069,730	\$113,205	\$2,481,893		\$566,577	\$4,010,107

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

ALL LOCAL TAXING JURISDICTIONS

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Property Tax/Chapter 100		Personal Property Tax	Total	Real Property Tax		Personal Property Tax	Total	PILOTS	EATS	Total
1	2020	\$0	\$5,470	\$0	\$5,470	\$0	\$5,470	\$0	\$5,470	\$0	\$0	\$0
2	2021	\$0	\$5,470	\$0	\$5,470	\$0	\$5,580	\$0	\$5,580	\$0	\$0	\$0
3	2022	\$54,688	\$5,470	\$0	\$60,158	\$0	\$5,580	\$0	\$5,580	\$0	\$54,688	\$54,688
4	2023	\$109,375	\$5,470	\$24,378	\$139,224	\$0	\$5,691	\$0	\$5,691	\$0	\$109,375	\$109,375
5	2024	\$110,469	\$5,470	\$26,343	\$142,282	\$0	\$5,691	\$0	\$5,691	\$0	\$110,469	\$110,469
6	2025	\$111,573	\$5,470	\$27,415	\$144,458	\$0	\$5,805	\$0	\$5,805	\$0	\$111,573	\$111,573
7	2026	\$112,689	\$5,251	\$26,156	\$144,096	\$0	\$5,573	\$0	\$5,573	\$0	\$112,689	\$112,689
8	2027	\$113,816	\$5,251	\$24,878	\$143,946	\$0	\$5,684	\$0	\$5,684	\$0	\$113,816	\$113,816
9	2028	\$114,954	\$5,251	\$22,720	\$142,926	\$0	\$5,684	\$0	\$5,684	\$0	\$114,954	\$114,954
10	2029	\$116,104	\$5,251	\$21,244	\$142,599	\$0	\$5,798	\$0	\$5,798	\$0	\$116,104	\$116,104
11	2030	\$117,265	\$5,251	\$38,518	\$161,034	\$0	\$5,798	\$0	\$5,798	\$0	\$117,265	\$117,265
12	2031	\$108,286	\$5,251	\$33,079	\$146,617	\$0	\$5,914	\$0	\$5,914	\$0	\$108,286	\$108,286
13	2032	\$105,951	\$5,251	\$30,166	\$141,369	\$0	\$5,914	\$0	\$5,914	\$0	\$105,951	\$105,951
14	2033	\$107,010	\$5,251	\$27,792	\$140,054	\$0	\$6,032	\$0	\$6,032	\$0	\$107,010	\$107,010
15	2034	\$108,080	\$5,251	\$25,418	\$138,750	\$0	\$6,032	\$0	\$6,032	\$0	\$108,080	\$108,080
16	2035	\$109,161	\$5,251	\$23,044	\$137,456	\$0	\$6,153	\$0	\$6,153	\$0	\$109,161	\$109,161
17	2036	\$110,253	\$5,251	\$21,420	\$136,924	\$0	\$6,153	\$0	\$6,153	\$0	\$110,253	\$110,253
18	2037	\$111,355	\$5,251	\$38,518	\$155,124	\$0	\$6,276	\$0	\$6,276	\$0	\$111,355	\$111,355
19	2038	\$112,469	\$5,251	\$34,439	\$152,160	\$0	\$6,276	\$0	\$6,276	\$0	\$112,469	\$112,469
20	2039	\$113,594	\$5,168	\$30,641	\$149,403	\$0	\$6,300	\$0	\$6,300	\$0	\$113,594	\$113,594
21	2040	\$114,729	\$5,168	\$28,079	\$147,977	\$0	\$6,300	\$0	\$6,300	\$0	\$114,729	\$114,729
22	2041	\$115,877	\$113,717	\$25,517	\$255,111	\$0	\$6,426	\$0	\$6,426	\$496,848	\$115,877	\$612,725
23	2042	\$117,036	\$113,717	\$22,955	\$253,708	\$0	\$6,426	\$0	\$6,426	\$496,848	\$117,036	\$613,884
24	2043	\$187,159	\$622,776	\$13,857	\$823,793	\$0	\$6,554	\$0	\$6,554	\$0	\$49,252	\$49,252
Total		\$2,481,893	\$961,637	\$566,577	\$4,010,107	\$0	\$143,111	\$0	\$143,111	\$993,696	\$2,343,986	\$3,337,682

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

CITY OF SPRINGFIELD (ALL CITY LEVIES COMBINED)

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Property Tax/Chapter 100		Personal Property		Real Property		Personal Property		PILOTS	EATS	Total
		Sales Tax	Payments	Tax	Total	Sales Tax	Property Tax	Tax	Total			
1	2020	\$0	\$509	\$0	\$509	\$0	\$509	\$0	\$509	\$0	\$0	\$0
2	2021	\$0	\$509	\$0	\$509	\$0	\$519	\$0	\$519	\$0	\$0	\$0
3	2022	\$26,563	\$509	\$0	\$27,071	\$0	\$519	\$0	\$519	\$0	\$26,563	\$26,563
4	2023	\$53,125	\$509	\$2,692	\$56,326	\$0	\$529	\$0	\$529	\$0	\$53,125	\$53,125
5	2024	\$53,656	\$509	\$2,909	\$57,074	\$0	\$529	\$0	\$529	\$0	\$53,656	\$53,656
6	2025	\$54,193	\$509	\$3,028	\$57,729	\$0	\$540	\$0	\$540	\$0	\$54,193	\$54,193
7	2026	\$54,735	\$290	\$1,728	\$56,753	\$0	\$308	\$0	\$308	\$0	\$54,735	\$54,735
8	2027	\$55,282	\$290	\$1,644	\$57,216	\$0	\$314	\$0	\$314	\$0	\$55,282	\$55,282
9	2028	\$55,835	\$290	\$1,501	\$57,626	\$0	\$314	\$0	\$314	\$0	\$55,835	\$55,835
10	2029	\$56,393	\$290	\$1,404	\$58,087	\$0	\$320	\$0	\$320	\$0	\$56,393	\$56,393
11	2030	\$56,957	\$290	\$2,545	\$59,792	\$0	\$320	\$0	\$320	\$0	\$56,957	\$56,957
12	2031	\$57,527	\$290	\$2,186	\$60,002	\$0	\$327	\$0	\$327	\$0	\$57,527	\$57,527
13	2032	\$58,102	\$290	\$1,993	\$60,385	\$0	\$327	\$0	\$327	\$0	\$58,102	\$58,102
14	2033	\$58,683	\$290	\$1,836	\$60,809	\$0	\$333	\$0	\$333	\$0	\$58,683	\$58,683
15	2034	\$59,270	\$290	\$1,680	\$61,239	\$0	\$333	\$0	\$333	\$0	\$59,270	\$59,270
16	2035	\$59,863	\$290	\$1,523	\$61,675	\$0	\$340	\$0	\$340	\$0	\$59,863	\$59,863
17	2036	\$60,461	\$290	\$1,415	\$62,166	\$0	\$340	\$0	\$340	\$0	\$60,461	\$60,461
18	2037	\$61,066	\$290	\$2,545	\$63,901	\$0	\$347	\$0	\$347	\$0	\$61,066	\$61,066
19	2038	\$61,676	\$290	\$2,276	\$64,242	\$0	\$347	\$0	\$347	\$0	\$61,676	\$61,676
20	2039	\$62,293	\$290	\$2,064	\$64,647	\$0	\$353	\$0	\$353	\$0	\$62,293	\$62,293
21	2040	\$62,916	\$290	\$1,891	\$65,097	\$0	\$353	\$0	\$353	\$0	\$62,916	\$62,916
22	2041	\$63,545	\$290	\$1,719	\$65,554	\$0	\$361	\$0	\$361	\$33,966	\$63,545	\$97,511
23	2042	\$64,181	\$290	\$1,546	\$66,017	\$0	\$361	\$0	\$361	\$33,966	\$64,181	\$98,147
24	2043	\$102,636	\$34,941	\$933	\$138,510	\$0	\$368	\$0	\$368	\$0	\$27,009	\$27,009
	Total	\$1,298,958	\$42,923	\$41,058	\$1,382,939	\$0	\$9,208	\$0	\$9,208	\$67,932	\$1,223,332	\$1,291,263

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALOYSIS - LOCAL

OZARK TECHNICAL COLLEGE (COMBINED LEVIES)

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Sales Tax	Property Tax/Chapter 100 Payments	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	PILOTS	EATS	Total
1	2020	\$0	\$165	\$0	\$165	\$0	\$165	\$0	\$165	\$0	\$0	\$0
2	2021	\$0	\$165	\$0	\$165	\$0	\$168	\$0	\$168	\$0	\$0	\$0
3	2022	\$0	\$165	\$0	\$165	\$0	\$168	\$0	\$168	\$0	\$0	\$0
4	2023	\$0	\$165	\$874	\$1,039	\$0	\$172	\$0	\$172	\$0	\$0	\$0
5	2024	\$0	\$165	\$945	\$1,110	\$0	\$172	\$0	\$172	\$0	\$0	\$0
6	2025	\$0	\$165	\$983	\$1,148	\$0	\$175	\$0	\$175	\$0	\$0	\$0
7	2026	\$0	\$165	\$985	\$1,150	\$0	\$175	\$0	\$175	\$0	\$0	\$0
8	2027	\$0	\$165	\$937	\$1,102	\$0	\$179	\$0	\$179	\$0	\$0	\$0
9	2028	\$0	\$165	\$855	\$1,020	\$0	\$179	\$0	\$179	\$0	\$0	\$0
10	2029	\$0	\$165	\$800	\$965	\$0	\$182	\$0	\$182	\$0	\$0	\$0
11	2030	\$0	\$165	\$1,450	\$1,615	\$0	\$182	\$0	\$182	\$0	\$0	\$0
12	2031	\$0	\$165	\$1,245	\$1,410	\$0	\$186	\$0	\$186	\$0	\$0	\$0
13	2032	\$0	\$165	\$1,136	\$1,301	\$0	\$186	\$0	\$186	\$0	\$0	\$0
14	2033	\$0	\$165	\$1,046	\$1,211	\$0	\$190	\$0	\$190	\$0	\$0	\$0
15	2034	\$0	\$165	\$957	\$1,122	\$0	\$190	\$0	\$190	\$0	\$0	\$0
16	2035	\$0	\$165	\$867	\$1,033	\$0	\$194	\$0	\$194	\$0	\$0	\$0
17	2036	\$0	\$165	\$806	\$972	\$0	\$194	\$0	\$194	\$0	\$0	\$0
18	2037	\$0	\$165	\$1,450	\$1,615	\$0	\$197	\$0	\$197	\$0	\$0	\$0
19	2038	\$0	\$165	\$1,296	\$1,462	\$0	\$197	\$0	\$197	\$0	\$0	\$0
20	2039	\$0	\$82	\$582	\$664	\$0	\$100	\$0	\$100	\$0	\$0	\$0
21	2040	\$0	\$82	\$533	\$615	\$0	\$100	\$0	\$100	\$0	\$0	\$0
22	2041	\$0	\$82	\$485	\$566	\$0	\$102	\$0	\$102	\$9,578	\$0	\$9,578
23	2042	\$0	\$82	\$436	\$518	\$0	\$102	\$0	\$102	\$9,578	\$0	\$9,578
24	2043	\$0	\$9,853	\$263	\$10,116	\$0	\$104	\$0	\$104	\$0	\$0	\$0
Total		\$0	\$13,319	\$18,931	\$32,250	\$0	\$3,959	\$0	\$3,959	\$19,156	\$0	\$19,156

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

LIBRARY

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Sales Tax	Property Tax/Chapter 100 Payments	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	PILOTS	EATS	Total
1	2020	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$0	\$0
2	2021	\$0	\$200	\$0	\$200	\$0	\$204	\$0	\$204	\$0	\$0	\$0
3	2022	\$0	\$200	\$0	\$200	\$0	\$204	\$0	\$204	\$0	\$0	\$0
4	2023	\$0	\$200	\$1,060	\$1,260	\$0	\$208	\$0	\$208	\$0	\$0	\$0
5	2024	\$0	\$200	\$1,145	\$1,346	\$0	\$208	\$0	\$208	\$0	\$0	\$0
6	2025	\$0	\$200	\$1,192	\$1,392	\$0	\$213	\$0	\$213	\$0	\$0	\$0
7	2026	\$0	\$200	\$1,194	\$1,394	\$0	\$213	\$0	\$213	\$0	\$0	\$0
8	2027	\$0	\$200	\$1,136	\$1,336	\$0	\$217	\$0	\$217	\$0	\$0	\$0
9	2028	\$0	\$200	\$1,037	\$1,237	\$0	\$217	\$0	\$217	\$0	\$0	\$0
10	2029	\$0	\$200	\$970	\$1,170	\$0	\$221	\$0	\$221	\$0	\$0	\$0
11	2030	\$0	\$200	\$1,758	\$1,958	\$0	\$221	\$0	\$221	\$0	\$0	\$0
12	2031	\$0	\$200	\$1,510	\$1,710	\$0	\$226	\$0	\$226	\$0	\$0	\$0
13	2032	\$0	\$200	\$1,377	\$1,577	\$0	\$226	\$0	\$226	\$0	\$0	\$0
14	2033	\$0	\$200	\$1,269	\$1,469	\$0	\$230	\$0	\$230	\$0	\$0	\$0
15	2034	\$0	\$200	\$1,160	\$1,361	\$0	\$230	\$0	\$230	\$0	\$0	\$0
16	2035	\$0	\$200	\$1,052	\$1,252	\$0	\$235	\$0	\$235	\$0	\$0	\$0
17	2036	\$0	\$200	\$978	\$1,178	\$0	\$235	\$0	\$235	\$0	\$0	\$0
18	2037	\$0	\$200	\$1,758	\$1,958	\$0	\$239	\$0	\$239	\$0	\$0	\$0
19	2038	\$0	\$200	\$1,572	\$1,772	\$0	\$239	\$0	\$239	\$0	\$0	\$0
20	2039	\$0	\$200	\$1,426	\$1,626	\$0	\$244	\$0	\$244	\$0	\$0	\$0
21	2040	\$0	\$200	\$1,307	\$1,507	\$0	\$244	\$0	\$244	\$0	\$0	\$0
22	2041	\$0	\$200	\$1,187	\$1,388	\$0	\$249	\$0	\$249	\$23,464	\$0	\$23,464
23	2042	\$0	\$200	\$1,068	\$1,268	\$0	\$249	\$0	\$249	\$23,464	\$0	\$23,464
24	2043	\$0	\$24,138	\$645	\$24,782	\$0	\$254	\$0	\$254	\$0	\$0	\$0
	Total	\$0	\$28,745	\$25,800	\$54,544	\$0	\$5,427	\$0	\$5,427	\$46,928	\$0	\$46,928

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

GREENE COUNTY (LEVIES COMBINED EXCEPT SHELTERED WORKSHOP)

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Sales Tax	Property Tax/Chapter 100 Payments	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	PILOTS	EATS	Total
1	2020	\$0	\$236	\$0	\$236	\$0	\$236	\$0	\$236	\$0	\$0	\$2,490
2	2021	\$0	\$236	\$0	\$236	\$0	\$241	\$0	\$241	\$0	\$0	\$2,515
3	2022	\$21,875	\$236	\$0	\$22,111	\$0	\$241	\$0	\$241	\$0	\$21,875	\$24,390
4	2023	\$43,750	\$236	\$1,249	\$45,235	\$0	\$246	\$0	\$246	\$0	\$43,750	\$46,290
5	2024	\$44,188	\$236	\$1,349	\$45,773	\$0	\$246	\$0	\$246	\$0	\$44,188	\$46,728
6	2025	\$44,629	\$236	\$1,404	\$46,270	\$0	\$250	\$0	\$250	\$0	\$44,629	\$47,195
7	2026	\$45,076	\$236	\$1,407	\$46,718	\$0	\$250	\$0	\$250	\$0	\$45,076	\$47,641
8	2027	\$45,526	\$236	\$1,338	\$47,100	\$0	\$255	\$0	\$255	\$0	\$45,526	\$48,118
9	2028	\$45,982	\$236	\$1,222	\$47,440	\$0	\$255	\$0	\$255	\$0	\$45,982	\$48,573
10	2029	\$46,442	\$236	\$1,142	\$47,820	\$0	\$261	\$0	\$261	\$0	\$46,442	\$49,059
11	2030	\$46,906	\$236	\$2,071	\$49,213	\$0	\$261	\$0	\$261	\$0	\$46,906	\$49,523
12	2031	\$47,375	\$236	\$1,779	\$49,390	\$0	\$266	\$0	\$266	\$0	\$47,375	\$50,018
13	2032	\$47,849	\$236	\$1,622	\$49,707	\$0	\$266	\$0	\$266	\$0	\$47,849	\$50,492
14	2033	\$48,327	\$236	\$1,495	\$50,058	\$0	\$271	\$0	\$271	\$0	\$48,327	\$50,997
15	2034	\$48,810	\$236	\$1,367	\$50,413	\$0	\$271	\$0	\$271	\$0	\$48,810	\$51,480
16	2035	\$49,299	\$236	\$1,239	\$50,774	\$0	\$277	\$0	\$277	\$0	\$49,299	\$51,995
17	2036	\$49,792	\$236	\$1,152	\$51,180	\$0	\$277	\$0	\$277	\$0	\$49,792	\$52,488
18	2037	\$50,289	\$236	\$2,071	\$52,597	\$0	\$282	\$0	\$282	\$0	\$50,289	\$94,460
19	2038	\$50,792	\$236	\$1,852	\$52,881	\$0	\$282	\$0	\$282	\$0	\$50,792	\$50,792
20	2039	\$51,300	\$236	\$1,680	\$53,216	\$0	\$288	\$0	\$288	\$0	\$51,300	\$51,300
21	2040	\$51,813	\$236	\$1,539	\$53,589	\$0	\$288	\$0	\$288	\$0	\$51,813	\$51,813
22	2041	\$52,331	\$236	\$1,399	\$53,966	\$0	\$293	\$0	\$293	\$27,645	\$52,331	\$79,977
23	2042	\$52,855	\$236	\$1,258	\$54,349	\$0	\$293	\$0	\$293	\$27,645	\$52,855	\$80,500
24	2043	\$84,524	\$28,439	\$760	\$113,722	\$0	\$299	\$0	\$299	\$0	\$22,243	\$22,243
	Total	\$1,069,730	\$33,867	\$30,397	\$1,133,994	\$0	\$6,394	\$0	\$6,394	\$55,291	\$1,007,449	\$1,151,081

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

SPRINGFIELD R-12 SCHOOL DISTRICT

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Property Tax/Chapter 100		Personal Property Tax	Total	Real Property Tax		Personal Property Tax	Total	PILOTS	EATS	Total
		Sales Tax	Payments			Sales Tax	Tax					
1	2020	\$0	\$3,433	\$0	\$3,433	\$0	\$3,433	\$0	\$3,433	\$0	\$0	\$0
2	2021	\$0	\$3,433	\$0	\$3,433	\$0	\$3,502	\$0	\$3,502	\$0	\$0	\$0
3	2022	\$0	\$3,433	\$0	\$3,433	\$0	\$3,502	\$0	\$3,502	\$0	\$0	\$0
4	2023	\$0	\$3,433	\$18,168	\$21,601	\$0	\$3,572	\$0	\$3,572	\$0	\$0	\$0
5	2024	\$0	\$3,433	\$19,632	\$23,065	\$0	\$3,572	\$0	\$3,572	\$0	\$0	\$0
6	2025	\$0	\$3,433	\$20,431	\$23,864	\$0	\$3,644	\$0	\$3,644	\$0	\$0	\$0
7	2026	\$0	\$3,433	\$20,465	\$23,898	\$0	\$3,644	\$0	\$3,644	\$0	\$0	\$0
8	2027	\$0	\$3,433	\$19,465	\$22,899	\$0	\$3,716	\$0	\$3,716	\$0	\$0	\$0
9	2028	\$0	\$3,433	\$17,777	\$21,210	\$0	\$3,716	\$0	\$3,716	\$0	\$0	\$0
10	2029	\$0	\$3,433	\$16,621	\$20,055	\$0	\$3,791	\$0	\$3,791	\$0	\$0	\$0
11	2030	\$0	\$3,433	\$30,137	\$33,570	\$0	\$3,791	\$0	\$3,791	\$0	\$0	\$0
12	2031	\$0	\$3,433	\$25,882	\$29,315	\$0	\$3,867	\$0	\$3,867	\$0	\$0	\$0
13	2032	\$0	\$3,433	\$23,603	\$27,036	\$0	\$3,867	\$0	\$3,867	\$0	\$0	\$0
14	2033	\$0	\$3,433	\$21,745	\$25,179	\$0	\$3,944	\$0	\$3,944	\$0	\$0	\$0
15	2034	\$0	\$3,433	\$19,888	\$23,321	\$0	\$3,944	\$0	\$3,944	\$0	\$0	\$0
16	2035	\$0	\$3,433	\$18,030	\$21,463	\$0	\$4,023	\$0	\$4,023	\$0	\$0	\$0
17	2036	\$0	\$3,433	\$16,759	\$20,193	\$0	\$4,023	\$0	\$4,023	\$0	\$0	\$0
18	2037	\$0	\$3,433	\$30,137	\$33,570	\$0	\$4,103	\$0	\$4,103	\$0	\$0	\$0
19	2038	\$0	\$3,433	\$26,946	\$30,379	\$0	\$4,103	\$0	\$4,103	\$0	\$0	\$0
20	2039	\$0	\$3,433	\$24,439	\$27,872	\$0	\$4,185	\$0	\$4,185	\$0	\$0	\$0
21	2040	\$0	\$3,433	\$22,395	\$25,829	\$0	\$4,185	\$0	\$4,185	\$0	\$0	\$0
22	2041	\$0	\$3,433	\$20,352	\$23,785	\$0	\$4,269	\$0	\$4,269	\$402,195	\$0	\$402,195
23	2042	\$0	\$3,433	\$18,309	\$21,742	\$0	\$4,269	\$0	\$4,269	\$402,195	\$0	\$402,195
24	2043	\$0	\$413,741	\$11,052	\$424,792	\$0	\$4,354	\$0	\$4,354	\$0	\$0	\$0
	Total	\$0	\$492,708	\$442,232	\$934,940	\$0	\$93,018	\$0	\$93,018	\$804,389	\$0	\$804,389

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

BLIND PENSION TAX

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Sales Tax	Property Tax/Chapter 100 Payments	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	PILOTS	EATS	Total
1	2020	\$0	\$25	\$0	\$25	\$0	\$25	\$0	\$25	\$0	\$0	\$0
2	2021	\$0	\$25	\$0	\$25	\$0	\$25	\$0	\$25	\$0	\$0	\$0
3	2022	\$0	\$25	\$0	\$25	\$0	\$25	\$0	\$25	\$0	\$0	\$0
4	2023	\$0	\$25	\$132	\$157	\$0	\$26	\$0	\$26	\$0	\$0	\$0
5	2024	\$0	\$25	\$142	\$167	\$0	\$26	\$0	\$26	\$0	\$0	\$0
6	2025	\$0	\$25	\$148	\$173	\$0	\$26	\$0	\$26	\$0	\$0	\$0
7	2026	\$0	\$25	\$148	\$173	\$0	\$26	\$0	\$26	\$0	\$0	\$0
8	2027	\$0	\$25	\$141	\$166	\$0	\$27	\$0	\$27	\$0	\$0	\$0
9	2028	\$0	\$25	\$129	\$154	\$0	\$27	\$0	\$27	\$0	\$0	\$0
10	2029	\$0	\$25	\$121	\$145	\$0	\$27	\$0	\$27	\$0	\$0	\$0
11	2030	\$0	\$25	\$219	\$243	\$0	\$27	\$0	\$27	\$0	\$0	\$0
12	2031	\$0	\$25	\$188	\$213	\$0	\$28	\$0	\$28	\$0	\$0	\$0
13	2032	\$0	\$25	\$171	\$196	\$0	\$28	\$0	\$28	\$0	\$0	\$0
14	2033	\$0	\$25	\$158	\$183	\$0	\$29	\$0	\$29	\$0	\$0	\$0
15	2034	\$0	\$25	\$144	\$169	\$0	\$29	\$0	\$29	\$0	\$0	\$0
16	2035	\$0	\$25	\$131	\$156	\$0	\$29	\$0	\$29	\$0	\$0	\$0
17	2036	\$0	\$25	\$122	\$146	\$0	\$29	\$0	\$29	\$0	\$0	\$0
18	2037	\$0	\$25	\$219	\$243	\$0	\$30	\$0	\$30	\$0	\$0	\$0
19	2038	\$0	\$25	\$195	\$220	\$0	\$30	\$0	\$30	\$0	\$0	\$0
20	2039	\$0	\$25	\$177	\$202	\$0	\$30	\$0	\$30	\$0	\$0	\$0
21	2040	\$0	\$25	\$162	\$187	\$0	\$30	\$0	\$30	\$0	\$0	\$0
22	2041	\$0	\$2,942	\$148	\$3,090	\$0	\$31	\$0	\$31	\$0	\$0	\$0
23	2042	\$0	\$2,942	\$133	\$3,075	\$0	\$31	\$0	\$31	\$0	\$0	\$0
24	2043	\$0	\$3,001	\$80	\$3,081	\$0	\$32	\$0	\$32	\$0	\$0	\$0
Total		\$0	\$9,408	\$3,208	\$12,616	\$0	\$675	\$0	\$675	\$0	\$0	\$0

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST-BENEFIT ANALYSIS - LOCAL

SHELTERED WORKSHOP

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Property Tax/Chapter 100		Personal	Total	Real Property		Personal	Total	PILOTS	EATS	Total
		Sales Tax	Payments	Property Tax		Sales Tax	Tax	Property Tax				
1	2020	\$0	\$38	\$0	\$38	\$0	\$38	\$0	\$38	\$0	\$0	\$0
2	2021	\$0	\$38	\$0	\$38	\$0	\$39	\$0	\$39	\$0	\$0	\$0
3	2022	\$0	\$38	\$0	\$38	\$0	\$39	\$0	\$39	\$0	\$0	\$0
4	2023	\$0	\$38	\$203	\$242	\$0	\$40	\$0	\$40	\$0	\$0	\$0
5	2024	\$0	\$38	\$220	\$258	\$0	\$40	\$0	\$40	\$0	\$0	\$0
6	2025	\$0	\$38	\$229	\$267	\$0	\$41	\$0	\$41	\$0	\$0	\$0
7	2026	\$0	\$38	\$229	\$268	\$0	\$41	\$0	\$41	\$0	\$0	\$0
8	2027	\$0	\$38	\$218	\$256	\$0	\$42	\$0	\$42	\$0	\$0	\$0
9	2028	\$0	\$38	\$199	\$237	\$0	\$42	\$0	\$42	\$0	\$0	\$0
10	2029	\$0	\$38	\$186	\$224	\$0	\$42	\$0	\$42	\$0	\$0	\$0
11	2030	\$0	\$38	\$337	\$376	\$0	\$42	\$0	\$42	\$0	\$0	\$0
12	2031	\$0	\$38	\$290	\$328	\$0	\$43	\$0	\$43	\$0	\$0	\$0
13	2032	\$0	\$38	\$264	\$303	\$0	\$43	\$0	\$43	\$0	\$0	\$0
14	2033	\$0	\$38	\$243	\$282	\$0	\$44	\$0	\$44	\$0	\$0	\$0
15	2034	\$0	\$38	\$223	\$261	\$0	\$44	\$0	\$44	\$0	\$0	\$0
16	2035	\$0	\$38	\$202	\$240	\$0	\$45	\$0	\$45	\$0	\$0	\$0
17	2036	\$0	\$38	\$188	\$226	\$0	\$45	\$0	\$45	\$0	\$0	\$0
18	2037	\$0	\$38	\$337	\$376	\$0	\$46	\$0	\$46	\$0	\$0	\$0
19	2038	\$0	\$38	\$302	\$340	\$0	\$46	\$0	\$46	\$0	\$0	\$0
20	2039	\$0	\$38	\$274	\$312	\$0	\$47	\$0	\$47	\$0	\$0	\$0
21	2040	\$0	\$38	\$251	\$289	\$0	\$47	\$0	\$47	\$0	\$0	\$0
22	2041	\$0	\$4,541	\$228	\$4,768	\$0	\$48	\$0	\$48	\$0	\$0	\$0
23	2042	\$0	\$4,541	\$205	\$4,746	\$0	\$48	\$0	\$48	\$0	\$0	\$0
24	2043	\$0	\$4,631	\$124	\$4,755	\$0	\$49	\$0	\$49	\$0	\$0	\$0
	Total	\$0	\$14,520	\$4,950	\$19,470	\$0	\$1,041	\$0	\$1,041	\$0	\$0	\$0

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST-BENEFIT ANALYSIS - LOCAL

REPLACEMENT TAX (SURTAX)

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Property Tax/Chapter 100		Personal	Total	Real Property		Personal	Total	PILOTS	EATS	Total
		Sales Tax	Payments	Property Tax		Sales Tax	Tax	Property Tax				
1	2020	\$0	\$863	\$0	\$863	\$0	\$863	\$0	\$863	\$0	\$0	\$0
2	2021	\$0	\$863	\$0	\$863	\$0	\$881	\$0	\$881	\$0	\$0	\$0
3	2022	\$0	\$863	\$0	\$863	\$0	\$881	\$0	\$881	\$0	\$0	\$0
4	2023	\$0	\$863	\$0	\$863	\$0	\$898	\$0	\$898	\$0	\$0	\$0
5	2024	\$0	\$863	\$0	\$863	\$0	\$898	\$0	\$898	\$0	\$0	\$0
6	2025	\$0	\$863	\$0	\$863	\$0	\$916	\$0	\$916	\$0	\$0	\$0
7	2026	\$0	\$863	\$0	\$863	\$0	\$916	\$0	\$916	\$0	\$0	\$0
8	2027	\$0	\$863	\$0	\$863	\$0	\$934	\$0	\$934	\$0	\$0	\$0
9	2028	\$0	\$863	\$0	\$863	\$0	\$934	\$0	\$934	\$0	\$0	\$0
10	2029	\$0	\$863	\$0	\$863	\$0	\$953	\$0	\$953	\$0	\$0	\$0
11	2030	\$0	\$863	\$0	\$863	\$0	\$953	\$0	\$953	\$0	\$0	\$0
12	2031	\$0	\$863	\$0	\$863	\$0	\$972	\$0	\$972	\$0	\$0	\$0
13	2032	\$0	\$863	\$0	\$863	\$0	\$972	\$0	\$972	\$0	\$0	\$0
14	2033	\$0	\$863	\$0	\$863	\$0	\$992	\$0	\$992	\$0	\$0	\$0
15	2034	\$0	\$863	\$0	\$863	\$0	\$992	\$0	\$992	\$0	\$0	\$0
16	2035	\$0	\$863	\$0	\$863	\$0	\$1,011	\$0	\$1,011	\$0	\$0	\$0
17	2036	\$0	\$863	\$0	\$863	\$0	\$1,011	\$0	\$1,011	\$0	\$0	\$0
18	2037	\$0	\$863	\$0	\$863	\$0	\$1,032	\$0	\$1,032	\$0	\$0	\$0
19	2038	\$0	\$863	\$0	\$863	\$0	\$1,032	\$0	\$1,032	\$0	\$0	\$0
20	2039	\$0	\$863	\$0	\$863	\$0	\$1,052	\$0	\$1,052	\$0	\$0	\$0
21	2040	\$0	\$863	\$0	\$863	\$0	\$1,052	\$0	\$1,052	\$0	\$0	\$0
22	2041	\$0	\$101,993	\$0	\$101,993	\$0	\$1,073	\$0	\$1,073	\$0	\$0	\$0
23	2042	\$0	\$101,993	\$0	\$101,993	\$0	\$1,073	\$0	\$1,073	\$0	\$0	\$0
24	2043	\$0	\$104,033	\$0	\$104,033	\$0	\$1,095	\$0	\$1,095	\$0	\$0	\$0
	Total	\$0	\$326,148	\$0	\$326,148	\$0	\$23,389	\$0	\$23,389	\$0	\$0	\$0

SPRINGFIELD COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - LOCAL

DOWNTOWN SPRINGFIELD CID

	Year	<u>Amounts Collected By Taxing Jurisdictions With Redevelopment</u>				<u>Amounts Collected By Taxing Jurisdictions Without Redevelopment</u>				<u>Amounts Captured by TIF</u>		
		Property Tax/Chapter 100		Personal	Total	Real Property		Personal	Total	PILOTS	EATS	Total
		Sales Tax	Payments	Property Tax		Sales Tax	Tax	Property Tax				
1	2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2022	\$6,250	\$0	\$0	\$6,250	\$0	\$0	\$0	\$0	\$0	\$6,250	\$6,250
4	2023	\$12,500	\$0	\$0	\$12,500	\$0	\$0	\$0	\$0	\$0	\$12,500	\$12,500
5	2024	\$12,625	\$0	\$0	\$12,625	\$0	\$0	\$0	\$0	\$0	\$12,625	\$12,625
6	2025	\$12,751	\$0	\$0	\$12,751	\$0	\$0	\$0	\$0	\$0	\$12,751	\$12,751
7	2026	\$12,879	\$0	\$0	\$12,879	\$0	\$0	\$0	\$0	\$0	\$12,879	\$12,879
8	2027	\$13,008	\$0	\$0	\$13,008	\$0	\$0	\$0	\$0	\$0	\$13,008	\$13,008
9	2028	\$13,138	\$0	\$0	\$13,138	\$0	\$0	\$0	\$0	\$0	\$13,138	\$13,138
10	2029	\$13,269	\$0	\$0	\$13,269	\$0	\$0	\$0	\$0	\$0	\$13,269	\$13,269
11	2030	\$13,402	\$0	\$0	\$13,402	\$0	\$0	\$0	\$0	\$0	\$13,402	\$13,402
12	2031	\$3,384	\$0	\$0	\$3,384	\$0	\$0	\$0	\$0	\$0	\$3,384	\$3,384
13	2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$113,205	\$0	\$0	\$113,205	\$0	\$0	\$0	\$0	\$0	\$113,205	\$113,205

EXHIBIT 7

TO TIF PLAN

Cost-Benefit Analysis – State of Missouri

**Springfield IDEA Commons
Tax Increment Financing Plan**

COST BENEFIT ANALYSIS - STATE OF MISSOURI

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - STATE OF MISSOURI - ASSUMPTIONS WORKSHEET

Construction Jobs Assumptions

Number of Construction Jobs Created	337
Construction Jobs Hours Worked	137,048
Average Hourly Rate	\$41.55
Gross Wages	\$5,694,344
Estimated Adjusted Gross Income	\$4,647,959
State Withholdings Rate	5.4% of excess over \$8,424 plus \$274
Estimated Withholdings	\$190,028
TIF Capture Rate	0.0%

Long Term Jobs Assumptions

Base Year				2019		
Number of Jobs Located in Redevelopment Area (2019)				0		
Jobs Created by Redevelopment Project (starting in 2022):						
	<i>Number of Jobs</i>	<i>Hours Per Year</i>	<i>Average Hourly Rate</i>	<i>Gross Wages</i>	<i>Est. Adjusted Gross Income*</i>	<i>Estimated Annual Withholdings</i>
Office Building - Full Time	498	2,000	\$28.89	\$28,774,440	\$19,486,740	\$962,198
Office Building - Part Time	102	1,000	\$16.19	\$1,651,380	\$386,580	\$2,424
Office Building (Food Service) - Full Time (Mgr.)	2	2,000	\$29.40	\$117,600	\$80,300	\$3,974
Office Building (Food Service) - Part Time	30	1,000	\$9.73	\$291,900	\$0	\$0
JVIC Expansion - Full Time	40	2,000	\$38.55	\$3,084,000	\$2,338,000	\$119,016
JVIC Expansion - Part Time	10	1,000	\$21.69	\$216,900	\$92,900	\$3,208
	682					\$1,090,820
Occupancy - 2022	50%					
Occupancy - 2023 and thereafter	90%					
State Withholdings Rate	5.4% of excess over \$8,424 plus			\$274		
Annual Growth Factor	1.0%					
TIF Capture Rate	50.0%					

* 2020 Missouri Withholding Tax Formula form from Missouri Department of Revenue applied to assumptions. For full-time employees, \$18,650 is assumed as a standard deduction for head of household filers. For part-time employees, the standard deduction for single filers (\$12,400) is assumed.

Real Property Assumptions

Tax Rate (Blind Pension Tax)	0.0300
Base Assessed Valuation	\$83,010
2022 Assessed Valuation	\$4,221,168
Growth Factor in Odd Years	2.0%
TIF Capture Rate	0.0%

Personal Property Assumptions

Tax Rate (Blind Pension Tax)	0.0300
Base Assessed Valuation	\$0
Acquisition Cost - Office Building (7 year replacement)	\$1,000,000
Acquisition Cost - JVIC Expansion (per year)	\$500,000
TIF Capture Rate	0.0%

Sales Tax Assumptions

Type of Taxable Sales	Restaurant Food Sales
Tax Rate	4.225%
Retail Square Footage	10,000
Annual Sales Per Square Foot	\$500
Projected Annual Sales	\$5,000,000
Annual Growth Factor	1.0%
TIF Capture Rate	0.0%

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

COST BENEFIT ANALYSIS - STATE OF MISSOURI

	Year	<u>Amounts Collected By State With Redevelopment</u>						<u>Amounts Collected By State Without Redevelopment</u>						<u>Amounts Captured as State Supplemental</u>		
		Construction Jobs - Withholdings	Long Term Jobs - Withholdings	Real Property Tax - Blind Pension - Tax / Ch 100 Payments	Personal Property Tax - Blind Pension	Sales Tax	Total	Construction Jobs - Withholdings	Long Term Jobs - Withholdings	Real Property Tax - Blind Pension	Personal Property Tax - Blind Pension	Sales Tax	Total	Incremental Long Term Jobs Withholdings	Capture Rate	Total
1	2020	\$95,014	\$0	\$25	\$0	\$0	\$95,039	\$0	\$0	\$25	\$0	\$0	\$25	\$0	50%	\$0
2	2021	\$95,014	\$0	\$25	\$0	\$0	\$95,039	\$0	\$0	\$25	\$0	\$0	\$25	\$0	50%	\$0
3	2022	\$0	\$272,705	\$25	\$0	\$105,625	\$378,355	\$0	\$0	\$25	\$0	\$0	\$25	\$545,410	50%	\$272,705
4	2023	\$0	\$490,869	\$25	\$132	\$211,250	\$702,276	\$0	\$0	\$26	\$0	\$0	\$26	\$981,738	50%	\$490,869
5	2024	\$0	\$495,778	\$25	\$142	\$213,363	\$709,307	\$0	\$0	\$26	\$0	\$0	\$26	\$991,555	50%	\$495,778
6	2025	\$0	\$500,735	\$25	\$148	\$215,496	\$716,405	\$0	\$0	\$26	\$0	\$0	\$26	\$1,001,471	50%	\$500,735
7	2026	\$0	\$505,743	\$25	\$148	\$217,651	\$723,567	\$0	\$0	\$26	\$0	\$0	\$26	\$1,011,486	50%	\$505,743
8	2027	\$0	\$510,800	\$25	\$141	\$219,828	\$730,794	\$0	\$0	\$27	\$0	\$0	\$27	\$1,021,600	50%	\$510,800
9	2028	\$0	\$515,908	\$25	\$129	\$222,026	\$738,088	\$0	\$0	\$27	\$0	\$0	\$27	\$1,031,816	50%	\$515,908
10	2029	\$0	\$521,067	\$25	\$121	\$224,246	\$745,459	\$0	\$0	\$27	\$0	\$0	\$27	\$1,042,135	50%	\$521,067
11	2030	\$0	\$526,278	\$25	\$219	\$226,489	\$753,010	\$0	\$0	\$27	\$0	\$0	\$27	\$1,052,556	50%	\$526,278
12	2031	\$0	\$531,541	\$25	\$188	\$228,753	\$760,507	\$0	\$0	\$28	\$0	\$0	\$28	\$1,063,081	50%	\$531,541
13	2032	\$0	\$536,856	\$25	\$171	\$231,041	\$768,093	\$0	\$0	\$28	\$0	\$0	\$28	\$1,073,712	50%	\$536,856
14	2033	\$0	\$542,225	\$25	\$158	\$233,351	\$775,759	\$0	\$0	\$29	\$0	\$0	\$29	\$1,084,449	50%	\$542,225
15	2034	\$0	\$547,647	\$25	\$144	\$235,685	\$783,501	\$0	\$0	\$29	\$0	\$0	\$29	\$1,095,294	50%	\$547,647
16	2035	\$0	\$553,123	\$25	\$131	\$238,042	\$791,321	\$0	\$0	\$29	\$0	\$0	\$29	\$1,106,247	50%	\$553,123
17	2036	\$0	\$558,655	\$25	\$122	\$240,422	\$799,223	\$0	\$0	\$29	\$0	\$0	\$29	\$1,117,309	50%	\$558,655
18	2037	\$0	\$564,241	\$25	\$219	\$242,826	\$807,311	\$0	\$0	\$30	\$0	\$0	\$30	\$1,128,482	50%	\$564,241
19	2038	\$0	\$569,884	\$25	\$195	\$245,255	\$815,359	\$0	\$0	\$30	\$0	\$0	\$30	\$1,139,767	50%	\$569,884
20	2039	\$0	\$575,582	\$25	\$177	\$247,707	\$823,492	\$0	\$0	\$30	\$0	\$0	\$30	\$1,151,165	50%	\$575,582
21	2040	\$0	\$581,338	\$25	\$162	\$250,184	\$831,710	\$0	\$0	\$30	\$0	\$0	\$30	\$1,162,677	50%	\$581,338
22	2041	\$0	\$587,152	\$2,942	\$148	\$252,686	\$842,928	\$0	\$0	\$31	\$0	\$0	\$31	\$1,174,303	50%	\$587,152
23	2042	\$0	\$593,023	\$2,942	\$133	\$255,213	\$851,311	\$0	\$0	\$31	\$0	\$0	\$31	\$1,186,046	50%	\$593,023
24	2043	\$0	\$1,197,907	\$3,001	\$80	\$257,765	\$1,458,753	\$0	\$0	\$32	\$0	\$0	\$32	\$1,197,907	50%	\$0
	Total	\$190,028	\$12,279,057	\$9,408	\$3,208	\$5,014,905	\$17,496,605	\$0	\$0	\$675	\$0	\$0	\$675	\$22,162,301		\$11,081,150

EXHIBIT 8

TO TIF PLAN

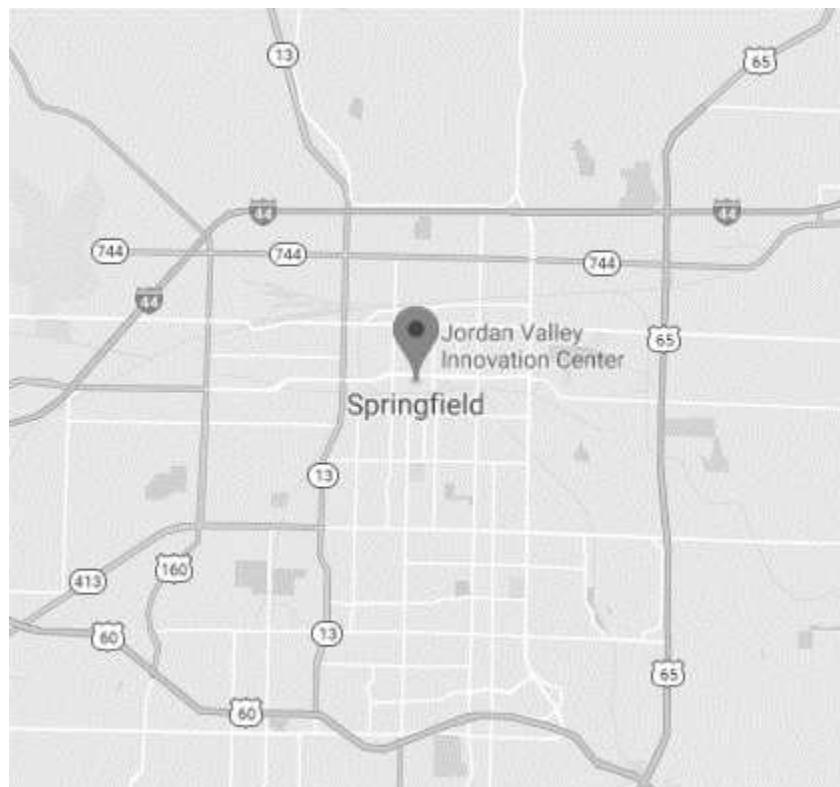
Existing Conditions Study (Blight Study)

The attached blight study addresses three areas, two of which are not included in the Redevelopment Area. Area 1 in the attached Blight Study covers the majority of the area defined by the TIF Plan as the Redevelopment Area.



BLIGHT STUDY

PROPERTIES SURROUNDING THE JORDAN VALLEY INNOVATION CENTER



Date: December 17, 2019

Prepared By: Springfield Department of Planning and Development

PURPOSE OF THIS STUDY

The City of Springfield, Missouri (the “City”) is seeking to encourage the redevelopment of three areas surrounding the Jordan Valley Innovation Center located at 524 N. Boonville Avenue, Springfield, MO 65806 (collectively, the “JVIC Areas”). This study documents the conditions found in the JVIC Areas and contains analysis of how such conditions cause each of the JVIC Areas to be a “blighted area” pursuant to the definition of such term found in Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the “TIF Act”).

DEFINITION AND IDENTIFICATION OF BLIGHT

Section 99.805(1) of the TIF Act defines the term “blighted area” as follows:

“Blighted area,” 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.

This study will document the existence of the following blighting factors:

1. insanitary or unsafe conditions;
2. deterioration of site improvements; and
3. conditions which endanger life or property by fire and other causes;

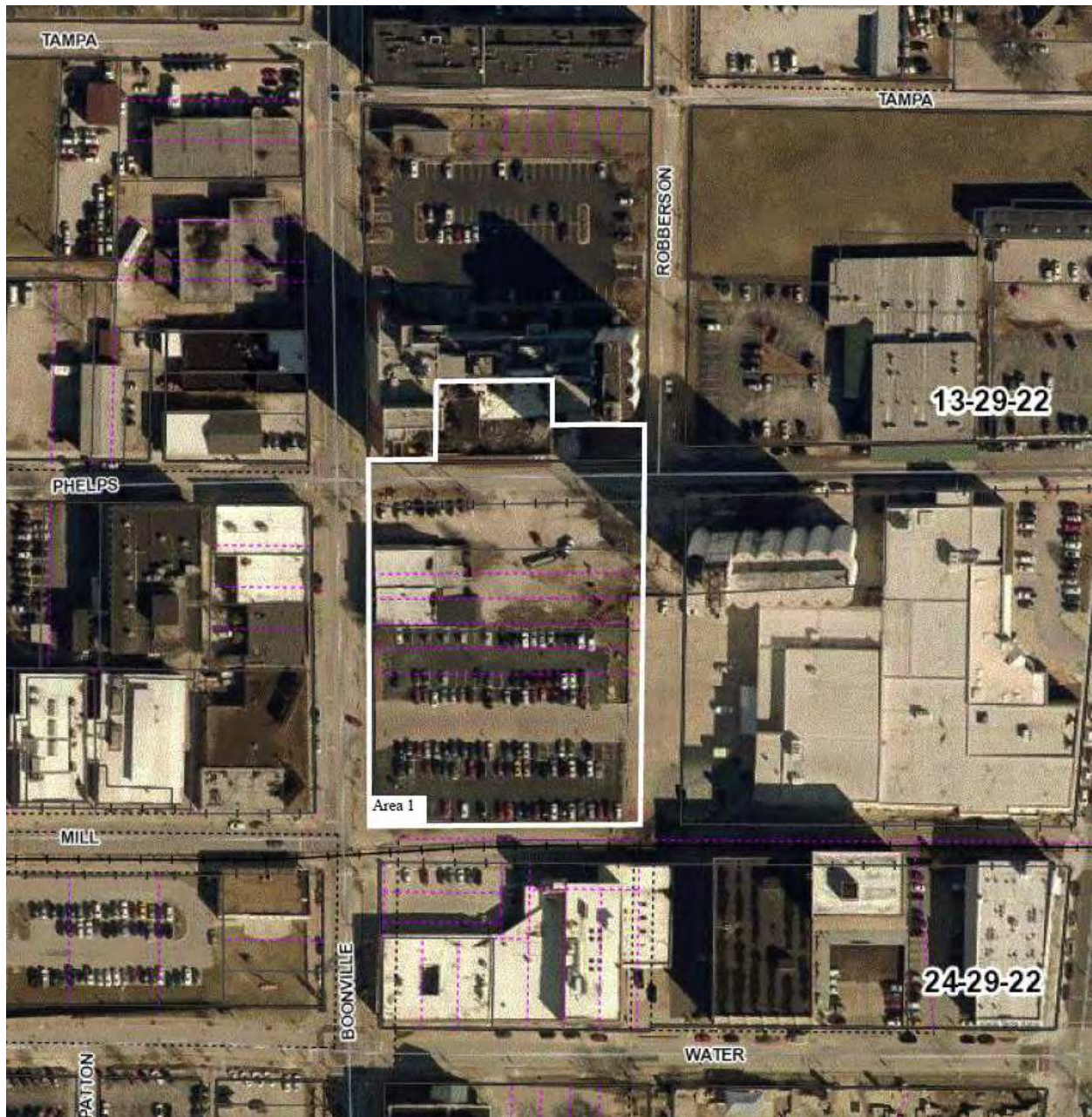
and will describe how such blighting factors constitute an economic and social liability and a menace to the public health, safety and welfare in the present condition and use of the JVIC Areas.

AREA 1

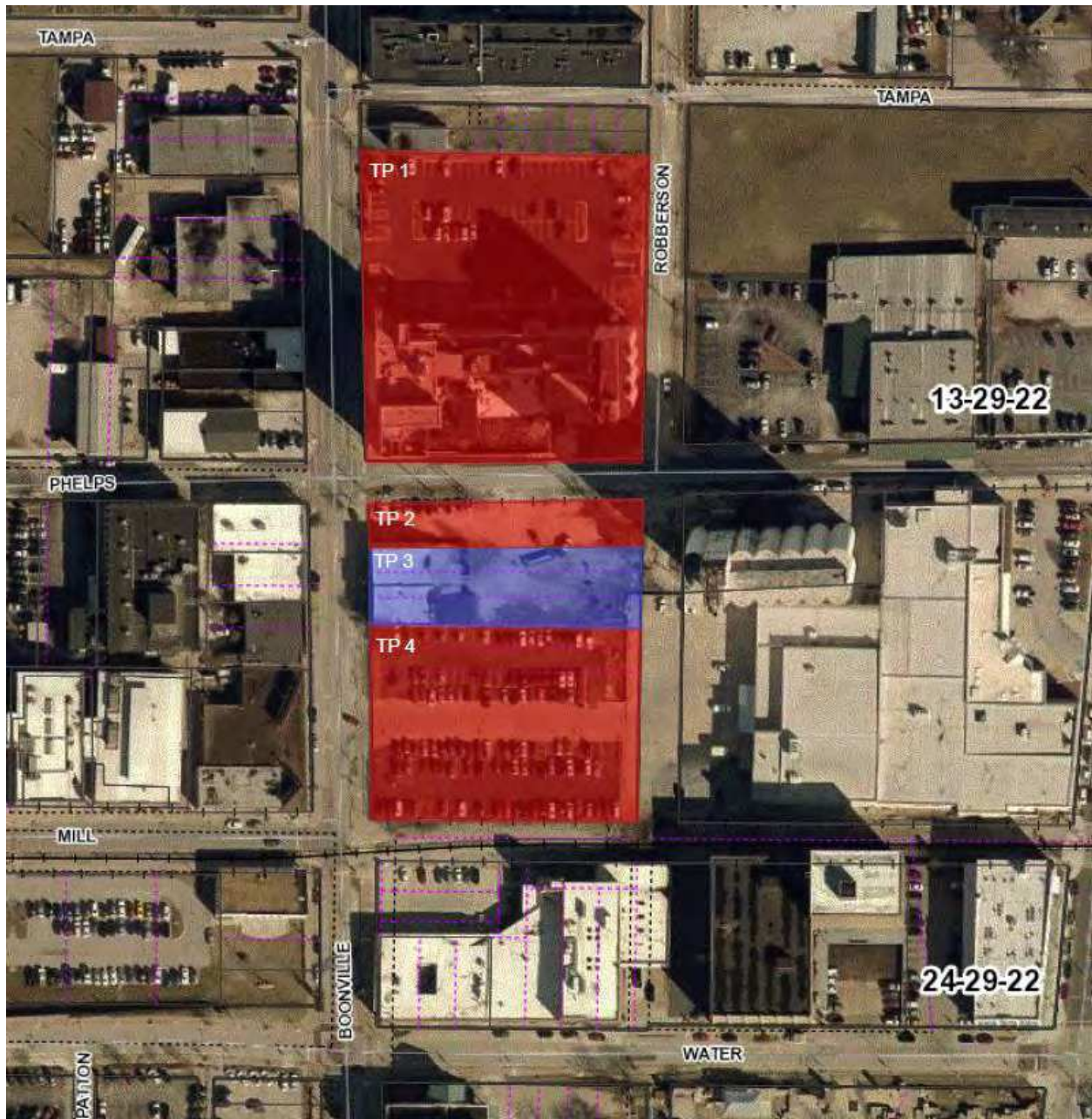
Area 1 consists of three complete tax parcels and a portion of a fourth tax parcel. It is generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue to the east (if extended on the same heading south of E. Phelps Street), and a set of railroad tracks running parallel to and north of E. Water Street to the south. The parcel identification numbers and owners, as of April 11, 2019, are set forth in the table below:

<i>Assessor’s Parcel ID Number</i>	<i>Owner</i>	<i>Map Location (see following pages)</i>
1313312010	Missouri State University	TP 1
1313311001	Missouri State University	TP 2
1313311005	414 N Boonville, LLC	TP 3
1313311009	Missouri State University	TP 4

Map: Outline of Area 1



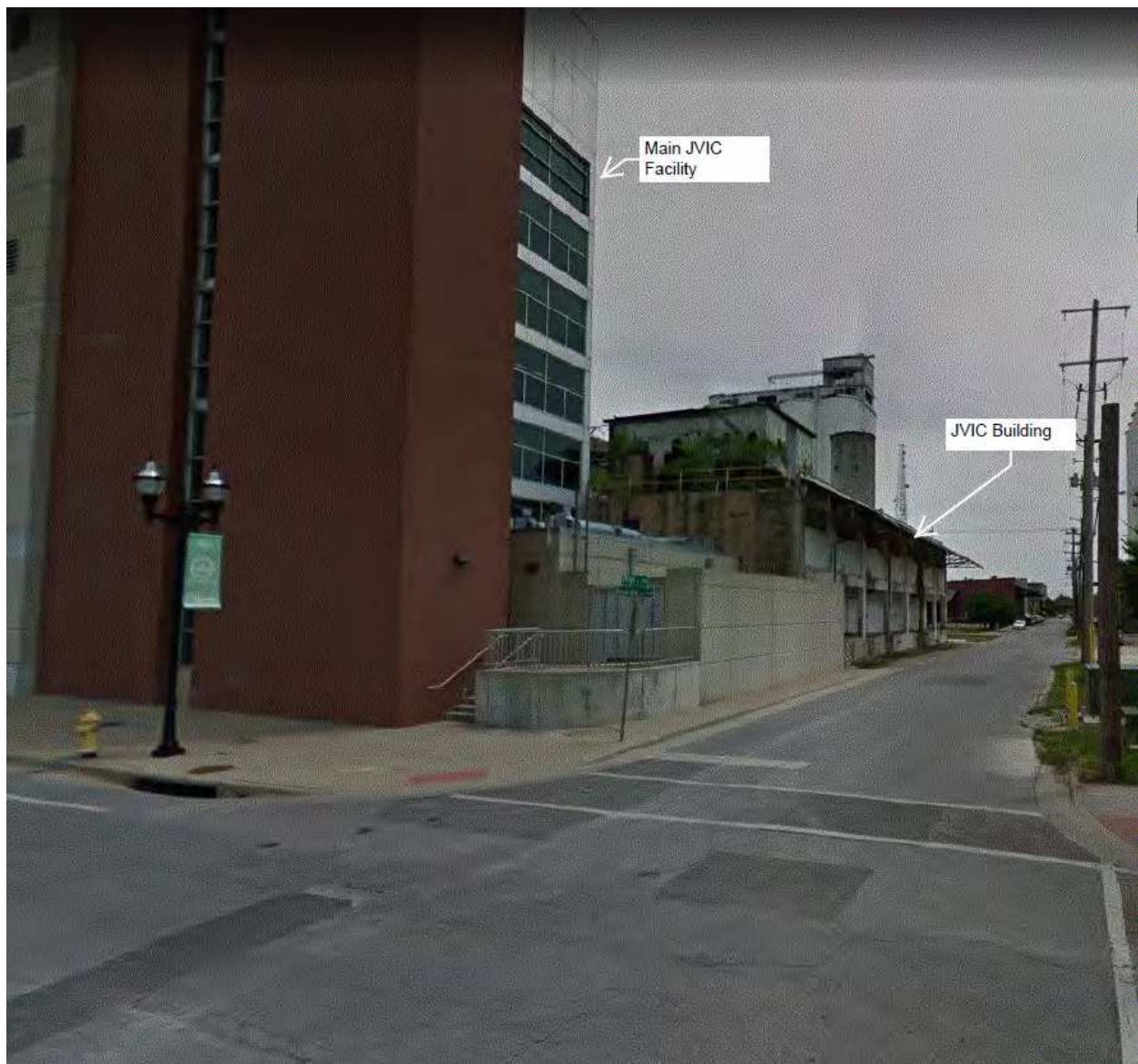
Map: Tax Parcels Completely or Partially Within Area 1



GENERAL DESCRIPTION OF AREA 1

Area 1 contains two buildings and a parking lot that is bounded by various types of fencing. The building furthest to the north, which will be referred to in this study as the “JVIC Building” is attached to the main Jordan Valley Innovation Center facility operated by Missouri State University. Immediately south of the JVIC Building and across E. Phelps Street is a building that is divided into two spaces, the northern portion of which was previously operated as a nightclub and the southern portion of which was previously operated as a tool supply store (collectively referred to in this study as the “Nightclub / Saw & Tool Building”). Finally, the southernmost portion of Area 1 is currently operated as a parking lot. See pictures below for a depiction of each component of Area 1. Also, see the map below for a depiction of the location of each component of Area 1 within the larger Area 1 boundary.

Picture: JVIC Building and Main Jordan Valley Innovation Center Facility



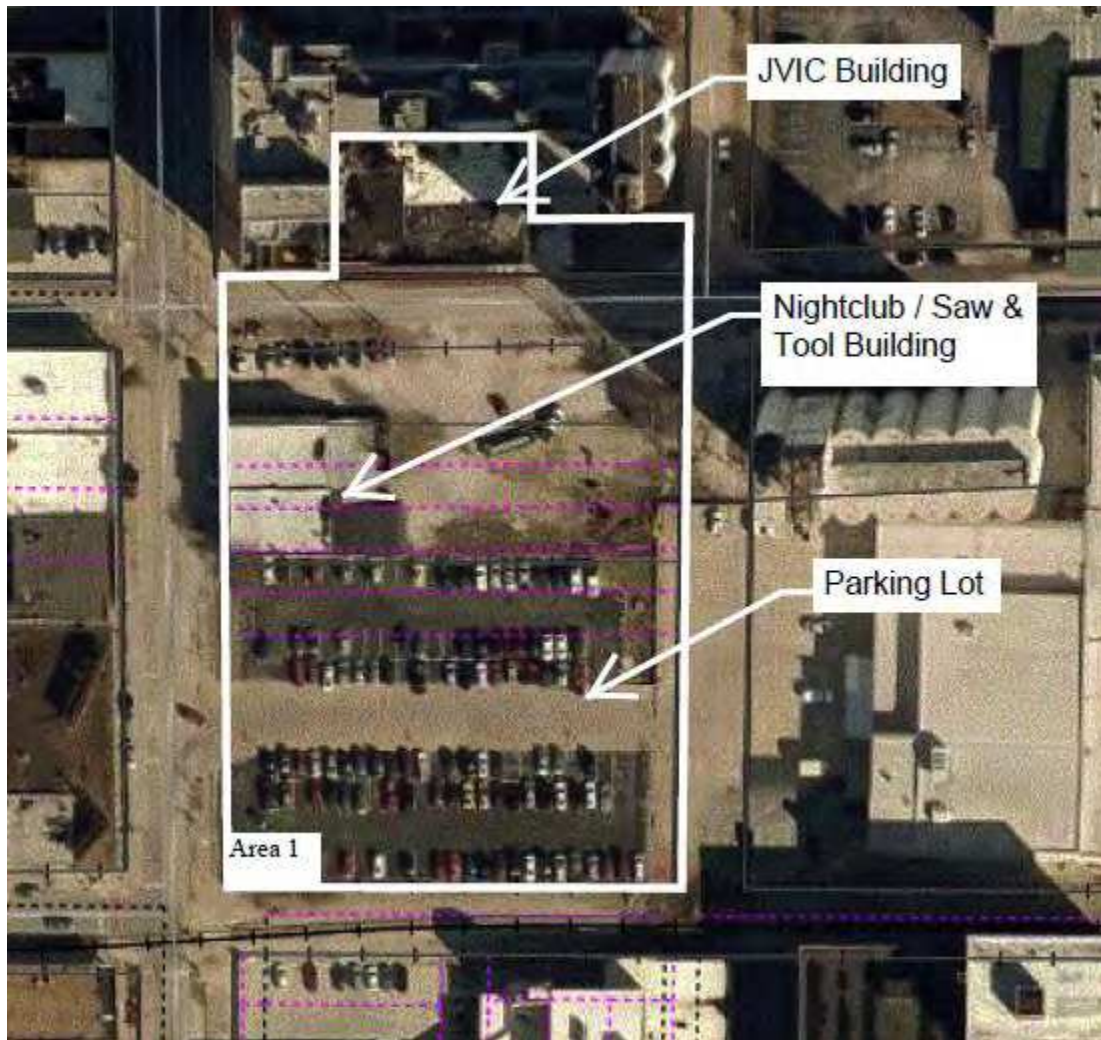
Picture: Nightclub / Saw & Tool Building



Picture: Parking Lot



Map: Location of Components Within Area 1



EVIDENCE OF BLIGHT WITHIN AREA 1

Site visits were performed for Area 1 on April 11, 2019 and December 5, 2019. Numerous pictures were taken, which are contained in **Appendix A** attached hereto that depict the conditions described below. Most of the pictures were taken during the April 11, 2019 site visit. The site visit performed on December 5, 2019 confirmed the continued existence of the conditions pictured.

Within Area 1, the following blighting conditions are present:

1. insanitary or unsafe conditions;
2. deterioration of site improvements; and
3. conditions which endanger life or property by fire and other causes.

These factors are pervasive within the buildings contained in Area 1. Below is a description of the blighting factors found within the JVIC Building and the Nightclub / Saw & Tool Building.

JVIC Building

The JVIC Building is currently vacant. As shown on **Appendix A**, the JVIC Building contains significant deterioration of site improvements. There are numerous trees and other plants growing out of the roof of the JVIC Building. Significant portions of the steel siding on the structure located on the roof of the JVIC Building are missing, exposing the interior to the elements. Structural, electrical and weather proofing components on the roof of the JVIC Building show excessive rust and decay and debris are scattered over the area of the roof. On the front elevation of the JVIC Building, the concrete structure and finish is severely deteriorated, with concrete columns that have spalled to the point where rebar reinforcement is exposed to the elements and shows signs of significant rust. Downspouts are cut off over eight feet above ground level, electrical conduits are cut off randomly, rusty metal protrusions extend from the loading dock wall, having been cut off years prior, presenting a danger of injury to passersby, broken windows and spalling and collapsing concrete present a danger to anyone at ground level near the loading dock and street area, numerous trip hazards and protruding bolts are scattered along the loading dock area, and makeshift loading dock security doors show signs of attempts to break in. The side elevation contains a number of unclosed holes and evidence that chunks of concrete from the roof and walls have fallen to the grassy area below.

Inside the JVIC Building, there are construction and other types of debris littered throughout, including concrete spall debris, cardboard boxes, wood materials, pallets, metal structural components and materials, broken and whole cinder blocks, corrugated pipe, scattered rebar pieces, aluminum cans and other garbage. There is no lighting within the JVIC Building and the scatter and accumulation of debris is such that it is generally unsafe to navigate throughout the building. Only the first floor is accessible from the ground level entrances, as there are no stairs to the second floor and the stairs to the basement are in poor condition. There are large holes in the concrete deck between the first and second floors. The steel and concrete structural members of the JVIC Building are in a state of significant decay, with concrete having spalled to the point that rebar reinforcement is exposed and significantly rusted, and severe rust existing on steel beams and columns.

Nightclub / Saw & Tool Building

The Nightclub / Saw & Tool Building is currently vacant. As shown on **Appendix A**, the Nightclub / Saw & Tool Building contains significant deterioration of site improvements. The wood siding on the exterior of the building is dilapidated, shows substantial wood rot, is splintering in some areas, and in various places is pulling away from the wall of the building. These conditions exist on the front elevation of the building, but are more pronounced on the rear elevation of the building. On the front elevation of the Nightclub / Saw & Tool Building, a portion of exterior wall is missing with insulation and framing exposed. The storefront has been removed and boarded up with plywood, which is dilapidated with some wood rot present. The upper brick facade is beginning to separate from sides of building and lean over sidewalk. Elevated views of the building, as well as views from the side (south) elevation of the building, reveal the roof is significantly deteriorated. There are many holes in the exterior walls of the building (both in the wood siding as well as in the brick façade) and in the wood which has been used to board up most exterior doors and windows. During the April 11, 2019 site visit, a covered wood porch was observed that was attached to the rear of the building. The porch was rotting, missing all or parts of boards and appeared to be collapsing. During the April 11, 2019 site visit, the police were called to remove a homeless person from the premises that had apparently been living in makeshift quarters on this porch. The roofing material covering this porch and the surrounding area has since been removed as a result of additional calls to police reporting vagrants using the porch as a living area. A portion of the brick façade at the southeast corner of the building appears to be missing. Upon visual inspection of this area of the wall, its condition suggests other bricks could fall off of the wall at any time, posing a danger to passersby. There are significant amounts of debris scattered around the building, most notably in the rear of the building where at least one

homeless person appeared to be residing as of the April 11, 2019 site visit. The rear of the building also contains a substantial amount of graffiti.

Inside the Nightclub / Saw & Tool Building there is debris littered throughout, including cans, paper, cardboard, plastic containers, buckets of roofing coating, old machinery, lumber, appliances, and other garbage. There are holes in the floors and walls. There is a substantial amount of exposed electrical wiring hanging from ceilings, as well as open and exposed conduit, junction boxes and breaker boxes. A large number of ceiling tiles are missing, falling down or broken. The exposed ceiling above these areas evidences water damage, presumably resulting from the severe deterioration of the roof as discussed above. There is no lighting in the Nightclub / Saw & Tool Building which, with the scatter and accumulation of debris, combined with all of the exposed wiring and the holes in the floor, make it generally unsafe to navigate throughout the building. Notable amounts of light and air emanating through and around the boarded up exterior doorways and windows indicate the building is not secured from the elements.

On June 13, 2019, the Springfield fire department responded to a call at the Nightclub / Saw & Tool Building. A fire had been set inside the building by persons who had broken into the building, presumably seeking shelter. The fire was quickly extinguished, and did not result in any significant harm to the building.

EFFECT OF BLIGHT WITHIN AREA 1

The blighting factors discussed above and shown on Appendix A relating to Area 1 constitute an economic and social liability and a menace to the public health, safety and welfare in the present condition and use of Area 1.

Economic and Social Liability

The City is attempting to encourage the redevelopment of the general area surrounding Area 1. The existence of vacant, dilapidated buildings such as the JVIC Building is a general deterrent to the revitalization of an area. Vacant buildings commonly attract crime and loitering and can serve as an attractive nuisance for area youth. The security doors on the JVIC Building show signs of attempted break-ins. Graffiti inside the Nightclub / Saw & Tool Building observed on April 11, 2019 and the fire set on June 13, 2019 inside the building evidence more than one successful break-in. During the April 11, 2019 site visit, the police were called to remove a homeless person who had been trespassing on the property of the Nightclub / Saw & Tool Building and had constructed a living area on a porch behind the Nightclub / Saw & Tool Building. The roofing material covering this porch and the surrounding area has since been removed in response to a number of such calls. The potential for crime, the attraction of vagrancy, and the potential liability to those that could be injured by dangerous conditions that result from the present condition of the JVIC Building and the Nightclub / Saw & Tool Building constitutes a significant economic and social liability.

Menace to Public Health, Safety and Welfare

There are many dangerous conditions within Area 1 that constitute a menace to public health, safety and welfare. As discussed above, the JVIC Building is vacant and serves as an attractive nuisance with numerous dangerous exterior conditions that could cause injury to persons in or around its premises. Evidence of successful and attempted break-ins bolsters the concern that the condition of Area 1 is conducive to crime. The vacant Nightclub / Saw & Tool Building provides partial cover for and serves as an attraction for the homeless to construct makeshift living quarters, causing the area to be generally less safe and providing the opportunity for interaction between vermin and humans in squalid living conditions. The interior condition of the JVIC Building and the Nightclub / Saw & Tool Building are such that anyone choosing to enter such structures in search of shelter would have a high likelihood of injury, adding to their

character as an attractive nuisance. As there is no active HVAC system or fire suppression in the Nightclub / Saw & Tool Building, a wood-framed building filled with flammable debris, any attempts by vagrants to provide heat by lighting fires could result in the entirety of the Nightclub / Saw & Tool Building catching fire. On June 13, 2019, a fire was set in the Nightclub / Saw & Tool Building, but was extinguished by the Springfield fire department before causing serious damage, providing evidence of the risk that vagrants will enter the building and use it for various purposes, including setting fires within the building. While there does not appear to be any electricity currently being supplied to the Nightclub / Saw & Tool Building, the abundance of exposed electrical wires, which are present throughout the building hanging from ceilings, conduits, junction boxes and breaker boxes, poses a safety risk to anyone inside the building. Old machinery and appliances within the Nightclub / Saw & Tool Building also appear to pose additional dangers to anyone who might trespass into the building.

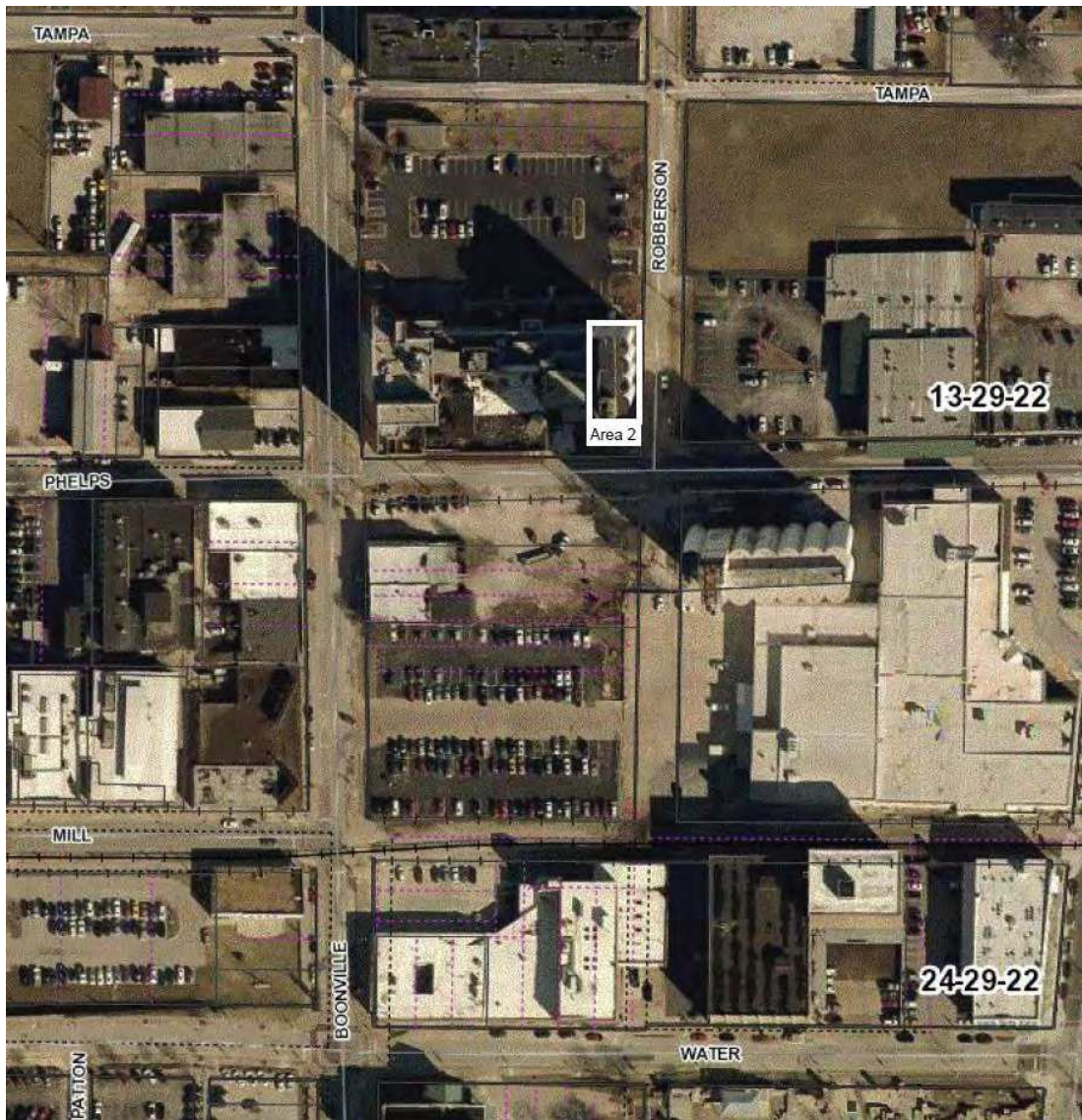
AREA 2

Area 2 consists of a portion of one tax parcel. It is generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue to the east, and E. Phelps Street to the south. The parcel identification number and owner are set forth in the table below:

<i>Assessor's Parcel ID Number</i>	<i>Owner</i>	<i>Map Location (see following pages)</i>
1313312010	Missouri State University	TP 1

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Map: Outline of Area 2



Map: Tax Parcel Partially Within Area 2



GENERAL DESCRIPTION OF AREA 2

Area 2 contains a grain tower which will be referred to in this study as the “Area 2 Grain Tower.” The Area 2 Grain Tower is bounded on the west side by the JVIC Building and main Jordan Valley Innovation Center facility, on the north side by a parking lot, on the south side by E. Phelps Street and on the east side by N. Robberson Avenue. See picture below for a depiction of the Area 2 Grain Tower.

Picture: Area 2 Grain Tower



EVIDENCE OF BLIGHT WITHIN AREA 2

Site visits were performed for Area 2 on April 11, 2019 and December 5, 2019. Numerous pictures were taken, which are contained in **Appendix A** attached hereto that depict the conditions described below. Most of the pictures were taken during the April 11, 2019 site visit. The site visit performed on December 5, 2019 confirmed the continued existence of the conditions pictured.

Within Area 2, the following blighting conditions are present:

1. unsanitary or unsafe conditions; and
2. deterioration of site improvements.

Below is a description of the blighting factors found within Area 2.

Area 2 Grain Tower

The Area 2 Grain Tower is currently empty and is not being used. As shown on **Appendix A**, the Area 2 Grain Tower contains significant deterioration of site improvements and unsafe conditions. The concrete exterior of the Area 2 Grain Tower is dilapidated, with peeling paint and evidence of the spalling of exterior surfaces. The south elevation of the Area 2 Grain Tower shows several noticeable cracks in the exterior walls. There are several holes in the exterior wall of the south elevation, including a large hole above the front entrance door. A metal plate covering a large opening at ground level in the wall of the south elevation is dented inward, creating additional holes in the structure at ground level, which provide easy entry point for rodents, snakes and other pests. Rusted metal pipes and other rusted metal components protrude from the exterior walls of the Area 2 Grain Tower, some of which are close to head/shoulder level. A deteriorated concrete pad near the south entrance door sits several inches above ground level with rusty bolts extending above the surface of the concrete. Window frames at the very top of the Area 2 Grain Tower on the south elevation and north elevation show significant rust, with several panes of glass missing. The remaining panes of glass could potentially fall as the window frames continue to deteriorate. These conditions combine to present various dangers to passersby. At the east elevation of the Area 2 Grain Tower, the side door and frame are rusted and the entrance is minimally secured. The concrete around the east entrance door is deteriorated, particularly below the door where rebar reinforcement is exposed and shows significant rust.

EFFECT OF BLIGHT WITHIN AREA 2

The blighting factors discussed above and shown on **Appendix A** relating to Area 2 constitute an economic and social liability and a menace to the public health, safety and welfare in the present condition and use of Area 2.

Economic and Social Liability

The City is attempting to encourage the redevelopment of the general area surrounding Area 2. The existence of vacant, dilapidated buildings such as the Area 2 Grain Tower is a general deterrent to the revitalization of an area. Vacant buildings commonly attract crime and loitering and can serve as an attractive nuisance for area youth. The deterioration of the exterior of the Area 2 Grain Tower, combined with the potential liability to those that could be injured by dangerous conditions that result from the present condition of the Area 2 Grain Tower constitutes a significant economic and social liability.

Menace to Public Health, Safety and Welfare

There are many dangerous conditions within Area 2 that constitute a menace to public health, safety and welfare. As discussed above, the Area 2 Grain Tower is vacant and serves as an attractive nuisance with numerous dangerous exterior conditions that could provide injury to persons in or around its premises. Exposed entry points at the ground level of the Area 2 Grain Tower also provide easy access to a breeding ground for rodents, snakes and other pests.

AREA 3

Area 3 consists of one tax parcel. It is located in the middle of a group of properties generally within the bounds of E. Phelps Street to the north, N. Boonville Avenue to the west, N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the South. The parcel identification number and owner are set forth in the table below:

<i>Assessor's Parcel ID Number</i>	<i>Owner</i>	<i>Map Location (see following pages)</i>
1313318002	Missouri State University	TP 5

Map: Outline of Area 3



Map: Tax Parcel Within Area 3



GENERAL DESCRIPTION OF AREA 3

Area 3 contains a grain tower which will be referred to in this study as the “Area 3 Grain Tower.” The Area 3 Grain Tower is bounded on the north side by E. Phelps Street, on the east side and south side by the Missouri State University Robert W. Plaster Free Enterprise Center and its adjoining parking lot, and on the west side by the lot containing the Nightclub / Saw & Tool Building. See picture below for a depiction of the Area 3 Grain Tower.

Picture: Area 3 Grain Tower



EVIDENCE OF BLIGHT WITHIN AREA 3

Site visits were performed for Area 3 on April 11, 2019 and December 5, 2019. Numerous pictures were taken, which are contained in **Appendix A** attached hereto that depict the conditions described below. Most of the pictures were taken during the April 11, 2019 site visit. The site visit performed on December 5, 2019 confirmed the continued existence of the conditions pictured.

Within Area 3, the following blighting conditions are present:

1. unsanitary or unsafe conditions; and
2. deterioration of site improvements.

Below is a description of the blighting factors found within Area 3.

Area 3 Grain Tower

The Area 3 Grain Tower is currently empty and is not being used. As shown on **Appendix A**, the Area 3 Grain Tower contains significant deterioration of site improvements and insanitary and unsafe conditions. The exterior concrete walls of the grain tower are dilapidated with peeling paint, cracks in exterior walls and evidence of spalling. In several places, pieces of the concrete have broken away from the structure. There are many large openings in the concrete walls on the higher portions of the structure, which have no glass, bars or any other protective barriers to prevent falls should someone gain access to the premises or to seal the building off from weather and birds. Several entry doors exhibit significant amounts of rust and evidence of attempts to break in. One entry door has no functional locking mechanism, providing a possible point of entry into the structure. The corrugated metal structure attached to the front of the grain tower also has an open entry point on one side, creating an attractive nuisance. Food and beverage container garbage provide evidence that this area attracts loitering and vagrancy. The corrugated metal structure itself is in disrepair with the steel structure supporting it showing significant rust and the corrugated metal siding having holes in multiple places, being rusted, and having sections of metal which have fall off or been torn off, exposing sharp edges which pose risk of injury. From ground level, the roof of the corrugated metal structure appears to be significantly deteriorated. The concrete platform on which the corrugated metal structure sits is severely deteriorated with evidence of spalling. A large hole in the top of the platform, which contains sharp rusted pieces of metal within it, presents additional injury risk, in addition to the lack of a handrail on the platform.

The steel platform attached to the north elevation of the Area 3 Grain Tower is rusted on the pillars, supporting cross beams and the area of the platform itself. Concrete footings into which the pillars supporting the steel platform are attached are substantially deteriorated and spalling. Rusted pipes and open electrical conduits hang from the underside of the steel platform. The chain link fencing on the west side of the Area 3 Grain Tower and barbed wire at the top of such fencing are significantly rusted. A portion of the chain link fencing is falling inward toward the building. Portions of the rusted barbed wire have fallen and lay hanging from the top of the fence down to ground level, which presents injury risk to passersby. The corners of the sheet metal plates covering exterior openings on the south elevation of the Area 3 Grain Tower are damaged and/or peeling away from the structure, creating many sharp protrusions which present injury risks to passersby. There is some graffiti present on the exterior of the building.

The interior of the corrugated metal structure attached to the Area 3 Grain Tower has a makeshift lumber platform which is uneven and deteriorating. This area also has a significant amount of trash and other large debris littered about. Portions of the steel frame supporting corrugated metal structure which are visible from inside the structure are severely rusted. A multitude of trip and fall hazards present danger to passersby, including large concrete blocks on the ground, large metal pipes and other metal objects protruding above the concrete surface on paved areas surrounding the Area 3 Grain Tower, the base of a large box drain set into the ground is exposed due to erosion of the surrounding soil, the wood base of an object which is no longer present protrudes above the surface of the ground, and other large rocks and uneven pavement are pervasive throughout the premises due to deterioration, erosion of the ground and damage from the settling of concrete surfaces.

EFFECT OF BLIGHT WITHIN AREA 3

The blighting factors discussed above and shown on **Appendix A** relating to Area 3 constitute an economic and social liability and a menace to the public health, safety and welfare in the present condition and use of Area 3.

Economic and Social Liability

The City is attempting to encourage the redevelopment of the general area surrounding Area 3. The existence of vacant, dilapidated buildings such as the Area 3 Grain Tower is a general deterrent to the revitalization of an area. Vacant buildings commonly attract crime and loitering and can serve as an attractive nuisance for area youth. Doors to the Area 3 Grain Tower show evidence of previous break-in attempts and damage to the locking mechanisms on the door on the east elevation of the Area 3 Grain Tower suggests it may be a point of entry for persons attempting to access the premises. Food and beverage container garbage provide evidence that certain portions of Area 3 attract loitering and vagrancy. The potential for crime, the attraction of vagrancy, and the potential liability to those that could be injured by dangerous conditions that result from the present condition of the Area 3 Grain Tower constitute a significant economic and social liability.

Menace to Public Health, Safety and Welfare

There are many dangerous conditions within Area 3 that constitute a menace to public health, safety and welfare. As discussed above, the Area 3 Grain Tower is vacant and serves as an attractive nuisance with numerous dangerous exterior conditions that could provide injury to persons in or around its premises. Evidence of attempted break-ins bolsters the concern that the condition of Area 3 is conducive to crime and food and beverage container garbage provide evidence that this area attracts loitering and vagrancy.

APPENDIX A
TO BLIGHT STUDY

Photographic Evidence of Blight

EVIDENCE OF BLIGHT WITHIN AREA 1



Roof of JVIC Building: A dilapidated corrugated steel structure comprises the upper story of the JVIC Building. Significant portions of the steel siding are missing, exposing the interior to the elements. Structural, electrical and weather proofing components show excessive rust and decay. Numerous trees and plants are growing from the roof surface. This area has become a collection point for discarded construction materials, structural components and electrical components.



Roof of JVIC Building: Cut-off exhaust perforations, trees and shrubs growing from roof surface, debris scattered over roof surface.



Front Elevation of JVIC Building: Concrete structure and finish is severely deteriorated. Downspouts are cut off over eight feet above ground level. Electrical conduits are cut off randomly. Pavement ends in a mix of gravel and weeds before reaching loading dock.



Front Elevation of JVIC Building: Concrete structure and finish is severely deteriorated. Gutter is bent to the point that water likely spills over the front instead of routing to downspouts. Remnants of unused structural components are significantly rusted and deteriorated.



Front Elevation of JVIC Building: Rusty metal protrusions extend from loading dock wall, having been cut off years prior, present a danger of injury to passersby.



Electrical conduits and components simply cut off at reachable level.



Front Elevation of JVIC Building: Concrete columns are deteriorated to the point where rebar reinforcement is exposed to the elements and shows signs of significant rust.



Front Elevation of JVIC Building: Broken windows are abundant with hanging shards of glass waiting to fall on loading dock / street area below. Components of previous downspout system hang from remaining mounting system, disconnected from main line from gutter. Concrete spalling is significant.



Front Elevation of JVIC Building: Electrical conduits simply cut off above loading dock ceiling. Structural components of awning covering loading dock / street area show significant rust and deterioration.



Front Elevation of JVIC Building: Makeshift door shows evidence of attempted break-in.



Front Elevation of JVIC Building: Loading dock area has numerous trip and fall hazards including deteriorated grating with edges curled up and rusty bolt anchors protruding above concrete surface.



Front Elevation of JVIC Building: Portions of loading dock ceiling, including makeshift patches, falling onto loading dock area.



Side Elevation of JVIC Building: Significant concrete spalling and exposure of rebar reinforcement. Holes exist through exterior wall. Chunks of concrete have dislodged and fallen from overhanging roof. Numerous open perforations exist.

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Inside JVIC Building: Significant accumulations of debris are pervasive through the interior of the first floor of the JVIC Building.



Inside JVIC Building: Concrete and steel structural components show significant decay, including spalling of concrete surfaces and severe rust on steel components.



Inside JVIC Building: No access exists to second floor except for large holes in the deck between the first and second floors.

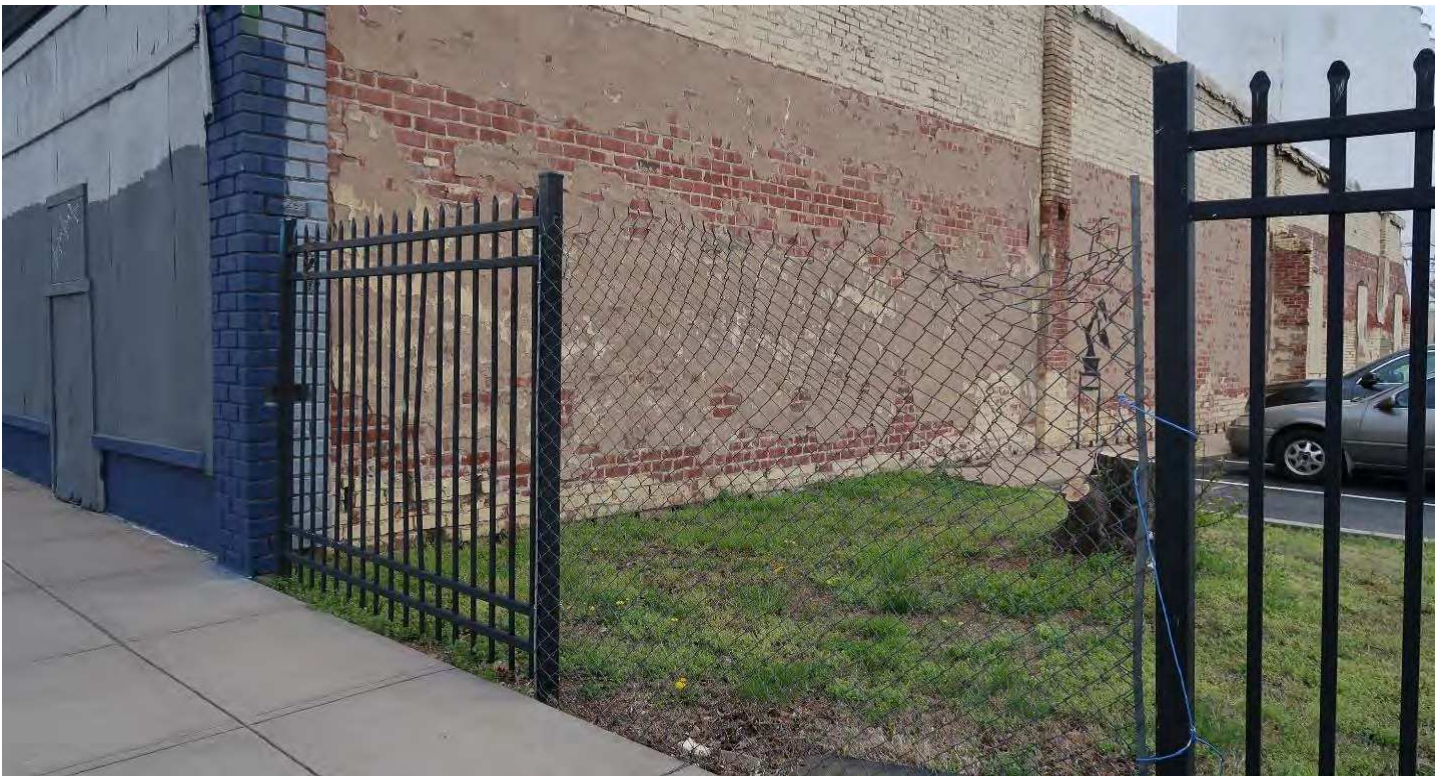
[remainder of page intentionally left blank]



Front Elevation of Nightclub / Saw & Tool Building: Portion of exterior wall missing with insulation and framing exposed. Storefront has been removed and boarded up with plywood, which is dilapidated with some wood rot present. Upper brick facade is beginning to separate from sides of building and lean over sidewalk.



Side (South) Elevation of Nightclub / Saw & Tool Building: Brick façade and roof line are significantly deteriorated. Portion of brick façade at southeast corner of building appears to be missing. Holes exist in exterior wall and in boards placed over exterior openings.



Side (South) Elevation of Nightclub / Saw & Tool Building: Portion of iron fence is missing and has been replaced by a piece of chain link fencing with sharp metal ends protruding at top creating a safety concern.



Rear Elevation of Nightclub / Saw & Tool Building: Portion of brick façade is missing. Wood siding is dilapidated with evidence of wood rot.



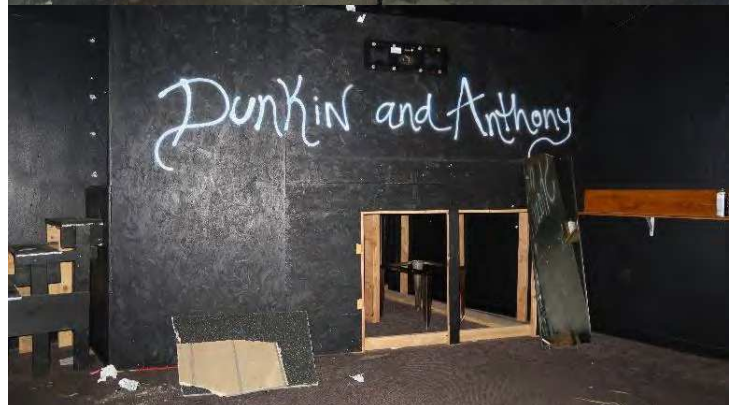
Rear Elevation of Nightclub / Saw & Tool Building: Wood siding is dilapidated with evidence of wood rot. Portions of siding are pulling away from exterior of building. Holes in exterior wall; makeshift patches over doorway and window. Debris scattered around the rear of the building. Pavement is a mix of gravel and weeds on north and east sides of building.



Rear Elevation of Nightclub / Saw & Tool Building: Corrugated metal roof attached to back of building is severely dilapidated and missing in places. The Corrugated metal roof previously extended further from the back of the building and covered the porch shown in the right-center of the top picture (as was observed on the April 11, 2019 site visit), but was mostly removed after multiple calls to police reporting homeless persons using the roofed areas, including the porch, as living areas. The pictures above represent the condition as of December 5, 2019, after the removal of roofing. Graffiti covers a significant portion of the rear wall of the building.



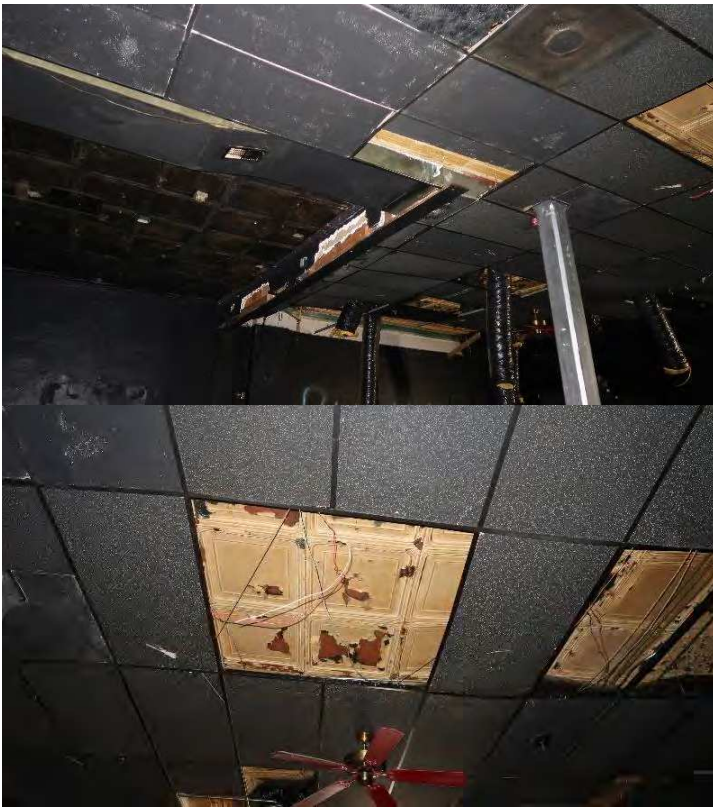
Side (North) Elevation of Nightclub / Saw & Tool Building: Holes in exterior wall. Wooden porch attached to building shows evidence of wood rot, with all or parts of certain boards missing. Loose wiring hanging from side of building and protruding from exposed conduit attached to building wall.



Inside Nightclub / Saw & Tool Building: Significant accumulations of debris are pervasive throughout the interior of the building. Graffiti inside the building suggests someone has previously broken into the building.



Inside Nightclub / Saw & Tool Building: Exposed electrical wiring is pervasive throughout the interior of the building, including wiring hanging from light fixtures, junction boxes, conduits and breaker boxes. Electrical breaker boxes are open and exposed.



Inside Nightclub / Saw & Tool Building: Many ceiling tiles missing throughout the building. Evidence of water damage in many places on the ceiling above the tiles. Many electrical wires hanging from the ceiling with electrical conduit exposed.



Inside Nightclub / Saw & Tool Building: Substantial air and light infiltration around temporary patches over entryways reflects building is not well secured from the elements. Holes cut into the floor of the building create open hazards.

EVIDENCE OF BLIGHT WITHIN AREA 2



South Elevation of Area 2 Grain Tower: Dilapidated concrete structure with peeling paint and rusted metal pipes and brackets extending from the structure. Some evidence of the beginning of spalling of exterior surfaces. Cracks in the concrete structure are visible higher up on the south elevation.



South Elevation of Area 2 Grain Tower: Large holes and smaller holes in exterior wall. Temporary metal patch over ground level opening is dented inward creating easy entry points for rodents, snakes and other pests. Deteriorating concrete pad on ground with rusty bolts protruding above the concrete surface creates a trip and fall hazard. Rusted metal pipes and other rusted metal components protruding from exterior walls.



South Elevation of Area 2 Grain Tower (top picture) and North Elevation of Area 2 Grain Tower (bottom picture): Window frames at top of the grain tower are rusted with several panes of glass missing. Remaining glass panes will potentially fall to the grassy area on the south side and parking lot on the north side, as the windows continue to deteriorate. Evidence of spalling of concrete surfaces at the top of the grain tower.



East Elevation of Area 2 Grain Tower: Exterior surfaces are dilapidated with peeling paint and evidence of spalling. Metal door and frame are rusted and held closed with an exterior latch and padlock. Concrete around the door frame is deteriorated, particularly below the door where rebar reinforcement is exposed to the elements and shows signs of significant rust. Rusted pipe protruding from structure at head/shoulder level presents a danger of injury to passersby.



North Elevation of Area 2 Grain Tower: Ladder extending to the top of the grain tower shows significant rust. Remains of electrical service simply cut off.

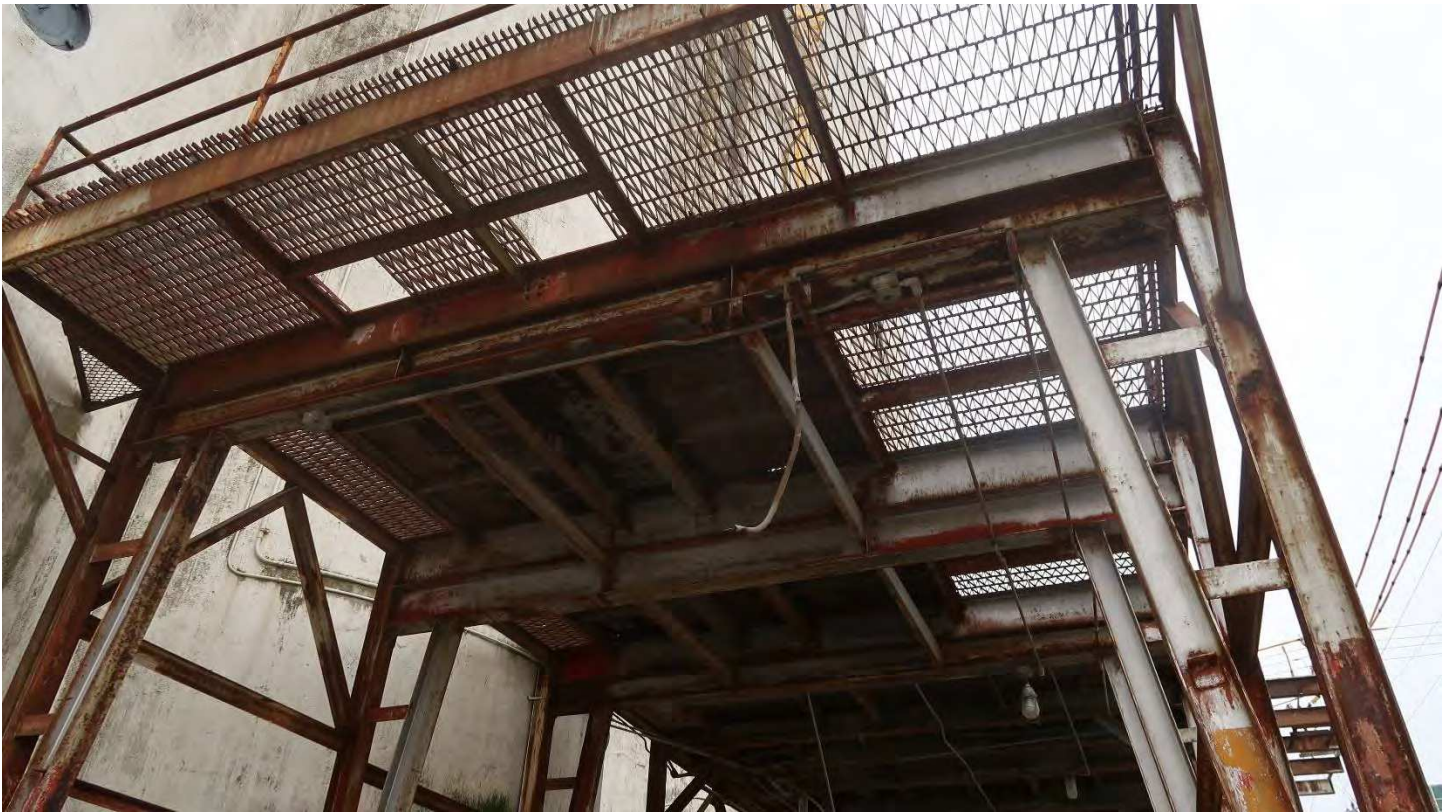
EVIDENCE OF BLIGHT WITHIN AREA 3



North Elevation of Area 3 Grain Tower: Exterior is dilapidated with peeling paint, cracks in exterior walls, and evidence of beginnings of spalling on exterior walls. Large openings in exterior walls with no glass, bars, or any other protective barriers are present to prevent falls.



North Elevation of Area 3 Grain Tower: Steel structure at front of tower shows significant rust. Concrete footings into which the steel pillars supporting the structure are attached are deteriorated with evidence of spalling. Metal entry door and frame are rusted and door is minimally secured with exterior latch and padlock. There are holes in the exterior wall above the entry door.



Underside of Steel Platform: All portions of steel structure, including vertical and horizontal support beams are significantly rusted. Underside of platform also shows significant rusting. Rusty pipes and open electrical conduits hang from the structure.



North Elevation of Area 3 Grain Tower (below steel platform): Pillars supporting the steel platform are significantly rusted. Concrete footings into which the pillars are secured are deteriorated with evidence of spalling. Exterior of concrete structure is dilapidated with large holes in exterior walls which have been covered by temporary wood and metal patches. A large rusted steel box, lumber, old sandbags and other trash are scattered about the front of the premises.



North Elevation of Area 3 Grain Tower: Corrugated metal structure attached to grain tower is severely dilapidated with holes in exterior of structure. Significant rusting (particularly along the base of the wall and steel support beams at the top of the structure) is present. Portions of the corrugated metal have been broken or torn off, leaving sharp rusted edges exposed which present a risk of injury. Concrete base upon which the structure sits is significantly deteriorated.



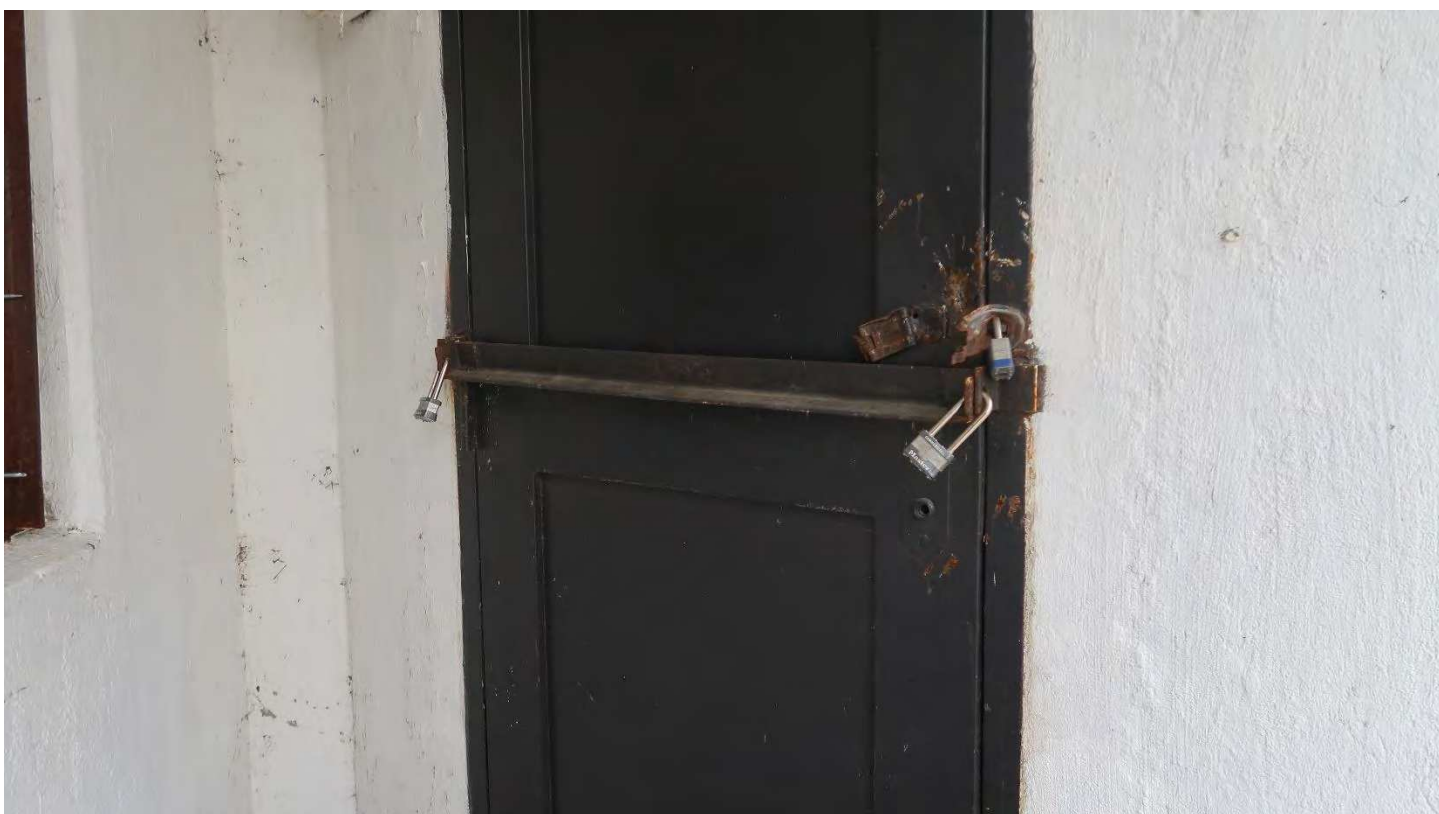
Interior of Corrugated Metal Structure: The east side of the corrugated metal structure is open to easy entry, creating an attractive nuisance. A significant amount of trash and other debris litters the interior of the structure. Portions of the steel beam structure of the building visible from this area are severely rusted. The raised wood surfaces inside the structure, along with other large debris in this area pose many trip and fall hazards. The concrete base and stairs inside this structure are deteriorated with significant evidence of spalling. Entry door in this area is severely rusted, with multiple rusty wires protruding from the door. Food and beverage container garbage provide evidence that this area attracts loitering and vagrancy.



North Elevation of Area 3 Grain Tower: Concrete platform and stairs on front of structure are severely deteriorated with large pieces of concrete missing and significant spalling on the remaining structure. There is no handrail protecting the platform at the top of the stairs, which is approximately 40 inches high. Corrugated metal siding is rusted with sharp edges curled outward presenting injury risks. Large open hole in the top of the platform with sharp rusty metal objects inside presents injury risks.



North Elevation of Area 3 Grain Tower: West side of corrugated metal structure rusted with one large piece of metal having partially fallen out leaving a sizeable hole. A portion of the protective railing on top of the corrugated metal structure is missing. Steel beams providing support for the roof of the corrugated metal structure are rusted. Roof edge appears from ground level to be significantly deteriorated.



Northwest Entry to Area 3 Grain Tower: Entry doors to the Area 3 Grain Tower show substantial rust. There is evidence of attempts to break into the structure. In the top right of the top photo, a metal patch over a window has been peeled back at the top. The door in the top photo has had the lower panel nearly pushed in. Locking mechanisms in the bottom photo have been pried open.



Northwest Entry Way to Area 3 Grain Tower: Concrete stairs and platform to main doors are significantly deteriorated with several cracks and evidence of spalling. Handrail missing from platform.



West Elevation of Area 3 Grain Tower: Exterior openings have been boarded up. Concrete surfaces are deteriorated with notable spalling. Chunks of concrete are missing from the exterior wall, exposing the underlying rebar reinforcement, which is rusted.



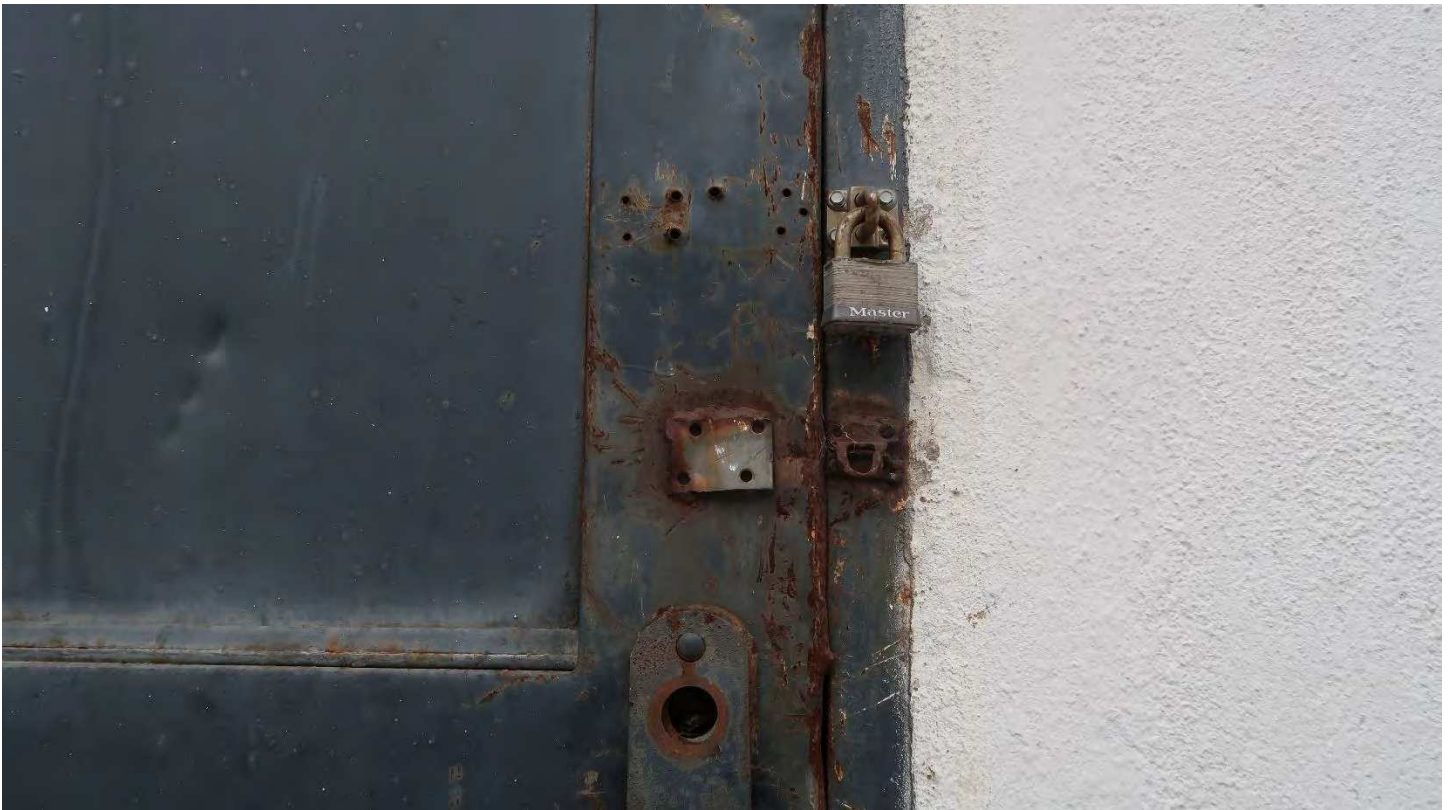
West Elevation of Area 3 Grain Tower: Exterior is dilapidated with peeling paint and evidence of spalling on concrete walls. Wires hang from the structure by the door. Concrete surfaces on the ground are deteriorated, and settling unevenly into the ground, creating trip and fall hazards. Chain link fencing is rusted and starting to fall down. Barbed wire at the top of the chained link fencing is also rusted and presents risk of injury. Missing and broken door hardware is evidence of prior break-in attempts.



South Elevation of Area 3 Grain Tower: Exterior is dilapidated with peeling paint and evidence of spalling in the concrete surfaces. Exterior openings are covered with sheet metal. Corners of sheet metal attached to structure are damaged and/or peeling away from the structure, creating many sharp protrusions that present injury risks.



South Elevation of Area 3 Grain Tower: Sheet metal has been torn away from one of the openings, suggested an attempt to break in. Remnants of sheet metal covering are still attached to the building, creating a sharp protrusion that poses risk of injury to passersby. Portions of the concrete exterior are breaking off of the building and there is significant evidence of spalling. No trespassing sign is graffitied over.



East Elevation of Area 3 Grain Tower: Entry door has significant amounts of rust. Piece of concrete wall has broken away, exposing rebar reinforcement, which is rusted. Rusty and broken locking mechanisms provide possible points of entry into the structure, creating an attractive nuisance.



Surface Area Surrounding Area 3 Grain Tower: The surface area surrounding the Area 3 Grain Tower contains many hazards to passersby, particularly trip and fall hazards due to the presence of large concrete blocks on the ground, large metal objects protruding above the surface of surrounding concrete, a large steel box, severely deteriorated asphalt surfaces, a drain box that has been significantly exposed due to erosion of the surrounding ground, and remnants of the base of a wood structure which protrude above the surrounding surface area.



Surface Area Surrounding Area 3 Grain Tower: Deterioration of pavement, damage to pavement and drainage areas from settling of surrounding ground and deterioration of concrete surfaces, combined with large loose rocks, present trip and fall hazards to passersby.

EXHIBIT 9

TO TIF PLAN

Evidence of Commitments to Finance

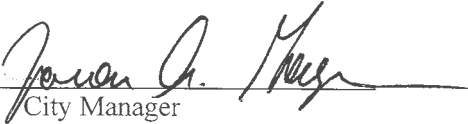
CERTIFICATE OF COMMITMENT TO FINANCE

City of Springfield, Missouri

The City of Springfield, Missouri acknowledges and represents that it is committed to provide an equity contribution in an amount sufficient to provide for the following costs of the Redevelopment Project described in the Springfield IDEA Commons Tax Increment Financing Plan (the "Plan"), provided that the Plan is approved and implemented and the other funding sources for the Redevelopment Project described in the Plan are provided as described in the Plan.

City Infrastructure Improvements		
Stormwater Improvements		\$ 2,130,000
Street Improvements		\$ 800,000
Sanitary Sewer		\$ 220,000
Total Cost		\$ 3,150,000
Funding Sources	City Contribution	\$ 3,150,000

CITY OF SPRINGFIELD, MISSOURI

By: 
City Manager

CERTIFICATE OF COMMITMENT TO FINANCE

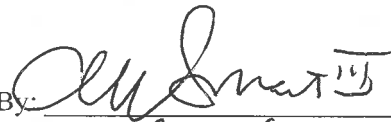
Missouri State University

Missouri State University acknowledges and represents that it is committed to provide an equity contribution in an amount sufficient to provide for the following *highlighted* costs of the Redevelopment Project described in the Springfield IDEA Commons Tax Increment Financing Plan (the "Plan"), provided that the Plan is approved and implemented and the other funding sources for the Redevelopment Project described in the Plan are provided as described in the Plan.

JVIC Expansion		
Total Cost		\$ 14,397,284
Funding Sources	New Market Tax Credit Equity	\$ 2,527,200
	Developer's Private Financing	\$ 7,270,084
	MSU Contribution for MDFB tax credits	\$ 3,000,000
	MSU Contribution	\$ 1,600,000
Total Sources		\$ 14,397,284

Parking Garage		
Total Cost		\$ 12,000,000
Funding Sources	MSU Contribution for MDFB tax credits	\$ 3,000,000
	MDFB Loan	\$ 6,000,000
	MSU Contribution	\$ 3,000,000
Total Sources		\$ 12,000,000

MISSOURI STATE UNIVERSITY

By: 
Name: Clifton Smart III
Title: President



Doug Fields
Director
Tax Credit Finance
Capital One, N.A.
201 St. Charles Avenue, 29th Floor
New Orleans, LA 70170

504.533.2035 Office
504.533.5204 Fax
www.capitalone.com

December 2, 2019

Mat Burton
Vecino Group
305 West Commercial Street
Springfield, MO 65803

Re: Senator Roy Blunt Jordan Valley Innovation Center Expansion – NMTC Financing

Dear Mr. Burton:

Thank you for providing information on the Senator Roy Blunt Jordan Valley Innovation Center Expansion project (the “Project”). Capital One, N.A., (the “Investor” or “Capital One”) is delighted to consider making New Markets Tax Credit (“NMTC”) equity investments to facilitate its completion. It is expected that subsidiaries of Capital One Community Renewal Fund, LLC (“COCRF”), CBKC CDC, Inc. (“CBKC”), and CDEs TBD (“CDEs TBD” and together with COCRF, the “CDEs”) will act as CDEs and investees of Investor. The terms of such investments are outlined below.

Except for the obligations set forth in the sections titled Transaction Costs, Confidentiality, and Exclusivity, this proposal letter (this “Letter”) does not constitute or create, and shall not be deemed to constitute or create, any legally binding or enforceable obligation on the part of any party and is for discussion purposes only. This Letter should not be construed as a commitment to provide qualified low income community investment loans (the “QLICI”) to Vecino Group or any affiliate of Vecino Group (the recipient of the QLICI, the “Borrower”). Should such terms be acceptable to you, formal bank approval through the Bank’s internal credit process will be pursued as quickly as possible.

NEW MARKETS TAX CREDIT CAPITAL TERMS:

The Investor envisions providing equity capital for the NMTCs via a NMTC investment (the “NMTC Investment”) to an investment fund (the “Fund”) which will in turn make Qualified Equity Investments (“QEIs”) into the CDEs in an amount up to \$16,000,000.

The Investor will receive 100% of all NMTCs generated by the QEI. The NMTC Investment is calculated as follows and would be adjusted if the amounts of the QEI is changed.

<u>CDE</u>	<u>QEI Amount</u>	<u>Credit Amount</u>	<u>Price per Credit</u>	<u>NMTC Investment</u>
CDEs TBD	\$8,000,000	\$3,120,000	\$0.81	\$2,527,200
CBKC	\$7,000,000	\$2,730,000	\$0.81	\$2,211,300
COCRF	\$1,000,000	\$ 390,000	\$0.81	\$ 315,900
Total	\$16,000,000	\$6,240,000		\$5,054,400



The following terms related to the NMTC Investment would also be offered to the Borrower by Capital One as Investor (provided that any fees charged by third party CDE would be payable by Borrower without reimbursement by Capital One):

***NO UPFRONT OR ONGOING FEES**

***NO SERVICING CHARGES**

***NO ANNUAL AUDIT & TAX REIMBURSEMENT CHARGES**

***UP TO \$85,000 OF CAPITAL ONE LEGAL FEES PAID BY CAPITAL ONE** (solely if the transaction closes)

CAPITAL ONE COMMUNITY RENEWAL FUND, LLC

COCRF is willing to reserve up to \$1,000,000 of NMTC allocation subject to the Borrower's ability to demonstrate other CDEs' commitments (acceptable to Capital One) of at least \$8,000,000 of NMTC allocation to be used for the Project. No ongoing fees or expense reimbursements would be charged in relation to the COCRF allocation. Usage of COCRF allocation requires the approval of the COCRF Advisory Board.

CDE FEES: To be determined.

DEAL STRUCTURE:

This proposal anticipates utilizing a leverage structure via the Fund for purposes of generating the NMTCs. The Investor will be the equity investor in the Fund and the Fund will invest in the CDEs and be allocated 100% of the NMTCs.

It is expected that a leverage loan ("**Leverage Loan**") from Leverage Lender TBD ("**Leverage Lender**") will be used as the leverage source in addition to the NMTC Investment made by Capital One into the Fund. Leverage Lender will execute forbearance agreements whereby it agrees to forbear from exercising any foreclosure proceedings or any other rights under the Leverage Loan documents until the end of the NMTC Compliance Period (defined below). Leverage Lender may not share identical ownership with the Borrower. This is subject to tax counsel approval.

The terms of this Letter are subject to the commitment and availability of all funding sources necessary to account for all costs associated with the Project and NMTC allocation sufficient for this proposal. As of the date of this letter, Capital One has not reviewed or approved the overall transaction structure.

NMTC COMPLIANCE PERIOD: Seven years from the funding of the last QEI (the "**NMTC Compliance Period**").

INVESTOR PUT OPTION:

Investor shall have the right to exercise a Put Option for six months from the conclusion of the NMTC Compliance Period (the "**Put Period**") to sell its interest in the Fund to the Borrower or an affiliate for an amount equal to \$1,000 plus any state or local taxes and any other expenses of the Investor in connection with the transfer of its interest. The payment of the Put Option will be guaranteed by guarantors deemed acceptable to Capital One.

OWNER CALL OPTION

After expiration of the Put Period, the Borrower or an affiliate shall have the option for a period of six months (the "**Call Period**") to purchase Investor's interest in the Fund at fair market value as determined by an independent appraiser paid



for by the purchaser plus any state or local taxes and any other expenses of the Investor in connection with the transfer of its interest.

QUALIFIED LOW INCOME COMMUNITY INVESTMENTS (QLICIs):

Each CDE will make debt QLICIs to the Project. The QLICI loans will be structured with an interest-only payment schedule during the NMTC Compliance Period and then interest and principal payments sufficient to fully repay the loan at maturity. Prepayment of any QLICI loans during the NMTC Compliance Period will not be permitted. The QLICI loans will be backed by collateral and guarantees acceptable to Capital One and CDE.

CONSTRUCTION BUDGET AND PROJECTIONS:

The final sources and uses and operating proforma of the Project are subject to Investor and each CDE's review and approval. Projections of the flow of funds from all sources throughout the maturity of the loans will be prepared by Novogradac & Company, CohnReznick, or another firm acceptable to Investor and the CDE, at the Borrower's expense, prior to closing.

FINANCIAL STATEMENTS:

Financial statements for the Borrower (if available) and all guarantors shall be delivered to the Investor and CDE as required by Capital One and the CDE.

BANK ACCOUNTS: To be determined.

LOSS OR RECAPTURE OF TAX CREDITS:

If Capital One suffers a loss, disallowance, or recapture of any NMTCs as a direct or indirect result of (i) failure of Borrower to constitute a "Qualified Active Low Income Community Business" as such term is used in Section 45D of the Internal Revenue Code of 1986, as amended (the "Code"), (ii) failure of the loans to constitute a "Qualified Low-Income Community Investment" as such term is used in Section 45D of the Code, (iii) Borrower's prepayment of any portion of the QLICI loans during the NMTC Compliance Period or Borrower's breach of the QLICI loan documents, or (iv) any fraud, misconduct or gross negligence on the part of the Borrower or any of their respective affiliates, Borrower and guarantors will be obligated to pay to Capital One an amount equal to the sum of (a) the NMTCs lost, disallowed or recaptured plus (b) the amount of NMTC that would have been claimable in subsequent years but for the loss, disallowance or recapture, plus (c) interest and penalties and any other additional costs payable by Capital One or the CDE on an after tax basis as a result of such loss, disallowance or recapture.

If Borrower prepays any portion of the QLICI loans during the NMTC Compliance Period, it will constitute an event of default under the QLICI loan documents, and Borrower will be required to escrow, with Capital One, an amount equal to the amount of the loss or recapture of NMTCs that could result from the breach by Borrower, and if any NMTCs are actually lost or recaptured, the escrowed funds will be paid to Capital One, plus, on an after tax basis, any interest or penalties assessed by the Internal Revenue Service that result from such loss or recapture.



CONDITIONS:

The closing of the investments and QLICI loans are contingent on timely satisfaction of a number of conditions precedent, including, but not limited to the following:

1. Review and approval of the transaction structure by Capital One and special tax counsel;
2. receipt of satisfactory due formation, due authority, enforceability and tax legal opinions by Capital One from special tax counsel and legal counsel;
3. prior consultation and approval of the CDEs advisory boards for an allocation totaling up to \$16,000,000;
4. successful negotiation, closing, and funding of the Leverage Loan in the aggregate amount equal to the total QEI amount plus any CDE fees payable by the Investor less the NMTC Investment amount by and between Leverage Lender and the Fund;
5. successful negotiation, closing, and funding of the NMTC Investment in the aggregate amount of up to \$5,054,400 (based on \$16,000,000 in QEIs and the pricing discussed above) by and between Capital One and the Fund.

CLOSING:

This Letter must be accepted by December 31, 2019 or it shall be null and void. Should the closing of the QLICI loans not close by March 31, 2020 (the "**Outside Closing Date**"), Investor shall have no obligation to consummate the transactions set forth herein. All transaction costs incurred by such the Outside Closing Date shall be immediately due and payable by the Borrower and/or their respective affiliates. Investor has the sole right to extend the Outside Closing Date.

TRANSACTION COSTS:

Borrower acknowledge that Investor anticipates incurring expenses and foregoing other opportunities while reviewing due diligence, pursuing the satisfaction of the conditions precedent described above, and finalizing agreements for the transactions described herein. In consideration thereof, Borrower upon acceptance of this Letter by its execution hereof, agree to pay all customary third-party fees and expenses (the "**Transaction Costs**") associated with Investor's proposed investment even if the NMTC Investment and the QLICI loans do not close. Transaction Costs shall include, but are not limited to, Capital One's and its affiliates' legal and third party accounting fees. Within 5 business days of the execution of this Letter, Borrower will deposit \$25,000 (as may be adjusted below, the "**Deposit**") with Capital One for the purpose of paying the Transaction Costs. If prior to closing, Investor's outstanding Transaction Costs equal or exceed \$25,000, then Investor may request an additional Deposit from Borrower, which must be paid within 3 business days of the Investor's request or Investor may cease (and direct its attorney to cease) work until the additional Deposit is received.

If Transaction Costs as of the closing exceed the amount that Capital One has agreed to pay hereunder, Capital One will retain and apply the Deposit to the Transaction Costs and the Borrower will pay the amount of any remaining Transaction Costs. If the QLICI loans do not close, Capital One will retain and apply the Deposit to the Transaction Costs and invoice the Borrower for any remaining Transaction Costs, which amounts shall be immediately due and payable. In all events, if any portion of the Deposit remains unapplied to Transaction Costs, Capital One will refund the remaining funds to Borrower.



EXCLUSIVITY:

Borrower and their respective affiliates grant Capital One the exclusive right to participate in the transaction described herein commencing on the date this proposal is fully executed and expiring on the later of (i) the Outside Closing Date (unless such date has been extended by Capital One as provided herein) and (ii) the date on which all amounts due to Capital One hereunder have been paid, including without limitation the expenses required to be paid above.

CONFIDENTIALITY:

All documents and correspondence of Capital One and their agents and affiliates in connection with the QLICI loans and this proposal are confidential and proprietary. Violation of this provision shall render this Letter voidable at the election of Capital One.

GOVERNING LAW; DISCLAIMER:

The terms of this Letter are governed by the laws of the State of New York, without giving effect to conflict or choice of law principles, and, the undersigned each agree that any actions or proceedings arising in connection with the binding provisions of this Letter shall be tried and litigated in the County of New York, State of New York and each of the undersigned waives any right it may have to a trial by jury relating to or arising out of this Letter. This section and the sections titled Transaction Costs, Confidentiality and Exclusivity are binding on the undersigned but otherwise, this Letter is non-binding and is not intended to create or constitute any liability or legally binding obligation between the parties and their respective affiliates. The foregoing is intended to provide a substantive outline of Investor's proposal, rather than a complete statement of all terms, requirements, conditions and documents which will be required in connection with the transactions described above. It is possible that substantive terms, requirements, or conditions may be changed in order to account for or reflect, among other things, changes in statutory or regulatory authorities governing the subject matter of the transactions, the federal New Markets Tax Credit Program, or subsequent negotiations among the parties hereto.

We appreciate very much the opportunity to provide you with this Letter. Please let us know if we can provide you with any additional information you may need.

Sincerely,

Doug Fields
Director

ACCEPTANCE:

Please indicate your acceptance of the terms and conditions outlined in this Letter by signing below and returning a signed copy to the Investor by December 31, 2019. If not accepted and returned to the Investor by that date, this Letter, unless extended in writing by the Investor, shall become null and void after that date.

[_____] (as _____)

By: _____
Its: Member

RESOLUTION

(Missouri State University IDEA Commons Project – Loan)

RESOLUTION OF THE MISSOURI DEVELOPMENT FINANCE BOARD MAKING CERTAIN FINDINGS AND DETERMINATIONS; AND APPROVING AN APPLICATION UNDER THE PUBLIC ENTITY LOAN PROGRAM FOR MISSOURI STATE UNIVERSITY

WHEREAS, pursuant to Sections 100.250 *et seq* of the Revised Statutes of Missouri (RSMo) the Board has established the Public Entity Loan Program for the purpose of assisting public entities through the making of loans in connection with infrastructure projects that are consistent with the statutory purposes for which the Board was created.

WHEREAS, the Missouri State University (the “University”), has submitted a Public Entity Loan Program Application (the “Application”) requesting the Board’s approval of a loan for the purpose of paying a portion of the cost of the project described in the Application (the “Project”).

WHEREAS, at meetings of the Board held on June 19, 2018 and August 30, 2018, representatives of the University made presentations to the Board concerning the Project and the Application, and/or were otherwise available to answer questions at such meetings.

WHEREAS, the Board has determined that it is in the best interest of the State that the Board approve the Application and give preliminary approval to the loan, subject to the conditions described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MISSOURI DEVELOPMENT FINANCE BOARD, AS FOLLOWS:

Section 1. Findings and Determinations. The Board makes the following findings and determinations:

- (a) The Project is expected to (1) enhance and expand the University’s activities in promoting innovation, design, entrepreneurship and art through its colleges of Natural and Applied Sciences, Business, and Arts and Letters for the purposes of furthering the business creation and innovation activities of the University, all in furtherance of the educational purposes for which the University was created, (2) assist the University in the creation of private high wage, high tech jobs through its delivery of programming support, services and facilities to start-up and existing companies in the District, (3) assist in the elimination of blighted conditions in the Idea Commons District immediately adjacent to downtown Springfield, (4) assist the University in promoting private investment in the District by addressing the shortage of parking, and (5) enhance economic development in downtown Springfield.

Section 2. Preliminary Loan Approval. The Board hereby gives preliminary approval to a loan for the purposes described in the Application. The amount of the loan shall not exceed \$6,100,000 and the indicative terms for such loan and loan terms shall be as set forth on **Exhibit A**. The final terms of the loan shall be submitted to the Board for approval prior to the making of the loan.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Missouri Development Finance Board.

ADOPTED by the Board this 30th day of August, 2018.

MISSOURI DEVELOPMENT FINANCE BOARD

(Seal)

By:


Chair

ATTEST:

By:


Assistant Secretary

Exhibit A

Indicative Loan Terms

The following terms are indicative as of the date of the Board's approval of the Application. The final terms will be subject to review based on the final structure of the financing.

MDFB Loan:	Not to exceed \$6,100,000.
Borrower:	The University (or a wholly owned nonprofit existing or formed by University to facilitate participation in the project).
Interest Rate:	The interest rate may be fixed by the borrower not more than 60 days prior to the closing of the loan at an interest rate equal to the yield on the 20-year U.S. Treasury Bond as of the date such interest rate is fixed, plus 100 basis points. Late fees and interest to mirror delinquent taxes.
Amortization:	The principal of the loan will fully amortize over the term of the loan, but the first principal payment may commence as late as the third year following the loan closing.
Loan Term:	Not to exceed 20 years from the closing date.
Construction Advance Loan:	The loan would be in the form of a construction advance loan with moneys drawn down as invoices are approved for disbursement.
Special Assessments:	The Board will form a Transportation Development District that will impose a special assessment tax against the Office Building in an amount equal to loan payments. The Board will control the board of directors of the TDD.
Loan Payments:	Annual payments of principal and interest to correspond to projected dates of the receipt of special assessments.
Security:	The loan will be payable solely from special assessments payable with respect to the Office Building. The Board will require a first mortgage on the parking garage and an assignment of all rents and revenues of the parking garage. So long as the special assessments are sufficient, it is expected that the loan would be non-recourse to borrower.
Loan Covenants:	The University (or nonprofit borrower) must own and control Parking Garage for 20 years. The University, City and Developer must covenant not to build or offer alternate parking to office building tenants unless the parking garage is regularly and routinely full. Standard closing conditions for a commercial loan. – Environmental reports – Standard financial reporting on nonprofit operations – Office building owner must report tenant jobs, wages, status of lease up, summary of lease terms – Maintenance covenant (must be a University obligation) – Obligation to rebuild if casualty or condemnation – Minority participation reports during construction – Performance, labor and materials payment bonds – Lien waivers for disbursements

Term of Preliminary Loan Approval: The preliminary loan approval of MDFB will expire on December 31, 2019, provided, however, the preliminary approval shall be subject to earlier termination if the Executive Director determines that the University has failed to meet the following milestones:

Project Milestones	Not later than
City Chapter 100 Resolution of Intent Adopted	December 1, 2018
University Preliminary Resolution Approving Structure & Participation	December 2, 2018
Completion of Schematic Design and Updated Budget	December 1, 2018
Evidence Developer is bondable	March 1, 2019
Execution of University/Developer Development Agreement	March 1, 2019
Evidence of preliminary funding commitments to complete projects	May 1, 2019
Completion of Design Drawings office building and box culvert	May 1, 2019
Final agreement on sources and uses	May 1, 2019
Finalization of Design/Build Contracts and final budgets	July 1, 2019
Evidence of funding of box culvert and infrastructure improvements	July 1, 2019
Office building loan commitment	August 1, 2019
Completion of Construction Drawings	August 1, 2019
Final credit underwriting approvals for office building loan	September 1, 2019
Finalization of loan documents and/or NMTC documents	November 1, 2019
Loan closing	December 31, 2019

*Quarterly status reports to MDFB beginning January 1, 2019

MEETING MINUTES
MISSOURI DEVELOPMENT FINANCE BOARD

Governor Office Building
200 Madison Street, Room 1010
Jefferson City, Missouri

NOVEMBER 19, 2019

The Missouri Development Finance Board met in regular session on Tuesday, November 19, 2019, beginning at 10:30 a.m. The meeting was conducted via telephone conference call. Notice of the meeting was duly posted as required by Section 610.020 RSMo at the MDFB principal office.

The following members and officers of the Board were present or absent at the meeting as follows:

Marie J. Carmichael	Chair	Present
Reuben A. Shelton	Vice Chairman and Member	Absent
John E. Mehner	Treasurer and Member	Present
Matthew L. Dameron	Secretary and Member	Present
Kelley M. Martin	Member	Present
Bradley G. Gregory	Member	Present
Cliff Holekamp	Member	Present
Rick Holton, Jr.	Member	Present
Mike Kehoe	Lieutenant Governor and Member	Absent
Robert B. Dixon	Director, Dept. of Economic Development and Member	Absent
Chris Chinn	Director, Dept. of Agriculture and Member	Absent
Carol S. Comer	Director, Dept. of Natural Resources and Member	Absent
Robert V. Miserez	Executive Director and Assistant Secretary	Present

Chair Carmichael called the meeting to order and declared a quorum was present. In addition to the above members, attendees were:

Board Staff: Kathleen Barney, Erica Griffin, Kimberly Martin, Ryan Vermette and Valerie Haller

Board Counsel: David Queen

Others Present: Adam Gresham and Henry Herschel, Lieutenant Governor's Office; Katie Jo Wheeler, Missouri Department of Natural Resources; Allen Kunkel, Missouri State University; Mat Burton, Vecino Group; Otis Williams, LCRA of St. Louis; Charlie Hahn, SLDC; and Kurt Erickson, St. Louis Post-Dispatch

Member Martin commented he was traveling and would be excusing himself from the call, but noted that he was in favor of the items being presented for action.

I. Secretary's Report

Secretary Dameron

Secretary Dameron presented for approval the minutes from the October 15, 2019, meeting. The minutes were included in the Board materials distributed in advance of the meeting. There being no questions, corrections or additions, Vice Chairman Shelton made a motion to approve the minutes as presented. Member Gregory seconded the motion. The following roll call vote was recorded:

Aye: Shelton, Mehner, Dameron, Gregory, Holekamp, Holton and Carmichael

Nay: None

Absent: Martin, Kehoe, Dixon, Chinn and Comer

Chair Carmichael declared the motion passed.

II. Treasurer's Report

Treasurer Mehner

Treasurer Mehner presented for approval the Treasurer's Report as of and for the three months ended September 30, 2019. The Treasurer's Report was included in the Board materials distributed in advance of the meeting. There being no questions, corrections or additions, Member Gregory made a motion to approve the Treasurer's Report as presented. Vice Chairman Shelton seconded the motion. The following roll call vote was recorded:

Aye: Shelton, Mehner, Dameron, Gregory, Holekamp, Holton and Carmichael

Nay: None

Absent: Martin, Kehoe, Dixon, Chinn and Comer

Chair Carmichael declared the motion passed.

III. Department of Economic Development

Director Dixon

This report was deferred.

IV. Lieutenant Governor's Report

Lt. Governor Kehoe

Adam Gresham, Lt. Governor Kehoe's Chief of Staff, reported Henry Herschel had joined the Lt. Governor's staff as General Counsel.

V. Old Business

A. Quaker Window Products Co. — BUILD Application Kimberly Martin Final Authorizing Resolution

Ms. Martin reported Board the adopted a preliminary resolution expressing its intent to issue BUILD Bonds to Quaker Window Products Co., at its August 30, 2018, meeting. The project consists of the construction of a new manufacturing facility in Eldon, and this will be their second manufacturing facility in Missouri.

Ms. Martin reported all financing terms remain as originally presented. Quaker Window Products will add a minimum of 131 jobs over the next three years and make an investment of approximately \$65 million at the project location. Staff recommended approval of the Final Authorizing Resolution for bonds not to exceed \$1,038,600.

Treasurer Mehner made a motion to approve the application as presented and adopt the following Final Authorizing Resolution:

RESOLUTION AUTHORIZING THE MISSOURI DEVELOPMENT FINANCE BOARD TO ISSUE ITS BUILD MISSOURI REVENUE BONDS (QUAKER WINDOW PRODUCTS CO. PROJECT), IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,038,600 FOR THE PURPOSE OF PROVIDING FUNDS TO MAKE A LOAN TO FINANCE A PORTION OF THE COSTS OF AN ECONOMIC DEVELOPMENT PROJECT FOR THE BENEFIT OF QUAKER WINDOW PRODUCTS CO.; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

Secretary Dameron seconded the motion. The following roll call vote was recorded:

Aye: Shelton, Mehner, Dameron, Gregory, Holekamp, Holton and Carmichael

Nay: None

Absent: Martin, Kehoe, Dixon, Chinn and Comer

Chair Carmichael declared the motion passed.

B. Missouri State University — IDEA Commons Robert V. Miserez JVIC Loan and Tax Credit Extensions

Mr. Miserez reported the Board approved applications from Missouri State University (the “University”) for up to \$3 million in tax credits and a direct loan

in an amount not to exceed \$6.1 million for at its August 2018 meeting to facilitate the expansion of its Jordan Valley Innovation Center (JVIC) business incubator and construction of other improvements to support JVIC. Mr. Miserez gave a brief background on the project and noted the University and Developer continue to work on the project.

Mr. Miserez commented that at the time of Board approval, various milestones were set to keep the project moving forward. The University recently notified Board staff there was a delay in securing the final piece of financing for JVIC and therefore would need to request an extension of the milestones. Mr. Miserez reported the University requested an extension on the tax credits to December 31, 2020, and an extension on the direct loan to August 31, 2020. Staff recommended that the Board adopt a motion approving the requested extensions and milestone date changes.

Allen Kunkel with the University reported that while they have had some recent success, the New Markets Tax Credit financing for JVIC was delayed due to the previous government shutdown which resulted in delays to the project schedule. Mr. Kunkel commented they are working on the next phase of design development on the JVIC expansion, as well as working towards the loan closing in April 2020. Mr. Kunkel thanked the Board for their consideration of the request and was available for questions.

Member Holton questioned how much of the final piece of financing is needed. Mat Burton with the Vecino Group responded they currently have \$9 million in credits, approximately \$1.6 million in equity, and they hope to obtain the remaining credits before the loan closing. Mr. Burton commented that if fundraising for the remaining credits is not successful, the University is making a commitment to fill the gap with additional capital for the JVIC expansion.

Member Gregory made a motion to approve the date extension for the tax credits in that all contributions must be received by December 31, 2020, and the extension of specific milestone dates for the direct loan for the Missouri State University JVIC Expansion project as proposed and presented. Treasurer Mehner seconded the motion. The following roll call vote was recorded:

Aye: Shelton, Mehner, Dameron, Gregory, Holekamp, Holton and Carmichael

Nay: None

Absent: Martin, Kehoe, Dixon, Chinn and Comer

Chair Carmichael declared the motion passed.

VI. New Business

A. St. Louis Convention Center Hotel Garage Series 2000 B&C Bond Maturity Amendments

Erica Griffin

Ms. Griffin presented the Resolution authorizing an amendment to the bond documents related to the St. Louis Convention Center Hotel Garage (SLCCHG). Ms. Griffin reported that to finance the development of the SLCCHG in 2000, the Board issued Series 2000B and 2000C bonds. The 2000B Bonds are taxable with an initial issuance of \$6.5 million, and the 2000C bonds are tax-exempt with an initial issuance of \$14.6 million; both bonds mature December 1, 2020. Ms. Griffin commented the bonds are interest only at a variable rate, and the average interest rate for the past 12 months was 2.28% for the taxable and 1.45% for the tax-exempt. The bonds are secured by a letter of credit issued by U.S. Bank, and the letter of credit received a one-year extension earlier this month.

Ms. Griffin noted that over the years the Board has made discretionary prepayments totaling \$11.78 million on the principal to help reduce the balloon payment; current outstanding principal is \$2.23 million for taxable and \$7.09 million for tax-exempt.

Ms. Griffin reported that with the development of the SLCCHG, the Board approved the formation of a Community Improvement District (CID) and a Transportation Development District (TDD). The additional sales tax imposed within those districts are used to pay the rental obligations of the Marriott and Courtyard hotel owners for parking spaces within the garage per the lease agreements; the CID ends in 2049 and the TDD ends in 2054. Ms. Griffin noted the tax is only imposed on sales within the hotels, and the proceeds of the tax the Board receives for the parking spaces must be used to pay for the costs of constructing, maintaining, and operating the garage. The lease agreements between the Board and the hotel owners stipulate that the district taxes remain in effect throughout the lease terms.

Ms. Griffin reported staff and Board Counsel have been evaluating the relationship between the bonds and the CID/TDDs, and concluded there were items that needed to be addressed. Ms. Griffin commented that to address the balloon maturity in December 2020 and that the CID/TDD taxes must be used for construction, maintenance, and operating costs, staff recommended extending the maturity of both Bonds to a date no later than December 1, 2049; U.S. Bank has agreed to the extension.

Ms. Griffin continued and reported IRS rules that protect the tax-exempt status of the Series 2000C bonds and an extension of the maturities makes it necessary to change the allocation of the principal between the taxable and tax-exempt bonds. Gilmore & Bell calculated the amount, and the Board needs to reduce the principal of the tax-exempt bonds by \$2.36 million, and subsequently increase the taxable bonds by that same amount. Ms. Griffin noted that based on the last 12 months interest rates, this change in bond type would have resulted in an

additional cost to the Board of \$236,000. Ms. Griffin reported mandatory sinking fund schedules for each Bond series also would be included in the amendment.

Staff recommended approval of the Resolution authorizing the amendment of the SLCCHG bond trust indenture as presented.

Vice Chairman Shelton made a motion to approve the following Resolution authorizing an amendment to the SLCCH Bond Trust Indenture to (a) extend the final maturity of both series of the bonds to a date no later than December 1, 2049; (b) include mandatory sinking fund schedules for each series of the bonds; and (c) redeem a portion of the Series 2000C Bonds and an increase in a like amount of the principal amount of the Series 2000B Bonds:

RESOLUTION AUTHORIZING THE AMENDMENT OF VARIOUS BOND DOCUMENTS RELATING TO THE ST. LOUIS CONVENTION CENTER HOTEL PARKING GARAGE

Member Gregory seconded the motion. The following roll call vote was recorded:

Aye: Shelton, Mehner, Dameron, Gregory, Holekamp, Holton and Carmichael

Nay: None

Absent: Martin, Kehoe, Dixon, Chinn and Comer

Chair Carmichael declared the motion passed.

B. LCRA of the City of St. Louis — Loan Extension

Robert V. Miserez

Mr. Miserez reported the Board made a \$5 million loan to the Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA) in February 2010 to help fill a gap in financing for the redevelopment of One City Centre into the 600 Washington Tower Office Building (the “Tower”). Mr. Miserez gave a background description of the project, which is the conversion of the old St. Louis Centre Mall into a Board-owned parking garage that would support both the redevelopment of the Tower above it, as well as maintaining a major law firm in downtown St. Louis.

Mr. Miserez noted the loan was made to the LCRA who in turn passed the loan through to the Developer. Mr. Miserez reported the Developer is not able to meet the repayment due date and asked the LCRA for an extension; as such, the LCRA has asked the Board for an extension as it does not have the cash reserves to make the payment. Mr. Miserez noted staff has been working with the LCRA and Developer to analyze the financial position of those parties. Mr. Miserez commented that a future recommendation would likely include an extension to a longer period of time and revised terms.

Staff recommended authorization of a 120-day extension to LCRA's loan, keeping the terms as is at interest only, to give staff time to complete the review of the LCRA and Developer's financial position.

Member Holton questioned if the Board would be compensated for the extension. Mr. Miserez responded staff did not believe it warranted assessing a fee to the LCRA as the current request is for a temporary, short-term extension to conclude the due diligence process. David Queen commented staff and counsel has discussed a possible fee on a future recommendation, but currently they need the additional time to assess the scope of the modifications.

Member Gregory asked for verification that interest was being paid on the loan. Mr. Miserez responded the LCRA has been paying interest on the loan and will continue to do so.

Treasurer Mehner made a motion to authorize the 120-day extension to LCRA's loan, keeping the terms as is at interest only, to give staff time to complete the review of the LCRA and Developer's financial position. Vice Chairman Shelton seconded the motion.

Secretary Dameron commented this should be an ongoing discussion topic at future Board meetings between now and the next 120 days, and requested a status report at the December meeting. Mr. Miserez responded updates would be provided. Otis Williams with the LCRA commented they value their relationship with the Board and will work to provide updates as requested, and they are trying to facilitate negotiations with the Developer.

With a motion and second on the floor, the following roll call vote was recorded:

Aye: Shelton, Mehner, Dameron, Gregory, Holekamp, Holton and Carmichael

Nay: None

Absent: Martin, Kehoe, Dixon, Chinn and Comer

Chair Carmichael declared the motion passed.

VII. Executive Director's Report

Robert V. Miserez

Mr. Miserez reported a tentative special Board meeting has been scheduled for Tuesday, December 3, 2019, at 10:30 a.m. in Jefferson City, and the regularly scheduled December 17, 2019 Board meeting is planned to be held in December as well.

VIII. Adjournment

There being no further business before the Board, Vice Chairman Shelton made a motion to adjourn the meeting. Member Gregory seconded the motion. By unanimous consent, Chair Carmichael declared the motion passed and the meeting adjourned.

[Secretary Dameron's Signature]



**Preliminary Terms and Conditions
For Discussion Purposes Only
March 25th, 2020**

The purpose of this letter is to review preliminary terms and conditions for Vecino Group and/or TBD Entity and the commercial office/retail building construction project in Downtown Springfield. The terms mentioned below are subject to formal underwriting and approval by Arvest Bank and are not a commitment to lend.

Borrower:

Vecino Group and/or TBD Entity

Guarantors:

Rick Manzardo, Matt Miller, and/or Key Principal's related to TBD Entity

Amount:

≥ \$16,028,330 – Loan amount will be limited to 65% of the lesser of project cost or appraised value.

Repayment Terms

Rate: 1-year US Treasury Rate + 300bps, floating daily

Floor: 3.25%

Maturity: 24 months

Payment Structure: Monthly Interest Only Payments

Amortization: N/A

Converting to permanent financing after the 24-month interest only period based on the terms below:

Rate: 1-year US Treasury Rate + 300bps, floating daily

Floor: 3.25%

Maturity: 5 years

Payment Structure: Monthly P&I Payments

Amortization: 25 years

Prepayment Fee: 3%, 2%, 1%, 1% - *if refinanced by another financial institution*

Collateral:

- 1st deed of trust & assignment of rents on commercial building in Downtown Springfield, MO
- Assignment of the TIF

Fees:

Borrower will pay all related closing cost including but not limited to:

- Loan origination fee of 1% of the loan amount
- Appraisal/Evaluation fees
- Title Work

Additional Requirements:

The additional requirements listed below are to include but not limited to:

- Project operating account to be held at Arvest Bank
- Reserve Account held at Arvest Bank in the amount of \$100,000 annually
- Project Cash Flow Covenant of 1.35x – calculated by the bank annually using tax returns
- Prelease amount to cash flow the property at a 1:1x based on interest only payments
- Cash Injection of 35% of the lesser of project cost or appraised value

If these preliminary terms and conditions are acceptable, the Bank will proceed to move forward with a credit request subject to approval. Final terms and conditions may be different than what has been outlined in this document. This letter is not a commitment to lend and approved terms may be different than what is outlined above.

Best,

A handwritten signature in black ink, appearing to read "J. Harmon", with a stylized, cursive script.

Jerrod Harmon

AVP Commercial Banking

jharmon2@arvest.com

Office: (417)885-7311 Cell: (417)839-0155



**central bank
of kansas city**

March 12, 2020

The Veccino Group
305 W. Commercial St.
Springfield, MO 65803

Missouri State University
901 S. National Ave.
Springfield, MO 65897

PROPOSED TERM SHEET

The following are compiled for the purpose of providing a proposed borrower with a basis by where Central Bank of Kansas City ("CBKC") proposes a loan(s) for the following outlined purpose(s). This is not a commitment of CBKC to lend funds, but rather an overview of terms that would be presented to CBKC's loan committee for credit approval.

DIRECT LOAN:

Borrower:	JVIC, LLC ("QALICB")
Loan Amount:	The Direct Loan shall be no greater than \$5,500,000.
Interest Rate:	4.50% fixed
Term of Loan:	This loan shall mature seven (7) years after the closing date.
Origination Fee:	QALICB shall pay an Origination Fee of 1.00% of Loan Amount.
Terms for Repayment:	QALICB shall make quarterly payments of interest only during construction, quarterly payments of principal and interest become payable no more than 45 days following the issuance of a Certificate of Occupancy or commencement of Expansion Lease; whichever occurs first. All unpaid principal and accrued interest shall be due at maturity.
Proposed Collateral:	QALICB shall pledge the following as collateral for the loan: 1. First Leasehold Deed of Trust and assignment of rents on real property located at [524 N. Boonville Ave, Springfield, MO 65803 (or new legal description)], 2. An assignment of the construction contract and architect contract.

Guarantor:	J. Matthew Miller and Richard Manzardo shall each provide unlimited personal guarantees.
Disbursement:	The Direct Loan shall be disbursed through construction draw requests following the depletion of QLIC loan proceeds from the NMTC transaction.
Covenants & Conditions:	QALICB is subject to following covenants and conditions: 1. Missouri State University ("MSU") must make a \$4.7MM Subordinate Source Loan to the Leverage Lender, 2. QALICB and MSU must enter a ground lease with QALICB as tenant for annual rent not greater than \$1.00 and a term of 65 years 3. QALICB and MSU must enter an Expansion Lease for annual rent that would result in a debt service coverage ratio, defined as net operating income divided by the combined annual principal and interest payments of the Direct Loan and Source Loan, of [1.05:1], or greater, and a term of not less than 37 years, 4. The Direct Loan is subject to a commercial appraisal indicating a value greater than or equal to \$8,770,000 (80% LTV) 5. QALICB shall close a NMTC transaction resulting in not less than \$7.7MM of QLIC Loan proceeds deposited at CBKC, 6. General Contractor shall provide a performance and payment bond for the full amount of the construction.

SOURCE LOAN:

Borrower:	JVIC Leverage Lender, LLC ("JLL")
Loan Amount:	The Source Loan shall no greater than \$1,515,000.
Interest Rate:	4.50% fixed
Term of Loan:	This loan shall mature seven (7) years after the closing date.
Origination Fee:	JLL shall pay an Origination Fee of 1.00% of Loan Amount.
Terms for Repayment:	JLL shall make quarterly payments of interest only during construction, quarterly payments of principal and interest become payable no more than 45 days following the issuance of a Certificate of Occupancy or commencement of Expansion Lease; whichever occurs first. All unpaid principal and accrued interest shall be due at maturity.
Proposed Collateral:	JLL shall pledge an assignment of the Leverage Loan documents and all rights accompanying the Leverage Lender.

Guarantor:	None required.
Disbursement:	The Source Loan shall be disbursed in its entirety at closing.
Covenants & Conditions:	JLL is subject to following covenants and conditions: 1. Missouri State University ("MSU") must make a \$4.7MM Subordinate Source Loan to the Leverage Lender, 2. QALICB and MSU must enter a ground lease with QALICB as tenant for annual rent not greater than \$1.00 and a term of 65 years 3. QALICB and MSU must enter an Expansion Lease for annual rent that would result in a debt service coverage ratio, defined as net operating income divided by the combined annual principal and interest payments of the Direct Loan and Source Loan, of [1.05:1], or greater, and a term of not less than 37 years, 4. QALICB shall close a NMTC transaction resulting in not less than \$7.7MM of QLICB Loan proceeds deposited at CBKC, 5. General Contractor to provide a performance and payment bond for the full amount of the construction.
Proposed Documentation:	Typical of NMTC Direct Loans and Source Loans to be included in definitive legal documentation acceptable to CBKC.
Other Requirements:	Borrower will be responsible for all fees and expenses that CBKC may incur in connection with the processing, closing, and maintenance of a loan, which would include without limitation of the attorney's fees, recording fees, appraisal fees, environmental report fees, title insurance fees, and hazard insurance premiums. Borrower and guarantors will supply CBKC with all necessary financial disclosures as CBKC will deem necessary for the proposed approval, and subsequent review of this proposed loan.

THIS IS NOT A COMMITMENT TO LEND FUNDS

[Signature page to follow]

This Proposed Term Sheet is presented by Central Bank of Kansas City for the acceptance and approval of Borrower(s). Acceptance will express Borrower(s)' willingness to proceed with underwriting and credit approval.

Thanks again for giving me the opportunity to work with you. Please don't hesitate to call if you have any questions regarding the terms presented above. If the terms and conditions are acceptable, please indicate below and we will proceed with final underwriting.

Sincerely,



Peter K Frankel
Senior Vice President

ACCEPTANCE:

The undersigned hereby acknowledges receipt of the above letter, hereby accepts the terms and provisions thereof, and authorizes bank to proceed with underwriting and credit approval. If undersigned cancels this transaction for any reason, all third-party costs incurred by Bank will be the responsibility of the undersigned.

By: _____
Name:
Title:

Date: _____

By: _____
Name:
Title:

Date: _____

EXHIBIT 10

TO TIF PLAN

Relocation Assistance

Clerk's Note: Per City Attorney's Office, this will be numbered in the City Code as Section 36-2. (See lines #12-13)

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hmgs. _____
Pgs. 15
Filed: 1-2-07

Sponsored by: Carlson

First Reading: January 8, 2007

Second Reading: January 29, 2007

COUNCIL BILL NO. 2007-007

GENERAL ORDINANCE NO. 51648

AN ORDINANCE

ADOPTING a Relocation Plan for the City of Springfield, Missouri as required by and in accordance with subsection 523.205.2 RSMo.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 - That the City Council adopts the Relocation Plan attached hereto as "Exhibit A" for the City of Springfield, Missouri as required by and in accordance with subsection 523.205.2 RSMo.

Section 2 - This ordinance shall be included in the Springfield City Code and numbered as determined by the City Attorney.

Section 3 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: January 29, 2007

Thomas Carlson
Mayor

Attest: Brenda M. Lister, City Clerk

Filed as Ordinance: January 29, 2007

Approved as to form: Oliver L. Wilson, City Attorney

Approved for Council action: Bob Lundberg City Manager

Aff. Agcy. Noticed _____
Emergency Required _____
P. Hrngs. Required _____
Fiscal Note Required _____
Board Rec. Required _____

EXPLANATION TO COUNCIL BILL NO. 2007 -

ORIGINATING DEPARTMENT: Law

PURPOSE: Adopt a Relocation Plan for the City of Springfield, Missouri as required by and in accordance with subsection 523.205.2 RSMo.

REMARKS: HB 1944 that amended the laws of the State of Missouri with respect to land acquisition requires the City to adopt a relocation plan that meets requirements of state law. This plan applies city-wide whereas in the past relocation payments were required when acquiring property and when the project included federal funds that triggered payment under the Federal Uniform Relocation Law.

This plan is very similar to the Federal Uniform Relocation Law with some exceptions specifically adopted by the General Assembly in HB 1944. For the most part, relocation payments are simply a matter of determining what is covered and getting estimates of the cost for relocation. Payments over \$150,000 are required to be approved by the City Council.

Submitted by:


Special Counsel

Approved by:

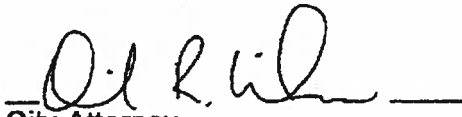

City Attorney



EXHIBIT "A"

RELOCATION PLAN
CITY OF SPRINGFIELD

Section I - Relocation Program

A. Administrative Organization – Scope of Plan

1. Name of Agency and Scope of Plan

The administration of relocation activities will be undertaken by the Relocation Staff of the City of Springfield, Missouri. This Plan shall apply to all acquisitions made in the City of Springfield, Missouri pursuant to subsection 523.205.2 RSMo.

2. Description of Organization

The City of Springfield may contract for the necessary Relocation Staff assistance to carry out all relocation activities for the Project Area required by Section 523.205 RSMo. 2000, as amended (the "Relocation Statute") and the implementing regulations adopted pursuant thereto, as amended.

The Relocation Staff will provide technical assistance and counseling services to business concerns being displaced which will need financial assistance in the purchasing of replacement properties as a relocation resource. More specifically, the Relocation Staff shall:

- a. Conduct a final survey of every site occupant to be displaced to determine the relocation requirements of each business concern.
- b. Disseminate informational newsletters and material to site occupants and develop better understanding of the purposes, scope and objectives of the Project and operations of relocation activities.
- c. Maintain close contact with the business concerns and advise them of the acquisition of their property, the necessity of moving and assistance that will be made available.
- d. Aid and counsel business concerns relative to their specific relocation problems.
- e. Cause to be maintained adequate records of contacts with site occupants to be displaced and records of relocation of each site occupant.
- f. Maintain a current inventory of commercial vacancies and offer referral services to project residents of these vacancies.

- g. Inspect commercial spaces and thoroughly analyze the location before referral is made to the site occupant as a relocation resource.
- h. Make available relocation payments to all eligible displacees in accordance with the Relocation Statute.
- i. Assist business concerns that want to purchase properties in obtaining the necessary financing.

No decision or recommendation of the Relocation Staff shall be final or binding until approved by the City Manager or his or her designee, except that the payment of relocation costs in excess of \$150,000 must be approved by the City Council.

3. Experience of the Local Public Agency (City)

The Relocation Staff has been actively involved in the acquisition of real property and the relocation of families, individuals and business concerns under federal, state and city relocation programs, including but not limited to Urban Renewal and Community Development Programs, since 1968.

The Relocation Staff has been involved in numerous projects involving relocation, including, but not limited to, three (3) Redevelopment Projects under the Community Development Program in the City of Springfield and three (3) Redevelopment Projects by Urban Redevelopment Corporations.

B. Relocation Standards

1. Physical Standards

All replacement structures shall be inspected by the Relocation Staff for code compliance.

An Informational Statement for Business Concerns and Other Non-Residential Establishments is attached hereto as Exhibit "1".

2. Standards for Displacees Ability to Pay

In locating relocation resources for business concerns displaced by the project, the City will consult with the site occupant to determine their ability to pay for replacement facilities.

3. Location Standards

Relocation resources will be properly zoned to meet the needs of displaced persons and shall have public utilities and facilities available as in the area in which they currently are located.

4. Temporary Relocation

Temporary relocation will be used only when it becomes necessary to expedite the Project.

C. Relocation of Site Occupants

1. An informational program was developed during the planning of the Project and will continue in order to notify site occupants of relocation assistance which the City will offer. Pamphlets, newsletters and Informational Statements were prepared during the planning of the Project. A letter will be mailed to each business concern to be relocated informing them of the relocation assistance the City will offer.
2. The City office is located at 840 Boonville Avenue, which is centrally located to the Project Area. The Relocation Office will be located at:

Office of Housing and Redevelopment
3rd Floor
Busch Municipal Building
840 Boonville Ave.
Springfield, Mo. 65802

Regular office hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday. However, office hours will be arranged for the convenience of the site occupants. Site occupants will be informed of the Relocation Office and that office hours will be arranged for their convenience.

D. Eviction Procedure

Eviction of site occupants will not take place until all other reasonable efforts have failed. The City shall offer relocation services to site occupants prior to eviction. Should eviction become necessary as a result of code enforcement, rehabilitation, or acquisition by a public body other than the City, the City will attempt to work out a satisfactory agreement to all concerned prior to eviction.

E. Relocation Payments

1. Eligibility of Relocation Payment

Business concerns within the Project Area which are to be displaced may be eligible for relocation payments. Relocation payments shall be made in accordance with the Relocation Statute to all eligible site occupants.

Business concerns being displaced will be informed through an Informational Statement (Exhibit "1") of the availability of relocation payments and where the written conditions under which relocation payments will be made are available.

2. Claims for relocation payments must be made to the City within a period not to exceed eighteen (18) months after displacement. Claims for relocation payments must be filed on forms provided by the City.

B. Relocation of Business Concerns

1. The following relocation services shall be provided to business concerns:

- a. An informational program has been developed with respect to business concerns and this program will continue to provide information to advise business concerns of relocation assistance which the City will offer.
 - (1) Business concerns and other nonresidential establishments located in the Project Area will be notified through pamphlets, newsletters, and Information Statements, of the general nature and scope of the project.
 - (2) Upon final project approval, business concerns and other nonresidential establishments being displaced will be notified through an Informational Statement of relocation assistance which will be offered by the City as well as the conditions under which Relocation payments will be made.
- b. The Relocation Staff will maintain a listing of available commercial space. The listing will be updated by consultation with local Real Estate Agencies. The availability of commercial space will be for the exclusive use of business concerns proposed to be relocated under the Project Plan. Arrangements shall also include provisions for listing which business concerns may be referred for assistance in obtaining commercial space.
- c. Upon submission of the Project for execution, SBA will be requested to visit the City to discuss with any small business concerns that are interested, the technical and financial assistance which will be available.

Section II - Final Decisions and Appeals

A. Final Decision

- 1. After receiving the approval of the City Manager or his or her designee or the City Council if required, the Relocation Staff shall send a written statement of its final decision regarding any claim for relocation payments. Such final decision shall be mailed to the claimant by certified mail, return receipt requested to the address for the claimant stated in its claim for relocation assistance, or if none, then to the claimant's last known address.

B. Right of Appeal.

- 1. Any business or non-residential establishment aggrieved by the final decision of the Relocation Staff regarding relocation payments shall be entitled to appeal such decision to the Board of Commissioners of the Land Clearance for Redevelopment Authority (LCRA).

C. Appeal Procedures

- 1. Filing Appeal—Time Limitations

a. Any appeal from a final decision of the Relocation Staff must be filed within 60 days after the final decision of the Relocation Staff is sent to the business or non-residential establishment by certified U.S. mail, return receipt requested. Unless appealed within said time period, the final decision of the Relocation Staff shall be final and binding on all parties.

b. An appeal of a final decision of the Relocation Staff shall be commenced by the filing of a notice of appeal with the office of the Board of Commissioners of the LCRA. The notice of appeal shall contain a statement of the aggrieved parties' request for appeal and the reasons for the appeal, and a copy of the decision of the Relocation Staff from which the appeal is requested shall be attached thereto. The notice of appeal shall be filed by delivering a copy thereof to the Board of Commissioner of the LCRA at the following address:

Board of Commissioners
Land Clearance for Redevelopment Authority
Office of Housing and Redevelopment
3rd Floor
Busch Municipal Building
840 Boonville Ave.
Springfield, Mo. 65802

2. Procedures on Appeal

a. The Board of Commissioners of the LCRA shall promptly send a copy of the notice of appeal and a notice of the institution of the appeal to the Relocation Staff and the claimant as provided in Section 536.067 RSMo. 2000, as amended.

a. All appeals relating to relocation assistance shall be subject to the rules for a contested case as set out in the Missouri Administrative Procedures Act (Chapter 536, RSMo. 2000, as amended)

3. Judicial Review

a. The decision of the Board of Commissioners of the LCRA shall be subject to judicial review as provided in the Missouri Administrative Procedures Act (Chapter 536 RSMo. 2000, as amended).

EXHIBIT "1" To Plan A

CITY OF SPRINGFIELD, MISSOURI

INFORMATIONAL STATEMENT FOR BUSINESS

CONCERNS AND OTHER NON-RESIDENTIAL ESTABLISHMENTS

1. General

The basic purpose of this Statement is to inform you of the benefits and services that will be offered to you as a result of displacement from your present location.

If your building is among those that will have to be vacated, it will be necessary for you to consider a move to another location. However, every occupant will be given as much advance notice as possible of the time the City expects to acquire possession of the property, and no one lawfully occupying property within the project area will be required to surrender possession without at least 90 days written notice from the City of the date on which possession will be required or such time as required by state law if longer than 90 days. This notice will not be given until after the City has entered into a contract with the owners to buy the property or the City has acquired the property by condemnation. You should not, under any circumstances, move or make any financial commitment concerning a move from your present location without first checking with the City. A premature move could make you ineligible for relocation payments.

Please be assured that we will try to help you find other facilities suitable to your needs and requirements, and that we will provide other aids and services to each problem of relocation that you may encounter.

Relocation and other activities in connection with the project will be handled by the City through the Relocation Staff.

2. Acquisition of Real Property

Every owner of property to be acquired for the project will be afforded a full opportunity to sell his property directly to the City without litigation. When purchasing property, it is the policy of the City to pay fair prices and to treat all owners fairly and impartially. The compensation that will be offered to each owner will be based on appraisals of the property made by competent independent appraisers. In negotiating the terms of the agreement to purchase the property, the City will, to the extent permitted by scheduled activities, allow the owner to set the times for closing the sale and for delivery of the right of possession to the City. Condemnation will not be instituted unless necessary and no property will be condemned until after every reasonable effort to purchase the property by negotiation has been exhausted and the requirements of Missouri Law have been satisfied.

3. Eligibility for Relocation Payments

For the purpose of establishing eligibility for any relocation payment, a business concern or nonprofit organization which moves from real property within a project area or moves his personal property from such real property on or after the date of the pertinent contract for financial assistance for the project for the following reason may be eligible for certain relocation payments and assistance:

The City's acquisition of all or part of the real property from which it moves, and issuance of a Notice of Displacement.

TYPES OF RELOCATION PAYMENTS

A business concern (with the exception of owners of outdoor advertising displays) may be entitled to a relocation payment for either one of the following at the option of the business:

A. An amount to cover:

1. Actual and reasonable moving costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering similar signs and similar replacement stationery; and
2. Reestablishment expenses of up to an additional \$10,000, which are limited to the actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

or

- B. In lieu of actual and reasonable moving expenses, a fixed moving expense payment of \$3,000, and up to an additional \$10,000 for reestablishment expenses, which shall be limited to the costs incurred for physical improvements to the replacement property to accommodate the particular business at issue (excluding all owners of outdoor advertising displays).

NON-REIMBURSEABLE EXPENSES

Expenses which are not eligible for reimbursement include the following:

- a. Additional expense incurred because of doing business in a new area.
- b. Moving structures or other real property in which the displaced person retains ownership.
- c. Interest on loans to cover moving expenses.
- d. Loss of good will.
- e. Loss of profit.
- f. Loss of trained employees.
- g. Personal injury.
- h. Cost of preparing claims for moving expenses, including legal fees and other costs.
- i. Any addition, improvement, or other physical change in or to the replacement structure or its premises.
- j. Any other items the City determines are not reasonable and necessary.

- k. The cost for storage of personal property on real property owned or leased by the displaced business before displacement.
- l. Any additional operating expenses of a business incurred because of operating in a new location.
- m. Physical changes to the real property at the replacement location.

The Moving Process

Each displaced business must notify the City, in writing, of its intention to move at least 45 days before the move will begin. This notice should include the following information:

- A. The dates of the anticipated move and/or disposal of personal property.
- B. A statement indicating whether or not the business will perform a self-move.
- C. Assurance that prior to invitations for bids the business will furnish to the City a detailed inventory of property to be moved and scope of work required to complete the move.

Submission of Bids for Moving and Related Expenses

Before you move, you must obtain two written bids from reputable movers. The bids must be submitted to us at least 15 days before you start your move.

If you estimate that your moving expenses will be less than \$1,000, you may, after obtaining the approval of the City, proceed without the bids. Prior confirmation of your estimate by the City is required.

The bids submitted should include the following information:

- A. Name and address of the mover and the name of the bidder.
- B. Origin and destination points of the move, estimated date(s) of the move, and the estimated time required to carry out the move.
- C. Identification of the items to be moved, number of loads or cubic feet to be moved, and the hourly rate for labor and vehicles to be used in the move.
- D. If applicable, identification of any estimates covering unusual charges, such as for packing, unpacking or other costs.

Bids must be obtained from reliable sources, covering charges for electrical, plumbing, carpentry, or other services needs for the disassembly, moving, reassembly, reconnecting, or reinstallation of machinery and equipment. The City will furnish approved bid forms and the amount of the relocation payment will be based on the lowest acceptable bid.

The bids should be broken down by number of persons required to perform the services and costs for labor and material. Lump sum estimates are not acceptable.

Failure to provide acceptable bids and to otherwise observe required procedures may result in forfeiture of the entire claim.

Self-Moves

A business which elects to move itself may be reimbursed for certain out-of-pocket expenses. As in the case of other moves the City must be notified in writing 45 days prior to the start of the move. The City will obtain necessary bids or estimates to be used as basis for reimbursement.

Generally, the business may be reimbursed, up to the amount of the low bid for labor, equipment, and related costs with little or no documentation in support of the claim. As certain situations may require complete documentation, however, it is very important that each business discuss its proposed self-move with Relocation personnel well in advance of the move.

Filing of Claim

Any relocation payment for your moving expense or direct loss of property because of the move, or an in lieu of payment, will be made only after the completion of your move, or the discontinuance of your business.

After you move, or upon discontinuance of your business operations, you must submit a completed claim form to the Relocation Office. Receipted bills or other evidence of costs incurred or property loss sustained must be documented and submitted with the claim.

You must certify that your claim is true and accurate.

A claim for payment for moving expenses, actual direct loss of property, or an in lieu of payment must be filed within 18 months after completion of your move or the date you discontinue operation.

You are invited to call or visit the Relocation Office for assistance in filing your claim. We will help you in every way we can. A visit to our office should result in a claim properly made out and hence one which we can process in the shortest possible time so as to speed up the payment to you. The City Relocation Office is located at:

Housing and Redevelopment Office
3rd Floor, Busch Municipal Building
840 Boonville Ave.
Tel: 417-864-1039

Rent

As stated earlier, if the property you are occupying is acquired by the City, you will be given at least 90 days written notice of the time you will have to vacate the property, and such notice will not be given until the City has entered into a contract with the owner to buy the property or has acquired the property by condemnation.

After the property is acquired, an equitable rental rate will be established.

The rent will be payable at our office in advance, monthly, on or before the first day of each month. The office location is Housing and Redevelopment Office, 3rd Floor, Busch Municipal Building, 840 Boonville Ave.

Eviction

Legal action to compel a business concern to move from the acquired property may be taken as permitted at law or pursuant to any agreement with the City permitting continued occupancy of the property after it is acquired by the City.

Eviction will not affect your eligibility for any relocation payment to which you may otherwise be entitled. The Relocation Staff will locate, inspect, and refer relocation sites or space for your consideration. The Relocation Staff will also assist in the processing of any forms required by lending institutions, the Small Business Administration (SBA), and others in connection with the purchase or leasing of new premises. If you so desire, the City will arrange for the SBA to send you a letter describing the assistance available from that agency.

Waiver of Relocation Payments

Any displaced person who is also the owner of the premises affected by the project may waive relocation payments as part of the negotiations for the acquisition of the interest held by such person. Such waiver shall be in writing, shall disclose the person's knowledge of the provisions of the Relocation Statute and this plan and his entitlement to payment. Such waiver shall be filed in the office of the Relocation Staff. No waiver shall include any waiver of the notice provisions of the Relocation Statute or this plan.

Final Decisions and Appeals

A. Final Decision

1. The Relocation Staff shall send a written statement of its final decision regarding any claim for relocation payments. Such final decision shall be mailed to the claimant by certified mail, return receipt requested to the address for the claimant stated in its claim for relocation assistance, or if none, then to the claimant's last known address.

B. Right of Appeal.

1. Any business or non-residential establishment aggrieved by the final decision of the Relocation Staff regarding relocation payments shall be entitled to appeal such decision to the Board of Commissioners of the Land Clearance for Redevelopment Authority (LCRA).

C. Appeal Procedures

1. Filing Appeal—Time Limitations

- a. Any appeal from a final decision of the Relocation Staff must be filed within 60 days after the final decision of the Relocation Staff is sent by it to the business or non-residential establishment by certified or registered U.S. mail. Unless appealed within said time period, the final decision of the Relocation Staff shall be binding on all parties.

b. An appeal of a final decision of the Relocation Staff shall be commenced by the filing of a notice of appeal with the office of the Board of Commissioners of the LCRA. The notice of appeal shall contain a statement of the aggrieved parties' request for appeal and the reasons for the appeal, and a copy of the decision of the Relocation Staff from which the appeal is requested shall be attached thereto. The notice of appeal shall be filed by delivering a copy thereof to the office of the Board of Commissioner of the LCRA at the following address:

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Office of Housing and Redevelopment
3rd Floor
Busch Municipal Building
840 Boonville Ave.
Springfield, Mo. 65802?

2. Procedures on Appeal

- a. The Board of Commissioners of the LCRA shall promptly send a copy of the notice of appeal and a notice of the institution of the appeal to the Relocation Staff and the claimant as provided in Section 536.067 RSMo. 2000, as amended.
- a. All appeals relating to relocation assistance shall be subject to the rules for a contested case as set out in the Missouri Administrative Procedures Act (Chapter 536, RSMo. 2000, as amended)

3. Judicial Review

- a. The decision of the Board of Commissioners of the LCRA shall be subject to judicial review as provided in the Missouri Administrative Procedures Act (Chapter 536 RSMo. 2000, as amended).

Revisions

This information presented above is subject to certain revisions and modifications as may be determined by the City from time-to-time.

Transfer of Ownership

A claimant shall be deemed to have transferred to the City ownership of any tangible personal property that has not been moved, sold or traded in by the claimant prior to the date the City actually receive possession of the real property.

Advertising Signs

The amount of a payment for direct loss for an advertising sign which is tangible personal property shall be the lesser of: (i) the depreciated replacement cost of the sign, as determined by the relocation staff, less the proceeds from its sale; or (ii) the estimated cost of moving the sign, but with no allowance for storage.

Notification and Inspection

The following requirements apply to payments under this plan.

1. The Relocation Staff shall inform the displaced person in writing of the requirements of this plan as soon as possible after the initiation of negotiations.
2. The displaced business must provide the Relocation Staff with reasonable advance written notice of the approximate date of the start of the move or disposition of the personal property and a list of the items to be moved; provided, however, that the Relocation Staff may waive this requirement after they secure sufficient documentation concerning the move.
3. The displaced business must permit the Relocation Staff to make a reasonable and timely inspection of the personal property at both the displacement and replacement sites and to monitor the move. The displaced person should notify the Relocation Staff at least 45 days before the commencement of any move and permit the Relocation Staff, or their representative, to thoroughly inspect and document all personal property as to which the claimant makes a claim under the plan and all fixtures which are deemed to be part of the real estate and, therefore, are not subject to relocation payments under the plan.

Dated this ____ day of _____, 2007.

City Manager

Acknowledgment

I hereby acknowledge that the preceding Informational Statement, including the Grievance Procedure, has been delivered and explained to me by the person delivering it.

Signature of Business Owner

Date

Signature of Business Owner

Date

Address of Business

Relocation Officer

EXHIBIT 11

TO TIF PLAN

Redeveloper Affidavit; Developer's Return on Investment Calculations

REDEVELOPER AFFIDAVIT

STATE OF MISSOURI)
)
COUNTY OF GREENE)

COMES NOW, the undersigned, MATTHEW MILLER of The Vecino Group, LLC, a MISSOURI limited liability company (the "Redeveloper") and being first duly sworn, on his oath states:

1. I am over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of the Redeveloper, the proposed developer of the improvements proposed pursuant to The Springfield IDEA Commons Tax Increment Financing Plan (the "Plan").

2. The Redevelopment Area, as defined in the Plan, on the whole is (a) a "blighted area" as that term is defined in the Plan, and (b) has not been subject to growth and development through investment by private enterprise. Due to the deterioration of site improvements, unsanitary and unsafe conditions, and the existence of conditions which endanger life or property by fire and other causes, the Redevelopment Area would not reasonably be anticipated to be developed without the adoption of tax increment financing.

3. Due to the necessary demolition, the limited parking availability that requires the construction of a parking garage to facilitate development, and extensive public improvements needed in connection with storm water control, sanitary sewer relocation and road improvements, the Redeveloper would not and could not be reasonably expected to develop the Redevelopment Area (and the Redevelopment Area would not be reasonably anticipated to be developed at all) without the adoption of the proposed Plan and all of the incentives described in the Plan, including but not limited to the PILOTs, EATs, and State Supplemental TIF (appropriation of the "new state revenues") described in the Plan. The Redeveloper will not proceed with the Redevelopment Project, as described in the Plan, without the State Supplemental TIF assistance described in the Plan, as it comprises a necessary component of the incentive package required to make the Plan feasible.

4. Attached is a further description of the grounds for the determination made in the prior paragraph, including a calculation of the Redeveloper's return on investment with and without State Supplemental TIF.

5. The provisions of subdivision (1) of Section 99.810 of the Revised Statutes of Missouri, as amended, have been met.

Further Affiant Sayeth Not.

THE VECINO GROUP, LLC
a Missouri limited liability company

By: _____
Name: _____
Title: _____

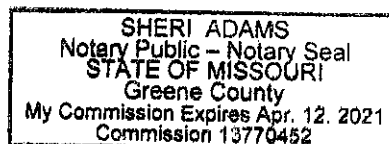
MATTHEW MILLER
CEO

Subscribed and sworn to before me this 11th day
of March, 2020.

Sheri Adams
Notary Public

My commission expires on: 4/12/2021

[Seal]



ATTACHMENT TO REDEVELOPER AFFIDAVIT

Grounds for Redeveloper's "but-for" determination and calculation of the Redeveloper's return on investment

Capitalized terms used in this attachment but not defined herein have the meanings given to such terms in The Springfield IDEA Commons Tax Increment Financing Plan (the "Plan").

The Redevelopment Project, as described in the Plan, is not feasible without each individual component thereof as described in the Plan. See Exhibit 5 to the Plan for a description of the various components of the Redevelopment Project and their funding sources. The Redevelopment Project, in addition to the necessity of demolishing buildings to eradicate blight, involves a substantial investment in public improvements in order to bring the Redevelopment Project components together in a way that facilitates the use of the site and the public investments from MSU and the City. The limited size of the Redevelopment Area and the lack of available parking in the surrounding area necessitates the construction of a parking garage as part of the Redevelopment Project, which is a substantial expense. The location of the Redevelopment Area in the path of Jordan Creek requires the Stormwater Improvements and some related Sanitary Sewer Improvements. The deterioration of E. Phelps Street requires additional expenditure for the Street Improvements.

As shown in the attached, the Redeveloper's return on investment, if forced to take on the expenses anticipated to be repaid from State Supplemental TIF, would be such that the Redeveloper could not be expected to undertake the Redevelopment Project. The City and MSU, while willing to provide initial funding for such portion of the Redevelopment Project, were not willing to proceed without the approval by the State of State Supplemental TIF reimbursement as provided in the Plan. As described in the Plan, all TIF Revenues and State Supplemental TIF amounts will reimburse public improvement expenditures initially funded by the City and MSU. Without this initial funding and the eventual reimbursement from TIF Revenues and State Supplemental TIF, the Redeveloper would be forced to bear the costs of these amounts and the Redevelopment Project would not produce a return on investment that would support the Redeveloper's participation in the Redevelopment Project.

[Attach Redeveloper's Return on Investment Calculations Below]

Project Costs

The applicant estimates that the total cost of completing the development project will be \$55,397,284, as set forth in the table below.

Cost Category	Total Cost	Private Costs	Public Costs					Redevelopment Project Costs	Reimbursable Project Costs
		Vecino	Vecino / New Market Tax Credits	MSU	City	TDD	Funding to be Determined		
Office Building	25,000,000	25,000,000	-	-	-	-	-	25,000,000	-
Central Commons	750,000	-	-	-	-	-	750,000	750,000	-
JVIC Expansion	14,397,284	-	9,797,284	4,600,000	-	-	-	14,397,284	-
Stormwater Improvements	2,130,000	-	-	-	2,130,000	-	-	2,130,000	2,130,000
Street Improvements	800,000	-	-	-	800,000	-	-	800,000	800,000
Sanitary Sewer Improvements	220,000	-	-	-	220,000	-	-	220,000	220,000
Parking Garage	12,000,000	-	-	6,000,000	-	6,000,000	-	12,000,000	3,000,000
TIF Formation Costs	100,000	-	-	-	100,000	-	-	100,000	100,000
Totals	55,397,284	25,000,000	9,797,284	10,600,000	3,250,000	6,000,000	750,000	55,397,284	6,250,000

Sources of Funds

Public:

If the redevelopment plan is approved, TIF will be used to finance approximately \$6,150,000 of the Developer's costs.

New Market Tax Credits, MSU, the City of Springfield, and TDD will also be contributing funds to the development totaling \$24,397,284.

Private:

If the redevelopment plan is approved, cash reserves, financing sources, and investment partners will be used to fund the remaining \$25,000,000.

Financial Feasibility

<u>With TIF</u>	
Developer's Costs	25,000,000
Public Sources	6,150,000
15-year Net Positive Cash Flow After Debt Service	9,277,962
Pre-Tax 15-year IRR	11.32%
<u>Without TIF</u>	
Developer's Costs	31,150,000
Public Sources	-
15-year Net Positive Cash Flow After Debt Service	5,675,576
Pre-Tax 15-year IRR	6.31%
Impact to equity performance	-5.01%

SUPPORTING CALCULATIONS – WITH TIF

Sources & Uses

Sources & Uses									
PERMANENT SOURCES OF FUNDS									
			Construction Sources	Post Construction Completion Sources		Permanent Sources	%		
Investor Member's equity			-	-		-	0.0%		
First Mortgage	70.00%		-	17,401,275		17,401,275	70.0%		
Second Mortgage			-	-		-	0.0%		
Grant			-	-		-	0.0%		
Deferred developer fee			-	-		-	0.0%		
Equity			7,457,689	-		7,457,689	30.0%		
Construction loan			17,401,275	(17,401,275)		-	0.0%		
Total Sources Of Funds			\$24,858,965	\$0		\$24,858,965	100.0%		
PERMANENT USES OF FUNDS									
			Construction Uses	Post Construction Uses		Total Uses	%	\$ / sf	
Acquisition Costs									
Land			300,000	-		300,000	1.2%	2.8	
Building			0	-		-	0.0%	0.0	
Hard Costs									
Construction (including GC's)		Square Feet	14,339,056	-		14,339,056	57.7%	135.7	
Contractor Fee	6.00%	of construction cost	860,343	-		860,343	3.5%	8.1	
Insurance			114,712	-		114,712	0.5%	1.1	
Bond			143,391	-		143,391	0.6%	1.4	
Contingency	10.00%	of construction cost	1,545,750	-		1,545,750	6.2%	14.6	
Infill	40.00	89,600	3,584,000	-		3,584,000	14.4%	33.9	
Construction Management Fee			120,000	-		120,000	0.5%	1.1	
Due Diligence Costs									
Architect Fee	5.00%	of construction cost	850,163	-		850,163	3.4%	8.0	
MEP			212,000	-		212,000	0.9%	2.0	
Civil Engineering			75,000	-		75,000	0.3%	0.7	
Structural Engineering			80,000	-		80,000	0.3%	0.8	
Appraisal			5,000	-		5,000	0.0%	0.0	
Survey			15,000	-		15,000	0.1%	0.1	
Environmental Study			10,000	-		10,000	0.0%	0.1	
Material Testing			15,000	-		15,000	0.1%	0.1	
Legal fees			100,000	-		100,000	0.4%	0.9	
Financing Costs									
Construction loan interest			400,000	-		400,000	1.6%	3.8	
Construction loan origination costs			10,000	-		10,000	0.0%	0.1	
Construction loan legal			10,000	-		10,000	0.0%	0.1	
Construction - closing, title & recording			50,000	-		50,000	0.2%	0.5	
Permanent loan fee			10,000	-		10,000	0.0%	0.1	
Indirect Construction Costs									
Development fee	5.00%	of total hard cost	1,029,363	-		1,029,363	4.1%	9.7	
Fees / Taxes									
Builders Risk Insurance			50,187	-		50,187	0.2%	0.5	
Tap / Impact Fees			30,000	-		30,000	0.1%	0.3	
Building permits			35,000	-		35,000	0.1%	0.3	
NMTC Fees			0	-		-	0.0%	0.0	
Signage			150,000	-		150,000	0.6%	1.4	
Real Estate Taxes			50,000	-		50,000	0.2%	0.5	
Accounting			25,000	-		25,000	0.1%	0.2	
Soft cost contingency			140,000	-		140,000	0.6%	1.3	
FF&E			250,000	-		250,000	1.0%	2.4	
Escrows / Reserves									
Replacement reserve			0	-		-	0.0%	0.0	
Operating reserve			250,000	-		250,000	1.0%	2.4	
Total Uses Of Funds			\$24,858,965	\$0		\$24,858,965	100.0%	235.2	

OPERATING EXPENSES														

Loan Amount 17,401,275
 Amortization Years 30 Years
 Interest Rate 4.00%
 Annual Payment \$1,006,317

Amortization

Years	Beginning	Payment	Interest	Principal	Ending Balance
1	\$17,401,275	\$1,006,317	\$696,051	\$310,266	\$17,091,009
2	\$17,091,009	\$1,006,317	\$683,640	\$322,677	\$16,768,332
3	\$16,768,332	\$1,006,317	\$670,733	\$335,584	\$16,432,748
4	\$16,432,748	\$1,006,317	\$657,310	\$349,008	\$16,083,740
5	\$16,083,740	\$1,006,317	\$643,350	\$362,968	\$15,720,772
6	\$15,720,772	\$1,006,317	\$628,831	\$377,487	\$15,343,286
7	\$15,343,286	\$1,006,317	\$613,731	\$392,586	\$14,950,699
8	\$14,950,699	\$1,006,317	\$598,028	\$408,290	\$14,542,410
9	\$14,542,410	\$1,006,317	\$581,696	\$424,621	\$14,117,789
10	\$14,117,789	\$1,006,317	\$564,712	\$441,606	\$13,676,183
11	\$13,676,183	\$1,006,317	\$547,047	\$459,270	\$13,216,913
12	\$13,216,913	\$1,006,317	\$528,677	\$477,641	\$12,739,272
13	\$12,739,272	\$1,006,317	\$509,571	\$496,747	\$12,242,525
14	\$12,242,525	\$1,006,317	\$489,701	\$516,616	\$11,725,909
15	\$11,725,909	\$1,006,317	\$469,036	\$537,281	\$11,188,628
16	\$11,188,628	\$1,006,317	\$447,545	\$558,772	\$10,629,855
17	\$10,629,855	\$1,006,317	\$425,194	\$581,123	\$10,048,732
18	\$10,048,732	\$1,006,317	\$401,949	\$604,368	\$9,444,364
19	\$9,444,364	\$1,006,317	\$377,775	\$628,543	\$8,815,821
20	\$8,815,821	\$1,006,317	\$352,633	\$653,685	\$8,162,136
21	\$8,162,136	\$1,006,317	\$326,485	\$679,832	\$7,482,304
22	\$7,482,304	\$1,006,317	\$299,292	\$707,025	\$6,775,279
23	\$6,775,279	\$1,006,317	\$271,011	\$735,306	\$6,039,973
24	\$6,039,973	\$1,006,317	\$241,599	\$764,719	\$5,275,254
25	\$5,275,254	\$1,006,317	\$211,010	\$795,307	\$4,479,947
26	\$4,479,947	\$1,006,317	\$179,198	\$827,120	\$3,652,827
27	\$3,652,827	\$1,006,317	\$146,113	\$860,204	\$2,792,623
28	\$2,792,623	\$1,006,317	\$111,705	\$894,613	\$1,898,010
29	\$1,898,010	\$1,006,317	\$75,920	\$930,397	\$967,613
30	\$967,613	\$1,006,317	\$38,705	\$967,613	\$0
31	\$0	\$1,006,317	\$0	\$1,006,317	(\$1,006,317)
32	(\$1,006,317)	\$1,006,317	(\$40,253)	\$1,046,570	(\$2,052,888)
33	(\$2,052,888)	\$1,006,317	(\$82,116)	\$1,088,433	(\$3,141,321)
34	(\$3,141,321)	\$1,006,317	(\$125,653)	\$1,131,970	(\$4,273,291)
35	(\$4,273,291)	\$1,006,317	(\$170,932)	\$1,177,249	(\$5,450,540)
36	(\$5,450,540)	\$1,006,317	(\$218,022)	\$1,224,339	(\$6,674,879)
37	(\$6,674,879)	\$1,006,317	(\$266,995)	\$1,273,313	(\$7,948,192)
38	(\$7,948,192)	\$1,006,317	(\$317,928)	\$1,324,245	(\$9,272,437)
39	(\$9,272,437)	\$1,006,317	(\$370,897)	\$1,377,215	(\$10,649,652)
40	(\$10,649,652)	\$1,006,317	(\$425,986)	\$1,432,304	(\$12,081,955)

PROFORMA OPERATING STATEMENT																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		12/31/2022	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
	Rent Escalation:		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Office	Rental Rate/ sf																
1.0	Full Service Gross Lease	28.00	2,339,120	2,397,598	2,457,538	2,518,976	2,581,951	2,646,500	2,712,662	2,780,479	2,849,991	2,921,240	2,994,271	3,069,128	3,145,856	3,224,503	3,305,115
Retail																	
1.0	Full Service Gross Lease	16.00	96,960	99,384	101,869	104,415	107,026	109,701	112,444	115,255	118,136	121,090	124,117	127,220	130,400	133,660	137,002
Potential Gross Rent			2,436,080	2,496,982	2,559,407	2,623,392	2,688,977	2,756,201	2,825,106	2,895,734	2,968,127	3,042,330	3,118,388	3,196,348	3,276,257	3,358,163	3,442,117
			40.00%	20.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Vacancy			(974,432)	(499,396)	(179,158)	(183,637)	(188,228)	(192,934)	(197,757)	(202,701)	(207,769)	(212,963)	(218,287)	(223,744)	(229,338)	(235,071)	(240,948)
Other Income Escalation:			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Other Income			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income:			1,461,648	1,997,586	2,380,248	2,439,754	2,500,748	2,563,267	2,627,349	2,693,032	2,760,358	2,829,367	2,900,101	2,972,604	3,046,919	3,123,092	3,201,169
Operating Expense Escalation:			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Operating Expenses:																	
General & Administrative			15,000	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195
Insurance			72,000	73,800	75,645	77,536	79,475	81,461	83,498	85,585	87,725	89,918	92,166	94,470	96,832	99,253	101,734
Staff & Personnel			50,400	51,660	52,952	54,275	55,632	57,023	58,449	59,910	61,408	62,943	64,516	66,129	67,782	69,477	71,214
Contract Services			27,600	28,290	28,997	29,722	30,465	31,227	32,008	32,808	33,628	34,469	35,330	36,214	37,119	38,047	38,998
Repairs & Maintenance			53,000	54,325	55,683	57,075	58,502	59,965	61,464	63,000	64,575	66,190	67,844	69,541	71,279	73,061	74,888
Utilities			150,000	153,750	157,594	161,534	165,572	169,711	173,954	178,303	182,760	187,329	192,013	196,813	201,733	206,777	211,946
Real Estate Taxes			360,000	369,000	378,225	387,681	397,373	407,307	417,490	427,927	438,625	449,591	460,830	472,351	484,160	496,264	508,671
Property Management Fees		4.00%	58,466	79,903	95,210	97,590	100,030	102,531	105,094	107,721	110,414	113,175	116,004	118,904	121,877	124,924	128,047
Total Operating Expenses:			786,466	826,103	860,065	881,567	903,606	926,196	949,351	973,085	997,412	1,022,347	1,047,906	1,074,103	1,100,956	1,128,480	1,156,692
Net Operating Income			675,182	1,171,482	1,520,183	1,558,188	1,597,142	1,637,071	1,677,998	1,719,948	1,762,946	1,807,020	1,852,196	1,898,500	1,945,963	1,994,612	2,044,477
Debt Service		I/O thru 2 years of operations	739,554	739,554	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317	1,006,317
DSCR			0.91	1.58	1.51	1.55	1.59	1.63	1.67	1.71	1.75	1.80	1.84	1.89	1.93	1.98	2.03
Cash Flow from Operations			(64,372)	431,928	513,866	551,870	590,825	630,754	671,680	713,630	756,629	800,703	845,878	892,183	939,645	988,295	1,038,160
Replacement Reserves Per Unit Per Year			-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Deferred Developer Fee			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Release of Operating Reserve			(250,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residual Distributable Cash Flow			185,628	431,928	513,866	451,870	490,825	530,754	571,680	613,630	656,629	700,703	745,878	792,183	839,645	888,295	938,160

Expense Ratio w/out reserves	53.81%	41.36%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%
Expense Ratio w/ reserves	53.81%	41.36%	36.13%	40.23%	40.13%	40.03%	39.94%	39.85%	39.76%	39.67%	39.58%	39.50%	39.42%	39.34%	39.26%	39.26%
Yield on Cost	2.72%	4.71%	6.12%	6.27%	6.42%	6.59%	6.75%	6.92%	7.09%	7.27%	7.45%	7.64%	7.83%	8.02%	8.22%	8.22%

PIS Date		12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036
Hypothetical Investment Timeline:																	
Gross Free Cash Flow			185,628	431,928	513,866	451,870	490,825	530,754	571,680	613,630	656,629	700,703	745,878	792,183	839,645	888,295	938,160
Sale																	31,453,498
Less Loans																	(\$12,242,525)
Less 3% Transaction Costs																	(\$943,605)
Hypothetical Private Capital Investment	(7,457,689)																
Total Pre-Tax Cash Flows	(7,457,689)	185,628	431,928	513,866	451,870	490,825	530,754	571,680	613,630	656,629	700,703	745,878	792,183	839,645	888,295	938,295	19,205,527
Cash on Cash Return		2.49%	5.79%	6.89%	6.06%	6.58%	7.12%	7.67%	8.23%	8.80%	9.40%	10.00%	10.62%	11.26%	11.91%	12.58%	
Pre-Tax IRR	11.32%																
Investor Split of Cash Flows	100.00%																
Hypothetical Private Capital Investment	(7,457,689)	185,628	431,928	513,866	451,870	490,825	530,754	571,680	613,630	656,629	700,703	745,878	792,183	839,645	888,295	938,295	19,205,527
Cash on Cash Return		2.49%	5.79%	6.89%	6.06%	6.58%	7.12%	7.67%	8.23%	8.80%	9.40%	10.00%	10.62%	11.26%	11.91%	12.58%	
IRR	11.32%																

SUPPORTING CALCULATIONS – WITHOUT TIF

Sources & Uses

Sources & Uses						
PERMANENT SOURCES OF FUNDS						
		Construction Sources	Post Construction Completion Sources	Permanent Sources	%	
Investor Member's equity - Federal LHTC		-	-	-	0.0%	
First Mortgage	70.00%	-	21,706,275	21,706,275	70.0%	
Second Mortgage		-	-	-	0.0%	
Grant		-	-	-	0.0%	
Deferred developer fee		-	-	-	0.0%	
Equity		9,302,689	-	9,302,689	30.0%	
Construction loan		21,706,275	(21,706,275)	-	0.0%	
Total Sources Of Funds		\$31,008,965	\$0	\$31,008,965	100.0%	
PERMANENT USES OF FUNDS						
		Construction Uses	Post Construction Uses	Total Uses	%	\$ / sf
Acquisition Costs						
Land		300,000	-	300,000	1.0%	2.8
Stormwater, Street, & Sanitary Improvements		3,150,000	-	3,150,000	10.2%	29.8
Parking Garage		3,000,000	-	3,000,000	9.7%	28.4
Hard Costs						
	<u>Square Feet</u>					
Construction (including GC's)	105,705	14,339,056	-	14,339,056	46.2%	135.7
Contractor Fee	6.00% of construction cost	860,343	-	860,343	2.8%	8.1
Insurance		114,712	-	114,712	0.4%	1.1
Bond		143,391	-	143,391	0.5%	1.4
Contingency	10.00% of construction cost	1,545,750	-	1,545,750	5.0%	14.6
Infill	40.00 89,600	3,584,000	-	3,584,000	11.6%	33.9
Construction Management Fee		120,000	-	120,000	0.4%	1.1
Due Diligence Costs						
Architect Fee	5.00% of construction cost	850,163	-	850,163	2.7%	8.0
MEP		212,000	-	212,000	0.7%	2.0
Civil Engineering		75,000	-	75,000	0.2%	0.7
Structural Engineering		80,000	-	80,000	0.3%	0.8
Appraisal		5,000	-	5,000	0.0%	0.0
Survey		15,000	-	15,000	0.0%	0.1
Environmental Study		10,000	-	10,000	0.0%	0.1
Material Testing		15,000	-	15,000	0.0%	0.1
Legal fees		100,000	-	100,000	0.3%	0.9
Financing Costs						
Construction loan interest		400,000	-	400,000	1.3%	3.8
Construction loan origination costs		10,000	-	10,000	0.0%	0.1
Construction loan legal		10,000	-	10,000	0.0%	0.1
Construction - closing, title & recording		50,000	-	50,000	0.2%	0.5
Permanent loan fee		10,000	-	10,000	0.0%	0.1
Indirect Construction Costs						
Development fee	5.00% of total hard cost	1,029,363	-	1,029,363	3.3%	9.7
Fees/ Taxes						
Builders Risk Insurance		50,187	-	50,187	0.2%	0.5
Tap / Impact Fees		30,000	-	30,000	0.1%	0.3
Building permits		35,000	-	35,000	0.1%	0.3
NMTC Fees		0	-	-	0.0%	0.0
Signage		150,000	-	150,000	0.5%	1.4
Real Estate Taxes		50,000	-	50,000	0.2%	0.5
Accounting		25,000	-	25,000	0.1%	0.2
Soft cost contingency		140,000	-	140,000	0.5%	1.3
FF&E		250,000	-	250,000	0.8%	2.4
Escrows/ Reserves						
Replacement reserve		0	-	-	0.0%	0.0
Operating reserve		250,000	-	250,000	0.8%	2.4
Total Uses Of Funds		\$31,008,965	\$0	\$31,008,965	100.0%	293.4

															</	

Loan Amount 21,706,275
 Amortization Years 30 Years
 Interest Rate 4.00%
 Annual Payment \$1,255,276

Amortization

Years	Beginning	Payment	Interest	Principal	Ending Balance
1	\$21,706,275	\$1,255,276	\$868,251	\$387,025	\$21,319,250
2	\$21,319,250	\$1,255,276	\$852,770	\$402,506	\$20,916,744
3	\$20,916,744	\$1,255,276	\$836,670	\$418,606	\$20,498,138
4	\$20,498,138	\$1,255,276	\$819,926	\$435,351	\$20,062,787
5	\$20,062,787	\$1,255,276	\$802,511	\$452,765	\$19,610,023
6	\$19,610,023	\$1,255,276	\$784,401	\$470,875	\$19,139,148
7	\$19,139,148	\$1,255,276	\$765,566	\$489,710	\$18,649,438
8	\$18,649,438	\$1,255,276	\$745,978	\$509,299	\$18,140,139
9	\$18,140,139	\$1,255,276	\$725,606	\$529,670	\$17,610,469
10	\$17,610,469	\$1,255,276	\$704,419	\$550,857	\$17,059,611
11	\$17,059,611	\$1,255,276	\$682,384	\$572,892	\$16,486,720
12	\$16,486,720	\$1,255,276	\$659,469	\$595,807	\$15,890,912
13	\$15,890,912	\$1,255,276	\$635,636	\$619,640	\$15,271,273
14	\$15,271,273	\$1,255,276	\$610,851	\$644,425	\$14,626,848
15	\$14,626,848	\$1,255,276	\$585,074	\$670,202	\$13,956,646
16	\$13,956,646	\$1,255,276	\$558,266	\$697,010	\$13,259,635
17	\$13,259,635	\$1,255,276	\$530,385	\$724,891	\$12,534,745
18	\$12,534,745	\$1,255,276	\$501,390	\$753,886	\$11,780,858
19	\$11,780,858	\$1,255,276	\$471,234	\$784,042	\$10,996,817
20	\$10,996,817	\$1,255,276	\$439,873	\$815,403	\$10,181,413
21	\$10,181,413	\$1,255,276	\$407,257	\$848,020	\$9,333,394
22	\$9,333,394	\$1,255,276	\$373,336	\$881,940	\$8,451,453
23	\$8,451,453	\$1,255,276	\$338,058	\$917,218	\$7,534,236
24	\$7,534,236	\$1,255,276	\$301,369	\$953,907	\$6,580,329
25	\$6,580,329	\$1,255,276	\$263,213	\$992,063	\$5,588,266
26	\$5,588,266	\$1,255,276	\$223,531	\$1,031,745	\$4,556,521
27	\$4,556,521	\$1,255,276	\$182,261	\$1,073,015	\$3,483,505
28	\$3,483,505	\$1,255,276	\$139,340	\$1,115,936	\$2,367,569
29	\$2,367,569	\$1,255,276	\$94,703	\$1,160,573	\$1,206,996
30	\$1,206,996	\$1,255,276	\$48,280	\$1,206,996	(\$0)
31	(\$0)	\$1,255,276	(\$0)	\$1,255,276	(\$1,255,276)
32	(\$1,255,276)	\$1,255,276	(\$50,211)	\$1,305,487	(\$2,560,763)
33	(\$2,560,763)	\$1,255,276	(\$102,431)	\$1,357,707	(\$3,918,470)
34	(\$3,918,470)	\$1,255,276	(\$156,739)	\$1,412,015	(\$5,330,485)
35	(\$5,330,485)	\$1,255,276	(\$213,219)	\$1,468,495	(\$6,798,980)
36	(\$6,798,980)	\$1,255,276	(\$271,959)	\$1,527,235	(\$8,326,215)
37	(\$8,326,215)	\$1,255,276	(\$333,049)	\$1,588,325	(\$9,914,540)
38	(\$9,914,540)	\$1,255,276	(\$396,582)	\$1,651,858	(\$11,566,398)
39	(\$11,566,398)	\$1,255,276	(\$462,656)	\$1,717,932	(\$13,284,330)
40	(\$13,284,330)	\$1,255,276	(\$531,373)	\$1,786,649	(\$15,070,979)

PROFORMA OPERATING STATEMENT																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		12/31/2022	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
Rent Escalation:			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Office	Rental Rate/ sf																
1.0	Full Service Gross Lease	28.00	2,339,120	2,397,598	2,457,538	2,518,976	2,581,951	2,646,500	2,712,662	2,780,479	2,849,991	2,921,240	2,994,271	3,069,128	3,145,856	3,224,503	3,305,115
Retail																	
1.0	Full Service Gross Lease	16.00	96,960	99,384	101,869	104,415	107,026	109,701	112,444	115,255	118,136	121,090	124,117	127,220	130,400	133,660	137,002
Potential Gross Rent			2,436,080	2,496,982	2,559,407	2,623,392	2,688,977	2,756,201	2,825,106	2,895,734	2,968,127	3,042,330	3,118,388	3,196,348	3,276,257	3,358,163	3,442,117
			40.00%	20.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Vacancy			(974,432)	(499,396)	(179,158)	(183,637)	(188,228)	(192,934)	(197,757)	(202,701)	(207,769)	(212,963)	(218,287)	(223,744)	(229,338)	(235,071)	(240,948)
Other Income Escalation:				2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Other Income			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income:			1,461,648	1,997,586	2,380,248	2,439,754	2,500,748	2,563,267	2,627,349	2,693,032	2,760,358	2,829,367	2,900,101	2,972,604	3,046,919	3,123,092	3,201,169
Operating Expense Escalation:				2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Operating Expenses:																	
General & Administrative			15,000	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195
Insurance			72,000	73,800	75,645	77,536	79,475	81,461	83,498	85,585	87,725	89,918	92,166	94,470	96,832	99,253	101,734
Staff & Personnel			50,400	51,660	52,952	54,275	55,632	57,023	58,449	59,910	61,408	62,943	64,516	66,129	67,782	69,477	71,214
Contract Services			27,600	28,290	28,997	29,722	30,465	31,227	32,008	32,808	33,628	34,469	35,330	36,214	37,119	38,047	38,998
Repairs & Maintenance			53,000	54,325	55,683	57,075	58,502	59,965	61,464	63,000	64,575	66,190	67,844	69,541	71,279	73,061	74,888
Utilities			150,000	153,750	157,594	161,534	165,572	169,711	173,954	178,303	182,760	187,329	192,013	196,813	201,733	206,777	211,946
Real Estate Taxes			360,000	369,000	378,225	387,681	397,373	407,307	417,490	427,927	438,625	449,591	460,830	472,351	484,160	496,264	508,671
Property Management Fees		4.00%	58,466	79,903	95,210	97,590	100,030	102,531	105,094	107,721	110,414	113,175	116,004	118,904	121,877	124,924	128,047
Total Operating Expenses:			786,466	826,103	860,065	881,567	903,606	926,196	949,351	973,085	997,412	1,022,347	1,047,906	1,074,103	1,100,956	1,128,480	1,156,692
Net Operating Income			675,182	1,171,482	1,520,183	1,558,188	1,597,142	1,637,071	1,677,998	1,719,948	1,762,946	1,807,020	1,852,196	1,898,500	1,945,963	1,994,612	2,044,477
Debt Service		I/O thru 2 years of operations	922,517	922,517	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276	1,255,276
DSCR			0.73	1.27	1.21	1.24	1.27	1.30	1.34	1.37	1.40	1.44	1.48	1.51	1.55	1.59	1.63
Cash Flow from Operations			(247,335)	248,965	264,907	302,912	341,866	381,795	422,722	464,672	507,670	551,744	596,920	643,224	690,687	739,336	789,201
Replacement Reserves Per Unit Per Year			-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Deferred Developer Fee			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Release of Operating Reserve			(250,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residual Distributable Cash Flow			2,665	248,965	264,907	202,912	241,866	281,795	322,722	364,672	407,670	451,744	496,920	543,224	590,687	639,336	689,201

Expense Ratio w/out reserves	53.81%	41.36%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%
Expense Ratio w/ reserves	53.81%	41.36%	36.13%	40.23%	40.13%	40.03%	39.94%	39.85%	39.76%	39.67%	39.58%	39.50%	39.42%	39.34%	39.26%	39.26%
Yield on Cost	2.18%	3.78%	4.90%	5.02%	5.15%	5.28%	5.41%	5.55%	5.69%	5.83%	5.97%	6.12%	6.28%	6.43%	6.59%	6.59%

PIS Date		12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036
Hypothetical Investment Timeline:																	
Gross Free Cash Flow		2,665	248,965	264,907	202,912	241,866	281,795	322,722	364,672	407,670	451,744	496,920	543,224	590,687	639,336	689,201	
Sale																	31,453,498
Less Loans																	(\$15,271,273)
Less 3% Transaction Costs																	(\$943,605)
Hypothetical Private Capital Investment	(9,302,689)																
Total Pre-Tax Cash Flows	(9,302,689)	2,665	248,965	264,907	202,912	241,866	281,795	322,722	364,672	407,670	451,744	496,920	543,224	590,687	639,336	689,201	15,927,821
Cash on Cash Return		0.03%	2.68%	2.85%	2.18%	2.60%	3.03%	3.47%	3.92%	4.38%	4.86%	5.34%	5.84%	6.35%	6.87%	7.41%	
Pre-Tax IRR	6.31%																
Investor Split of Cash Flows	100.00%																
Hypothetical Private Capital Investment	(9,302,689)	2,665	248,965	264,907	202,912	241,866	281,795	322,722	364,672	407,670	451,744	496,920	543,224	590,687	639,336	689,201	15,927,821
Cash on Cash Return		0.03%	2.68%	2.85%	2.18%	2.60%	3.03%	3.47%	3.92%	4.38%	4.86%	5.34%	5.84%	6.35%	6.87%	7.41%	
IRR	6.31%																

**PROOF OF
PUBLICATION**

**STATE OF MISSOURI
COUNTY OF GREENE**

GILMORE & BELL ATTORNEYS
2405 GRAND BLVD STE 1100

KANSAS CITY MO 64108

I do upon my oath state that I am the Legal Clerk of the Springfield News-Leader/Guidon, and that I am duly authorized to and do make this affidavit for and on behalf of the News-Leader, a newspaper published daily in the City of Springfield, Greene County, Missouri; that the public advertisement, notice or order of Publication, a true copy of which is hereto attached, was published in said newspaper 1 time(s), upon the following dates: 04/04/2020

Account Number: SNL-048385
Order Number: 0004137515

Total Ad Cost: 647.70

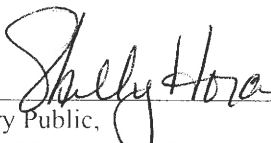
of Affidavits: 2

**This is not an invoice
(Signed)** 

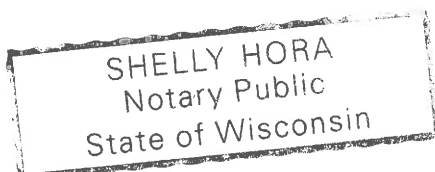
Legal Clerk

(Date) 4-6-2020

Signed and sworn before me


Notary Public,
State of Wisconsin, County of Brown

P-2523
My Commission Expires



**Tax Increment Financing Commission
of the City of Springfield, Missouri
Notice of Public Hearing
relating to the
Springfield IDEA Commons Tax
Increment Financing Plan
and Notice of Request for
Redevelopment Project Proposals**

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission") will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020, to consider the Springfield IDEA Commons Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the redevelopment project described in the Redevelopment Plan (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area.

If possible, the hearing will be held in-person at the Busch Municipal Building, 840 Boonville, Springfield, Missouri. However, as part of its response to the spread of coronavirus, the City has temporarily closed the Busch Municipal Building to the public. At this point, the City cannot determine whether continued coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts and interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for May 4, 2020.

The proposed Redevelopment Area, which contains roughly 3.5 acres, is located generally within the bounds of E. Tamea Street to the north, N. Boonville Avenue to the west, N. Roberson Avenue and the "factory" building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south. A portion of the Jordan Valley Innovation Center located at 524 N. Boonville Avenue is included in the Redevelopment Area. The Redevelopment Plan calls for one Redevelopment Project, with boundaries coterminous with the Redevelopment Area, which eliminates blight, implements certain public infrastructure improvements, strengthens the employment and economic base, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Plan calls for (1) the demolition of two blighted buildings within the Redevelopment Area, (2) the construction of an expansion of the existing Jordan Valley Innovation Center operated by Missouri State University, intended to provide office and research space for high-tech business tenants, (3) the construction of a separate class A, equivalent office building, (4) a multi-level parking garage anticipated to serve the Redevelopment Area and surrounding areas, (5) a common area / urban park between and around the office building and the parking garage, (6) storm water improvements, (7) sanitary sewer improvements, and (8) improvements to E. Phelps Street, which runs across the northern portion of the Redevelopment Area.

The Redevelopment Plan calls for a full 23-year collection period of payments in lieu of taxes and economic activity taxes within the Redevelopment Area; however, payments in lieu of taxes above the existing base level of taxes are intended to be eliminated by tax abatement to be implemented pursuant to Chapter 100 of the Revised Statutes of Missouri, as further described in the Redevelopment Plan. Special assessments are expected to be imposed by a to-be-formed transportation development district on the office building in an amount sufficient to finance a portion of the parking garage. Additionally, the City is in the process of applying to the State of Missouri for approval of state supplemental tax increment financing to assist with the Redevelopment Plan.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours on days when the Busch Municipal Building is open to the public. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, is on file with the Redevelopment Plan. Interested parties are invited to submit comments to the Commission prior to the date of the hearing. To provide access to those who wish to review the Redevelopment Plan while

the Bush Municipal Building is closed, the City has posted the entire Redevelopment Plan on its website, which can be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Business" tab, then the "Economic Development" link, and then the "Tax Increment Financing" link. You can also simply type "Tax Increment Financing" in the City website's internal "How can we help" search engine and follow the link to the correct page.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING, WHETHER IN PERSON OR BY ELECTRONIC MEANS OF PARTICIPATION, AS DESCRIBED ABOVE.

The Commission is soliciting alternative proposals for redevelopment of all or any portion of the Redevelopment Area. The Commission seeks alternative redevelopment plans and redevelopment projects that comply with the Missouri Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act").

All proposed redevelopment plans and/or redevelopment projects must include details regarding the redevelopment project costs including, as appropriate: land acquisition; building design, engineering and construction; site preparation; design, engineering and construction of public infrastructure improvements, including internal streets, parking, grading, utilities, lighting, improvements to public streets and highways; and legal, engineering, accounting, land use planners, architects, feasibility experts costs and fees and other soft costs associated with plan preparation, approval and implementation. All submissions must include a valid and complete redevelopment plan under the TIF Act, including classification of expenses sufficiently detailed to allow analysis in comparison with other submissions, and be in a form that is ready for consideration by the Commission and City Council. All submissions also must address those issues and requirements of the City's Economic Development Incentives Policy Manual as it relates to Tax Increment Financing (the "City TIF Policy"). Submissions must also include information about the proposed developer, including detail regarding prior development projects and other relevant business experience. If the person or entity submitting the proposal does not own or otherwise control the property in the Redevelopment Area, the submission must include the proposed method of acquiring such ownership or control.

All proposals must be submitted to Economic Development Director Sarah Kerner (417-864-1035) by email at skerner@springfieldmo.gov, and must be received no later than 10:00 a.m. on April 24, 2020, after which time proposals will not be accepted. Proposals that are submitted, including the proposed Redevelopment Plan, will be available for review through the office of the City Clerk, if open to the public, and through the City's website as described above for the Redevelopment Plan.

All submissions shall be judged on: (i) the qualifications of the applicant; (ii) the merit and viability of the proposal for redevelopment described in the submission, including the ability of the applicant to obtain ownership or control of property in the Redevelopment Area, if applicable; (iii) the quality and detail of the submission, including compliance with the TIF Act; (iv) the ability of the submission to aid in increasing employment in the City and eliminating blight from the Redevelopment Area; (v) the ability of the proposal and the applicant to meet all of the requirements of the TIF Policy; and (vi) the ability of the proposal to accomplish any other goals that it may identify.

The Commission and City reserve the right to reject all proposals and publish any additional requests for proposals as may be necessary, and to extend the time period to submit responses to this Notice. All proposals will be considered by the Commission at a meeting to be held at the same time and location as the hearing.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**
Busch Municipal Building
840 Boonville, Springfield, Missouri

Tax Increment Financing Commission of the City of Springfield, Missouri

Notice of Public Hearing relating to the Springfield IDEA Commons Tax Increment Financing Plan

Date: April 23, 2020

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”), will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020, to consider the Springfield IDEA Commons Tax Increment Financing Plan (the “Redevelopment Plan”), the designation of the proposed redevelopment area (the “Redevelopment Area”), and the adoption of the redevelopment project described in the Redevelopment Plan (the “Redevelopment Project”) for the redevelopment of property in the Redevelopment Area.

If possible, the hearing will be held in-person at the Busch Municipal Building, 840 Boonville, Springfield, Missouri. However, as part of its response to the spread of coronavirus, the City has temporarily closed the Busch Municipal Building to the public. At this point, the City cannot determine whether continued coronavirus concerns will require the hearing to be held partially or completely by electronic means. All interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the “City Calendar” page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the “Government” tab and then the “City Calendar” link. Such updates will appear as an entry for May 4, 2020.

The proposed Redevelopment Area, which contains roughly 3.5 acres, is located generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue and the “efactory” building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south. A portion of the Jordan Valley Innovation Center located at 524 N. Boonville Avenue is included in the Redevelopment Area.

The Redevelopment Plan calls for one Redevelopment Project, with boundaries coterminous with the Redevelopment Area, which eliminates blight, implements certain public infrastructure improvements, strengthens the employment and economic base, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Plan calls for (1) the demolition of two blighted buildings within the Redevelopment Area, (2) the construction of an expansion of the existing Jordan Valley Innovation Center operated by Missouri State University, intended to provide office and research space for high-tech business tenants, (3) the construction of a separate class-A equivalent office building, (4) a multi-level parking garage anticipated to serve the Redevelopment Area and surrounding areas, (5) a common area / urban park between and around the office building and the parking garage, (6) storm water improvements, (7) sanitary sewer improvements, and (8) improvements to E. Phelps Street, which runs across the northern portion of the Redevelopment Area.

The Redevelopment Plan calls for a full 23-year collection period of payments in lieu of taxes and economic activity taxes within the Redevelopment Area; however, payments in lieu of taxes above the existing base level of taxes are intended to be eliminated by tax abatement to be implemented pursuant to Chapter 100 of the Revised Statutes of Missouri, as further described in the Redevelopment Plan. Special assessments are expected to be imposed by a to-be-formed transportation development district on the office building in an amount sufficient to finance a portion of the parking garage.

Additionally, the City is in the process of applying to the State of Missouri for approval of state supplemental tax increment financing to assist with the Redevelopment Plan.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours on days when the Bush Municipal Building is open to the public. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, is on file with the Redevelopment Plan. All persons receiving this notice are invited to attend the hearing and/or to submit comments to the Commission prior to the date of the hearing. To provide access to those who wish to review the Redevelopment Plan while the Bush Municipal Building is closed, the City has posted the entire Redevelopment Plan on its website, which can be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the “Business” tab, then the “Economic Development” link, and then the “Tax Increment Financing” link. You can also simply type “Tax Increment Financing” in the City website’s internal “How can we help” search engine and follow the link to the correct page.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**
Busch Municipal Building
840 Boonville, Springfield, Missouri

Distribution List

Prior Tax Year Owners:

Board of Governors of Missouri State University
901 S. National Avenue
Springfield, MO 65897

414 N. Boonville LLC
305 W. Commercial Street
Springfield, MO 65803

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **.50**
Total Postage and Fees \$ **6.90**

414 N. Boonville LLC
 305 W. Commercial Street
 Springfield, MO 65803

PS Form 3800, April 2015 PSN 7530-02-000-9053

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **.50**
Total Postage and Fees \$ **6.90**

Board of Governors of Missouri State University
 901 S. National Avenue
 Springfield, MO 65897

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 414 N. Boonville LLC
 305 W. Commercial Street
 Springfield, MO 65803

2. Article Number (Transfer from service label)
 9590 9402 5109 9092 0879 47
 7017 1070 0000 2884 0546

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 Board of Governors of Missouri State University
 901 S. National Avenue
 Springfield, MO 65897

2. Article Number (Transfer from service label)
 9590 9402 5109 9092 0879 30
 7017 1070 0000 2884 0539

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

**PROOF OF
PUBLICATION**

**STATE OF MISSOURI
COUNTY OF GREENE**

GILMORE & BELL ATTORNEYS
2405 GRAND BLVD STE 1100

KANSAS CITY MO 64108

I do upon my oath state that I am the Legal Clerk of the Springfield News-Leader/Guidon, and that I am duly authorized to and do make this affidavit for and on behalf of the News-Leader, a newspaper published daily in the City of Springfield, Greene County, Missouri; that the public advertisement, notice or order of Publication, a true copy of which is hereto attached, was published in said newspaper 1 time(s), upon the following dates: 04/25/2020

Account Number: SNL-048385
Order Number: 0004159609

Total Ad Cost: 465.30

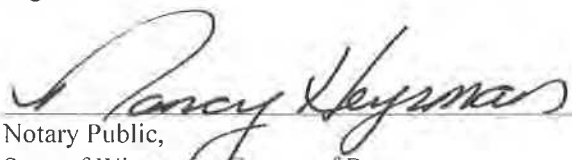
of Affidavits: 2

**This is not an invoice
(Signed)** 

Legal Clerk

(Date) 4-29-2020

Signed and sworn before me


Notary Public,
State of Wisconsin, County of Brown

5.15.23

My Commission Expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Tax Increment Financing Commission of the City of Springfield, Missouri

**Notice of Public Hearing relating to the
Springfield IDEA Commons Tax Increment Financing Plan
and Notice of Request for Redevelopment Project Proposals**

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission") will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020, to consider the Springfield IDEA Commons Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the redevelopment project described in the Redevelopment Plan (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area.

If possible, the hearing will be held in-person at the Busch Municipal Building, 840 Boonville, Springfield, Missouri. However, as part of its response to the spread of coronavirus, the City has temporarily closed the Busch Municipal Building to the public. At this point, the City cannot determine whether continued coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts and interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for May 4, 2020.

The proposed Redevelopment Area, which contains roughly 3.5 acres, is located generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue and the "efactory" building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south. A portion of the Jordan Valley Innovation Center located at 524 N. Boonville Avenue is included in the Redevelopment Area.

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ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING, WHETHER IN PERSON OR BY ELECTRONIC MEANS OF PARTICIPATION, AS DESCRIBED ABOVE.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**
Busch Municipal Building
840 Boonville, Springfield, Missouri

AGENDA
TAX INCREMENT FINANCING ADVISORY COMMISSION

May 4, 2020 – 4:30 p.m.
Busch Municipal Building – 840 N. Boonville Avenue

In order to maintain safety and compliance with requirements for social distancing, the public and any interested parties and representatives of taxing districts wishing to be heard will be allowed to view and participate in the meeting by videoconference in a room set up for such purpose at the Busch Municipal Building, 840 N. Boonville Avenue. The Commission will meet in a room that is video-linked to the public participation room.

- 1 Welcome and Introductions
- 2 Election of Officers
- 3 IDEA Commons TIF Redevelopment Plan Public Hearing
 - a. Submission of Exhibits to the Commission
 - b. Staff presentation of Blight Study, Redevelopment Plan and Redevelopment Project – Sarah Kerner
 - c. Presentation from Developers – MSU and Vecino Group
 - d. Public Comments
 - e. TIF Commission Questions and Discussion
- 4 Consider Resolution Recommending Approval of IDEA Commons TIF Plan, Approval of the Redevelopment Area, Designation of Blight within the Redevelopment Area, Approval of the Redevelopment Project and Approval of the Developer of Record to the City Council
- 5 Any and All Other Business
- 6 Adjourn

Contact person: Sarah Kerner
Economic Development Director
417/864-1035

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.



Exhibit 11

First Plan Amendment and Seven Day Notice to Taxing Jurisdictions

FIRST AMENDMENT

to

**SPRINGFIELD IDEA COMMONS
TAX INCREMENT FINANCING PLAN**

CITY OF SPRINGFIELD, MISSOURI

This First Amendment was prepared in advance of the TIF Commission's public hearing on May 4, 2020 and notice was given to the taxing jurisdictions on April 27, 2020, at least seven days prior to such hearing. This First Amendment was submitted to the TIF Commission for consideration at the same time as, and as a part of, the original tax increment financing plan.

FIRST AMENDMENT

to

SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN

Background and Plan History

Notice has been provided and a public hearing has been set for May 4, 2020 (the “Hearing”), for the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”) to consider the Springfield IDEA Commons Tax Increment Financing Plan (the “Original Redevelopment Plan”). This First Amendment to the Springfield IDEA Commons Tax Increment Financing Plan (the “First Amendment,” and together with the Original Redevelopment Plan, the “Redevelopment Plan”) was prepared in advance of the Hearing and notice was given to the taxing jurisdictions on April 27, 2020, at least seven days prior to the Hearing. This First Amendment was submitted to the TIF Commission for consideration at the same time as, and as a part of, the Original Redevelopment Plan.

Purpose of the First Amendment

The purpose of the First Amendment is to (1) provide additional and updated evidence of commitments to finance the Redevelopment Project by supplementing Exhibit 9 to the Original Redevelopment Plan, and (2) provide corrected supporting calculations to the developer’s affidavit by replacing Exhibit 11 to the Original Redevelopment Plan.

Amendments to the Original Redevelopment Plan

Exhibit 9 to the Original Redevelopment Plan is hereby supplemented by adding thereto the content of Attachment 1 to this First Amendment.

Exhibit 11 to the Original Redevelopment Plan is hereby deleted and replaced with Attachment 2 to this First Amendment.

Attachment 1

**Supplements to Exhibit 9
to Original Redevelopment Plan**



**central bank
of kansas city**

April 8, 2020

**The Veccino Group
305 W. Commercial St.
Springfield, MO 65803**

**Missouri State University
901 S. National Ave.
Springfield, MO 65897**

APPROVED TERM SHEET

The following are compiled for the purpose of providing a proposed borrower with general terms and conditions by where Central Bank of Kansas City ("CBKC") approves a loan(s) for the following outlined purpose(s).

DIRECT LOAN:

Borrower:	JVIC, LLC ("QALICB")
Loan Amount:	The Direct Loan shall be no greater than \$5,500,000.
Interest Rate:	4.50% fixed
Term of Loan:	This loan shall mature seven (7) years after the closing date.
Origination Fee:	QALICB shall pay an Origination Fee of 1.00% of Loan Amount.
Terms for Repayment:	QALICB shall make quarterly payments of interest only during construction, quarterly payments of principal and interest become payable no more than 45 days following the issuance of a Certificate of Occupancy or commencement of Expansion Lease; whichever occurs first. All unpaid principal and accrued interest shall be due at maturity.
Proposed Collateral:	QALICB shall pledge the following as collateral for the loan: 1. First Leasehold Deed of Trust and assignment of rents on real property located at [524 N. Boonville Ave, Springfield, MO 65803 (or new legal description)], 2. An assignment of the construction contract and architect contract.

Guarantor:	J. Matthew Miller and Richard Manzardo shall each provide unlimited personal guarantees.
Disbursement:	The Direct Loan shall be disbursed through construction draw requests following the depletion of QLICI loan proceeds from the NMTC transaction.
Covenants & Conditions:	QALICB is subject to following covenants and conditions: 1. Missouri State University ("MSU") must make a \$4.7MM Subordinate Source Loan to the Leverage Lender, 2. QALICB and MSU must enter a ground lease with QALICB as tenant for annual rent not greater than \$1.00 and a term of 65 years 3. QALICB and MSU must enter an Expansion Lease for annual rent that would result in a debt service coverage ratio, defined as net operating income divided by the combined annual principal and interest payments of the Direct Loan and Source Loan, of [1.05:1], or greater, and a term of not less than 37 years, 4. The Direct Loan is subject to a commercial appraisal indicating a value greater than or equal to \$8,770,000 (80% LTV) 5. QALICB shall close a NMTC transaction resulting in not less than \$7.7MM of QLICI Loan proceeds deposited at CBKC, 6. General Contractor shall provide a performance and payment bond for the full amount of the construction.

SOURCE LOAN:

Borrower:	JVIC Leverage Lender, LLC ("JLL")
Loan Amount:	The Source Loan shall no greater than \$1,550,000.
Interest Rate:	4.50% fixed
Term of Loan:	This loan shall mature seven (7) years after the closing date.
Origination Fee:	JLL shall pay an Origination Fee of 1.00% of Loan Amount.
Terms for Repayment:	JLL shall make quarterly payments of interest only during construction, quarterly payments of principal and interest become payable no more than 45 days following the issuance of a Certificate of Occupancy or commencement of Expansion Lease; whichever occurs first. All unpaid principal and accrued interest shall be due at maturity.
Proposed Collateral:	JLL shall pledge an assignment of the Leverage Loan documents and all rights accompanying the Leverage Lender.
Guarantor:	None required.

Disbursement:	The Source Loan shall be disbursed in its entirety at closing.
Covenants & Conditions:	JLL is subject to following covenants and conditions: 1. Missouri State University ("MSU") must make a \$4.7MM Subordinate Source Loan to the Leverage Lender, 2. QALICB and MSU must enter a ground lease with QALICB as tenant for annual rent not greater than \$1.00 and a term of 65 years 3. QALICB and MSU must enter an Expansion Lease for annual rent that would result in a debt service coverage ratio, defined as net operating income divided by the combined annual principal and interest payments of the Direct Loan and Source Loan, of [1.05:1], or greater, and a term of not less than 37 years, 4. QALICB shall close a NMTC transaction resulting in not less than \$7.7MM of QLICB Loan proceeds deposited at CBKC, 5. General Contractor to provide a performance and payment bond for the full amount of the construction.
Proposed Documentation:	Lender's Commitment to Lend is conditioned upon receipt and review of usual NMTC documentation including, but not limited to, Loan Agreement(s), Promissory Note(s), Guaranty(s), Security Agreement(s) and other documentation pertaining to the Direct Loan, Source Loan and related transaction documents.
Other Requirements:	Borrower will be responsible for all fees and expenses that CBKC may incur in connection with the processing, closing, and maintenance of a loan, which would include without limitation of the attorney's fees, recording fees, appraisal fees, environmental report fees, title insurance fees, and hazard insurance premiums. Borrower and guarantors will supply CBKC with all necessary financial disclosures as CBKC will deem necessary for the documentation and subsequent review of this proposed loan.

[Signature page to follow]

This Approved Term Sheet is presented by Central Bank of Kansas City for the acceptance and approval of Borrower(s). Acceptance will express Borrower(s)' willingness to proceed with documentation and loan closing.

Thanks again for giving me the opportunity to work with you. Please don't hesitate to call if you have any questions regarding the terms presented above. If the terms and conditions are acceptable, please indicate below and we will proceed toward a loan closing.

Sincerely,

Peter K. Frankel

Peter K Frankel
Senior Vice President

ACCEPTANCE:

The undersigned hereby acknowledges receipt of the above letter, hereby accepts the terms and provisions thereof, and authorizes bank to proceed with documentation and loan closing. If undersigned cancels this transaction for any reason, all third-party costs incurred by Bank will be the responsibility of the undersigned.

By: _____
Name:
Title:

Date: _____

By: _____
Name:
Title:

Date: _____

Attachment 2

Replacement for Exhibit 11 to Original Redevelopment Plan

REDEVELOPER AFFIDAVIT

STATE OF MISSOURI)
)
COUNTY OF GREENE)

COMES NOW, the undersigned, MATTHEW MILLER of The Vecino Group, LLC, a Missouri limited liability company (the "Redeveloper") and being first duly sworn, on his oath states:

1. I am over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of the Redeveloper, the proposed developer of the improvements proposed pursuant to The Springfield IDEA Commons Tax Increment Financing Plan (the "Plan").

2. The Redevelopment Area, as defined in the Plan, on the whole is (a) a "blighted area" as that term is defined in the Plan, and (b) has not been subject to growth and development through investment by private enterprise. Due to the deterioration of site improvements, unsanitary and unsafe conditions, and the existence of conditions which endanger life or property by fire and other causes, the Redevelopment Area would not reasonably be anticipated to be developed without the adoption of tax increment financing.

3. Due to the necessary demolition, the limited parking availability that requires the construction of a parking garage to facilitate development, and extensive public improvements needed in connection with storm water control, sanitary sewer relocation and road improvements, the Redeveloper would not and could not be reasonably expected to develop the Redevelopment Area (and the Redevelopment Area would not be reasonably anticipated to be developed at all) without the adoption of the proposed Plan and all of the incentives described in the Plan, including but not limited to the PILOTs, EATs, and State Supplemental TIF (appropriation of the "new state revenues") described in the Plan. The Redeveloper will not proceed with the Redevelopment Project, as described in the Plan, without the State Supplemental TIF assistance described in the Plan, as it comprises a necessary component of the incentive package required to make the Plan feasible.

4. Attached is a further description of the grounds for the determination made in the prior paragraph, including a calculation of the Redeveloper's return on investment with and without State Supplemental TIF.

5. The provisions of subdivision (1) of Section 99.810 of the Revised Statutes of Missouri, as amended, have been met.

Further Affiant Sayeth Not.

THE VECINO GROUP, LLC
a Missouri limited liability company

By: _____
Name: _____
Title: _____

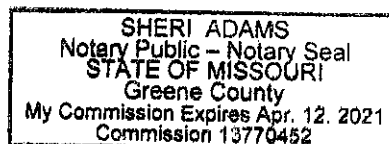
MATTHEW MILLER
CEO

Subscribed and sworn to before me this 11th day
of March, 2020.

Sheri Adams
Notary Public

My commission expires on: 4/12/2021

[Seal]



ATTACHMENT TO REDEVELOPER AFFIDAVIT

Grounds for Redeveloper's "but-for" determination and calculation of the Redeveloper's return on investment

Capitalized terms used in this attachment but not defined herein have the meanings given to such terms in The Springfield IDEA Commons Tax Increment Financing Plan (the "Plan").

The Redevelopment Project, as described in the Plan, is not feasible without each individual component thereof as described in the Plan. See Exhibit 5 to the Plan for a description of the various components of the Redevelopment Project and their funding sources. The Redevelopment Project, in addition to the necessity of demolishing buildings to eradicate blight, involves a substantial investment in public improvements in order to bring the Redevelopment Project components together in a way that facilitates the use of the site and the public investments from MSU and the City. The limited size of the Redevelopment Area and the lack of available parking in the surrounding area necessitates the construction of a parking garage as part of the Redevelopment Project, which is a substantial expense. The location of the Redevelopment Area in the path of Jordan Creek requires the Stormwater Improvements and some related Sanitary Sewer Improvements. The deterioration of E. Phelps Street requires additional expenditure for the Street Improvements.

As shown in the attached, the Redeveloper's return on investment, if forced to take on the expenses anticipated to be repaid from State Supplemental TIF, would be such that the Redeveloper could not be expected to undertake the Redevelopment Project. The City and MSU, while willing to provide initial funding for such portion of the Redevelopment Project, were not willing to proceed without the approval by the State of State Supplemental TIF reimbursement as provided in the Plan. As described in the Plan, all TIF Revenues and State Supplemental TIF amounts will reimburse public improvement expenditures initially funded by the City and MSU. Without this initial funding and the eventual reimbursement from TIF Revenues and State Supplemental TIF, the Redeveloper would be forced to bear the costs of these amounts and the Redevelopment Project would not produce a return on investment that would support the Redeveloper's participation in the Redevelopment Project.

[Attach Redeveloper's Return on Investment Calculations Below]

Project Costs

The applicant estimates that the total cost of completing the development project will be \$55,397,284, as set forth in the table below.

Cost Category	Total Cost	Private Costs	Public Costs					Redevelopment Project Costs	Reimbursable Project Costs
		Vecino	Vecino / New Market Tax Credits	MSU	City	TDD	Funding to be Determined		
Office Building	25,000,000	25,000,000	-	-	-	-	-	25,000,000	-
Central Commons	750,000	-	-	-	-	-	750,000	750,000	-
JVIC Expansion	14,397,284	-	9,797,284	4,600,000	-	-	-	14,397,284	-
Stormwater Improvements	2,130,000	-	-	-	2,130,000	-	-	2,130,000	2,130,000
Street Improvements	800,000	-	-	-	800,000	-	-	800,000	800,000
Sanitary Sewer Improvements	220,000	-	-	-	220,000	-	-	220,000	220,000
Parking Garage	12,000,000	-	-	6,000,000	-	6,000,000	-	12,000,000	3,000,000
TIF Formation Costs	100,000	-	-	-	100,000	-	-	100,000	100,000
Totals	55,397,284	25,000,000	9,797,284	10,600,000	3,250,000	6,000,000	750,000	55,397,284	6,250,000

Sources of Funds

Public:

If the redevelopment plan is approved, TIF will be used to finance \$6,150,000 of the Developer's costs.

New Market Tax Credits, MSU, the City of Springfield, and TBD will also be contributing funds to the development totaling \$24,397,284.

Private:

If the redevelopment plan is approved, cash reserves, financing sources, and investment partners will be used to fund the remaining \$25,000,000.

Financial Feasibility

<u>With TIF</u>	
Developer's Costs	25,000,000
Public Sources	6,150,000
15-year Net Positive Cash Flow After Debt Service	3,607,381
Pre-Tax 15-year IRR	5.14%
<u>Without TIF</u>	
Developer's Costs	31,150,000
Public Sources	-
15-year Net Positive Cash Flow After Debt Service	4,995
Pre-Tax 15-year IRR	-0.86%
Impact to equity performance	-6.00%

SUPPORTING CALCULATIONS – WITH TIF

Sources & Uses

Sources & Uses						
		Construction Sources	Post Construction Completion Sources	Permanent Sources	%	
PERMANENT SOURCES OF FUNDS						
Investor Member's equity		-	-	-	0.0%	
First Mortgage		70.00%	17,471,275	17,471,275	70.0%	
Second Mortgage		-	-	-	0.0%	
Grant		-	-	-	0.0%	
Deferred developer fee		-	-	-	0.0%	
Equity		7,487,689	-	7,487,689	30.0%	
Construction loan		17,471,275	(17,471,275)	-	0.0%	
Total Sources Of Funds		\$24,958,965	\$0	\$24,958,965	100.0%	
PERMANENT USES OF FUNDS						
		Construction Uses	Post Construction Uses	Total Uses	%	\$ / sf
Acquisition Costs						
Land		300,000	-	300,000	1.2%	2.8
Building		0	-	-	0.0%	0.0
Hard Costs						
		Square Feet				
Construction (including GC's)		105,705	-	14,339,056	57.5%	135.7
Contractor Fee		6.00% of construction cost	-	860,343	3.4%	8.1
Insurance			-	114,712	0.5%	1.1
Bond			-	143,391	0.6%	1.4
Contingency		10.00% of construction cost	-	1,545,750	6.2%	14.6
Infill		40.00 89,600	-	3,584,000	14.4%	33.9
Construction Management Fee			-	120,000	0.5%	1.1
Due Diligence Costs						
Architect Fee		5.00% of construction cost	-	850,163	3.4%	8.0
MEP			-	212,000	0.8%	2.0
Civil Engineering			-	75,000	0.3%	0.7
Structural Engineering			-	80,000	0.3%	0.8
Appraisal			-	5,000	0.0%	0.0
Survey			-	15,000	0.1%	0.1
Environmental Study			-	10,000	0.0%	0.1
Material Testing			-	15,000	0.1%	0.1
Legal fees			-	100,000	0.4%	0.9
Financing Costs						
Construction loan interest			-	400,000	1.6%	3.8
Construction loan origination costs			-	10,000	0.0%	0.1
Construction loan legal			-	10,000	0.0%	0.1
Construction - closing, title & recording			-	50,000	0.2%	0.5
Permanent loan fee			-	10,000	0.0%	0.1
Indirect Construction Costs						
Development fee		5.00% of total hard cost	-	1,029,363	4.1%	9.7
Fees / Taxes						
Builders Risk Insurance			-	50,187	0.2%	0.5
Tap / Impact Fees			-	30,000	0.1%	0.3
Building permits			-	35,000	0.1%	0.3
NMTC Fees			-	-	0.0%	0.0
Signage			-	150,000	0.6%	1.4
Real Estate Taxes			-	50,000	0.2%	0.5
Accounting			-	25,000	0.1%	0.2
Soft cost contingency			-	140,000	0.6%	1.3
FF&E			-	250,000	1.0%	2.4
Escrows / Reserves						
Replacement reserve			-	-	0.0%	0.0
Operating reserve			-	350,000	1.4%	3.3
Total Uses Of Funds		\$24,958,965	\$0	\$24,958,965	100.0%	236.1

OPERATING EXPENSES														

Loan Amount 17,471,275
Amortization Years 30 Years
Interest Rate 4.00%
Annual Payment \$1,010,366

Amortization

Years	Beginning	Payment	Interest	Principal	Ending Balance
1	\$17,471,275	\$1,010,366	\$698,851	\$311,515	\$17,159,761
2	\$17,159,761	\$1,010,366	\$686,390	\$323,975	\$16,835,786
3	\$16,835,786	\$1,010,366	\$673,431	\$336,934	\$16,498,852
4	\$16,498,852	\$1,010,366	\$659,954	\$350,412	\$16,148,440
5	\$16,148,440	\$1,010,366	\$645,938	\$364,428	\$15,784,012
6	\$15,784,012	\$1,010,366	\$631,360	\$379,005	\$15,405,007
7	\$15,405,007	\$1,010,366	\$616,200	\$394,165	\$15,010,842
8	\$15,010,842	\$1,010,366	\$600,434	\$409,932	\$14,600,910
9	\$14,600,910	\$1,010,366	\$584,036	\$426,329	\$14,174,580
10	\$14,174,580	\$1,010,366	\$566,983	\$443,382	\$13,731,198
11	\$13,731,198	\$1,010,366	\$549,248	\$461,118	\$13,270,080
12	\$13,270,080	\$1,010,366	\$530,803	\$479,562	\$12,790,518
13	\$12,790,518	\$1,010,366	\$511,621	\$498,745	\$12,291,773
14	\$12,291,773	\$1,010,366	\$491,671	\$518,695	\$11,773,079
15	\$11,773,079	\$1,010,366	\$470,923	\$539,442	\$11,233,636
16	\$11,233,636	\$1,010,366	\$449,345	\$561,020	\$10,672,616
17	\$10,672,616	\$1,010,366	\$426,905	\$583,461	\$10,089,155
18	\$10,089,155	\$1,010,366	\$403,566	\$606,799	\$9,482,356
19	\$9,482,356	\$1,010,366	\$379,294	\$631,071	\$8,851,284
20	\$8,851,284	\$1,010,366	\$354,051	\$656,314	\$8,194,970
21	\$8,194,970	\$1,010,366	\$327,799	\$682,567	\$7,512,403
22	\$7,512,403	\$1,010,366	\$300,496	\$709,869	\$6,802,534
23	\$6,802,534	\$1,010,366	\$272,101	\$738,264	\$6,064,269
24	\$6,064,269	\$1,010,366	\$242,571	\$767,795	\$5,296,475
25	\$5,296,475	\$1,010,366	\$211,859	\$798,507	\$4,497,968
26	\$4,497,968	\$1,010,366	\$179,919	\$830,447	\$3,667,521
27	\$3,667,521	\$1,010,366	\$146,701	\$863,665	\$2,803,856
28	\$2,803,856	\$1,010,366	\$112,154	\$898,211	\$1,905,645
29	\$1,905,645	\$1,010,366	\$76,226	\$934,140	\$971,505
30	\$971,505	\$1,010,366	\$38,860	\$971,505	(\$0)
31	(\$0)	\$1,010,366	(\$0)	\$1,010,366	(\$1,010,366)
32	(\$1,010,366)	\$1,010,366	(\$40,415)	\$1,050,780	(\$2,061,146)
33	(\$2,061,146)	\$1,010,366	(\$82,446)	\$1,092,811	(\$3,153,957)
34	(\$3,153,957)	\$1,010,366	(\$126,158)	\$1,136,524	(\$4,290,481)
35	(\$4,290,481)	\$1,010,366	(\$171,619)	\$1,181,985	(\$5,472,466)
36	(\$5,472,466)	\$1,010,366	(\$218,899)	\$1,229,264	(\$6,701,730)
37	(\$6,701,730)	\$1,010,366	(\$268,069)	\$1,278,435	(\$7,980,165)
38	(\$7,980,165)	\$1,010,366	(\$319,207)	\$1,329,572	(\$9,309,737)
39	(\$9,309,737)	\$1,010,366	(\$372,389)	\$1,382,755	(\$10,692,492)
40	(\$10,692,492)	\$1,010,366	(\$427,700)	\$1,438,065	(\$12,130,557)

PROFORMA OPERATING STATEMENT																		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
			12/31/2022	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
Rent Escalation:				2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Office		Rental Rate / sf																
1.0	Full Service Gross Lease	23.00	1,921,420	1,969,456	2,018,692	2,069,159	2,120,888	2,173,910	2,228,258	2,283,965	2,341,064	2,399,590	2,459,580	2,521,070	2,584,096	2,648,699	2,714,916	
Retail																		
1.0	Full Service Gross Lease	16.00	96,960	99,384	101,869	104,415	107,026	109,701	112,444	115,255	118,136	121,090	124,117	127,220	130,400	133,660	137,002	
Potential Gross Rent			2,018,380	2,068,840	2,120,560	2,173,574	2,227,914	2,283,612	2,340,702	2,399,220	2,459,200	2,520,680	2,583,697	2,648,289	2,714,497	2,782,359	2,851,918	
			40.00%	15.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Vacancy			(807,352)	(310,326)	(106,028)	(108,679)	(111,396)	(114,181)	(117,035)	(119,961)	(122,960)	(126,034)	(129,185)	(132,414)	(135,725)	(139,118)	(142,596)	
Other Income Escalation:				2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Other Income			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Effective Gross Income:			1,211,028	1,758,514	2,014,532	2,064,896	2,116,518	2,169,431	2,223,667	2,279,259	2,336,240	2,394,646	2,454,512	2,515,875	2,578,772	2,643,241	2,709,322	
Operating Expense Escalation:				2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Operating Expenses:																		
General & Administrative			15,000	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	
Insurance			72,000	73,800	75,645	77,536	79,475	81,461	83,498	85,585	87,725	89,918	92,166	94,470	96,832	99,253	101,734	
Staff & Personnel			50,400	51,660	52,952	54,275	55,632	57,023	58,449	59,910	61,408	62,943	64,516	66,129	67,782	69,477	71,214	
Contract Services			27,600	28,290	28,997	29,722	30,465	31,227	32,008	32,808	33,628	34,469	35,330	36,214	37,119	38,047	38,998	
Repairs & Maintenance			53,000	54,325	55,683	57,075	58,502	59,965	61,464	63,000	64,575	66,190	67,844	69,541	71,279	73,061	74,888	
Utilities			150,000	153,750	157,594	161,534	165,572	169,711	173,954	178,303	182,760	187,329	192,013	196,813	201,733	206,777	211,946	
Real Estate Taxes			360,000	369,000	378,225	387,681	397,373	407,307	417,490	427,927	438,625	449,591	460,830	472,351	484,160	496,264	508,671	
Property Management Fees			4.00%	48,441	70,341	80,581	82,596	84,661	86,777	88,947	91,170	93,450	95,786	98,180	100,635	103,151	105,730	108,373
Total Operating Expenses:			776,441	816,541	845,436	866,572	888,237	910,442	933,203	956,534	980,447	1,004,958	1,030,082	1,055,834	1,082,230	1,109,286	1,137,018	
Net Operating Income			434,587	941,973	1,169,096	1,198,324	1,228,282	1,258,989	1,290,463	1,322,725	1,355,793	1,389,688	1,424,430	1,460,041	1,496,542	1,533,955	1,572,304	
Debt Service			I/O thru 2 years of operations	742,529	742,529	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366	1,010,366
DSCR			0.59	1.27	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	
Cash Flow from Operations			(307,942)	199,444	158,731	187,958	217,916	248,623	280,098	312,359	345,428	379,322	414,065	449,675	486,176	523,590	561,939	
Replacement Reserves Per Unit Per Year			-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
Deferred Developer Fee			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Release of Operating Reserve			(350,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residual Distributable Cash Flow			42,058	199,444	158,731	87,958	117,916	148,623	180,098	212,359	245,428	279,322	314,065	349,675	386,176	423,590	461,939	

Expense Ratio w/out reserves	64.11%	46.43%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%
Expense Ratio w/ reserves	64.11%	46.43%	41.97%	46.81%	46.69%	46.58%	46.46%	46.35%	46.25%	46.14%	46.04%	45.94%	45.84%	45.75%	45.66%	45.57%	45.48%
Yield on Cost	1.74%	3.77%	4.68%	4.80%	4.92%	5.04%	5.17%	5.30%	5.43%	5.57%	5.71%	5.85%	6.00%	6.15%	6.30%	6.45%	6.60%

PIS Date																	
Hypothetical Investment Timeline:		12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036
Gross Free Cash Flow		42,058	199,444	158,731	87,958	117,916	148,623	180,098	212,359	245,428	279,322	314,065	349,675	386,176	423,590	461,939	6.50%
Sale																24,189,298	
Less Loans																(\$12,291,773)	
Less 3% Transaction Costs																(\$725,679)	
Hypothetical Private Capital Investment		(7,487,689)															
Total Pre-Tax Cash Flows		(7,487,689)	42,058	199,444	158,731	87,958	117,916	148,623	180,098	212,359	245,428	279,322	314,065	349,675	386,176	423,590	11,633,785
Cash on Cash Return			0.56%	2.66%	2.12%	1.17%	1.57%	1.98%	2.41%	2.84%	3.28%	3.73%	4.19%	4.67%	5.16%	5.66%	6.17%
Pre-Tax IRR		5.14%															
Investor Split of Cash Flows		100.00%															
Hypothetical Private Capital Investment		(7,487,689)	42,058	199,444	158,731	87,958	117,916	148,623	180,098	212,359	245,428	279,322	314,065	349,675	386,176	423,590	11,633,785
Cash on Cash Return			0.56%	2.66%	2.12%	1.17%	1.57%	1.98%	2.41%	2.84%	3.28%	3.73%	4.19%	4.67%	5.16%	5.66%	6.17%
IRR		5.14%															

SUPPORTING CALCULATIONS – WITHOUT TIF

Sources & Uses

Sources & Uses						
PERMANENT SOURCES OF FUNDS						
		Construction Sources	Post Construction Completion Sources	Permanent Sources	%	
Investor Member's equity - Federal LIHTC		-	-	-	0.0%	
First Mortgage	70.00%	-	21,776,275	21,776,275	70.0%	
Second Mortgage		-	-	-	0.0%	
Grant		-	-	-	0.0%	
Deferred developer fee		-	-	-	0.0%	
Equity		9,332,689	-	9,332,689	30.0%	
Construction loan		21,776,275	(21,776,275)	-	0.0%	
Total Sources Of Funds		\$31,108,965	\$0	\$31,108,965	100.0%	
PERMANENT USES OF FUNDS						
		Construction Uses	Post Construction Uses	Total Uses	%	\$ / sf
Acquisition Costs						
Land		300,000	-	300,000	1.0%	2.8
Stormwater, Street, & Sanitary Improvements		3,150,000	-	3,150,000	10.1%	29.8
Parking Garage		3,000,000	-	3,000,000	9.6%	28.4
Hard Costs						
	<u>Square Feet</u>					
Construction (including GC's)	105,705	14,339,056	-	14,339,056	46.1%	135.7
Contractor Fee	6.00% of construction cost	860,343	-	860,343	2.8%	8.1
Insurance		114,712	-	114,712	0.4%	1.1
Bond		143,391	-	143,391	0.5%	1.4
Contingency	10.00% of construction cost	1,545,750	-	1,545,750	5.0%	14.6
Infill	40.00 89,600	3,584,000	-	3,584,000	11.5%	33.9
Construction Management Fee		120,000	-	120,000	0.4%	1.1
Due Diligence Costs						
Architect Fee	5.00% of construction cost	850,163	-	850,163	2.7%	8.0
MEP		212,000	-	212,000	0.7%	2.0
Civil Engineering		75,000	-	75,000	0.2%	0.7
Structural Engineering		80,000	-	80,000	0.3%	0.8
Appraisal		5,000	-	5,000	0.0%	0.0
Survey		15,000	-	15,000	0.0%	0.1
Environmental Study		10,000	-	10,000	0.0%	0.1
Material Testing		15,000	-	15,000	0.0%	0.1
Legal fees		100,000	-	100,000	0.3%	0.9
Financing Costs						
Construction loan interest		400,000	-	400,000	1.3%	3.8
Construction loan origination costs		10,000	-	10,000	0.0%	0.1
Construction loan legal		10,000	-	10,000	0.0%	0.1
Construction - closing, title & recording		50,000	-	50,000	0.2%	0.5
Permanent loan fee		10,000	-	10,000	0.0%	0.1
Indirect Construction Costs						
Development fee	5.00% of total hard cost	1,029,363	-	1,029,363	3.3%	9.7
Fees / Taxes						
Builders Risk Insurance		50,187	-	50,187	0.2%	0.5
Tap / Impact Fees		30,000	-	30,000	0.1%	0.3
Building permits		35,000	-	35,000	0.1%	0.3
NMTC Fees		0	-	-	0.0%	0.0
Signage		150,000	-	150,000	0.5%	1.4
Real Estate Taxes		50,000	-	50,000	0.2%	0.5
Accounting		25,000	-	25,000	0.1%	0.2
Soft cost contingency		140,000	-	140,000	0.5%	1.3
FF&E		250,000	-	250,000	0.8%	2.4
Escrows / Reserves						
Replacement reserve		0	-	-	0.0%	0.0
Operating reserve		350,000	-	350,000	1.1%	3.3
Total Uses Of Funds		\$31,108,965	\$0	\$31,108,965	100.0%	294.3

Loan Amount 21,776,275
 Amortization Years 30 Years
 Interest Rate 4.00%
 Annual Payment \$1,259,324

Amortization

Years	Beginning	Payment	Interest	Principal	Ending Balance
1	\$21,776,275	\$1,259,324	\$871,051	\$388,273	\$21,388,002
2	\$21,388,002	\$1,259,324	\$855,520	\$403,804	\$20,984,198
3	\$20,984,198	\$1,259,324	\$839,368	\$419,956	\$20,564,242
4	\$20,564,242	\$1,259,324	\$822,570	\$436,754	\$20,127,487
5	\$20,127,487	\$1,259,324	\$805,099	\$454,225	\$19,673,263
6	\$19,673,263	\$1,259,324	\$786,931	\$472,394	\$19,200,869
7	\$19,200,869	\$1,259,324	\$768,035	\$491,289	\$18,709,580
8	\$18,709,580	\$1,259,324	\$748,383	\$510,941	\$18,198,639
9	\$18,198,639	\$1,259,324	\$727,946	\$531,379	\$17,667,260
10	\$17,667,260	\$1,259,324	\$706,690	\$552,634	\$17,114,626
11	\$17,114,626	\$1,259,324	\$684,585	\$574,739	\$16,539,887
12	\$16,539,887	\$1,259,324	\$661,595	\$597,729	\$15,942,159
13	\$15,942,159	\$1,259,324	\$637,686	\$621,638	\$15,320,521
14	\$15,320,521	\$1,259,324	\$612,821	\$646,503	\$14,674,017
15	\$14,674,017	\$1,259,324	\$586,961	\$672,363	\$14,001,654
16	\$14,001,654	\$1,259,324	\$560,066	\$699,258	\$13,302,396
17	\$13,302,396	\$1,259,324	\$532,096	\$727,228	\$12,575,168
18	\$12,575,168	\$1,259,324	\$503,007	\$756,317	\$11,818,850
19	\$11,818,850	\$1,259,324	\$472,754	\$786,570	\$11,032,280
20	\$11,032,280	\$1,259,324	\$441,291	\$818,033	\$10,214,247
21	\$10,214,247	\$1,259,324	\$408,570	\$850,754	\$9,363,493
22	\$9,363,493	\$1,259,324	\$374,540	\$884,784	\$8,478,708
23	\$8,478,708	\$1,259,324	\$339,148	\$920,176	\$7,558,532
24	\$7,558,532	\$1,259,324	\$302,341	\$956,983	\$6,601,550
25	\$6,601,550	\$1,259,324	\$264,062	\$995,262	\$5,606,287
26	\$5,606,287	\$1,259,324	\$224,251	\$1,035,073	\$4,571,215
27	\$4,571,215	\$1,259,324	\$182,849	\$1,076,476	\$3,494,739
28	\$3,494,739	\$1,259,324	\$139,790	\$1,119,535	\$2,375,205
29	\$2,375,205	\$1,259,324	\$95,008	\$1,164,316	\$1,210,889
30	\$1,210,889	\$1,259,324	\$48,436	\$1,210,889	(\$0)
31	(\$0)	\$1,259,324	(\$0)	\$1,259,324	(\$1,259,324)
32	(\$1,259,324)	\$1,259,324	(\$50,373)	\$1,309,697	(\$2,569,021)
33	(\$2,569,021)	\$1,259,324	(\$102,761)	\$1,362,085	(\$3,931,106)
34	(\$3,931,106)	\$1,259,324	(\$157,244)	\$1,416,568	(\$5,347,675)
35	(\$5,347,675)	\$1,259,324	(\$213,907)	\$1,473,231	(\$6,820,906)
36	(\$6,820,906)	\$1,259,324	(\$272,836)	\$1,532,160	(\$8,353,066)
37	(\$8,353,066)	\$1,259,324	(\$334,123)	\$1,593,447	(\$9,946,513)
38	(\$9,946,513)	\$1,259,324	(\$397,861)	\$1,657,185	(\$11,603,698)
39	(\$11,603,698)	\$1,259,324	(\$464,148)	\$1,723,472	(\$13,327,170)
40	(\$13,327,170)	\$1,259,324	(\$533,087)	\$1,792,411	(\$15,119,581)

PROFORMA OPERATING STATEMENT																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		12/31/2022	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
Rent Escalation:			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Office	Rental Rate / sf																
1.0	Full Service Gross Lease	23.00	1,921,420	1,969,456	2,018,692	2,069,159	2,120,888	2,173,910	2,228,258	2,283,965	2,341,064	2,399,590	2,459,580	2,521,070	2,584,096	2,648,699	2,714,916
Retail																	
1.0	Full Service Gross Lease	16.00	96,960	99,384	101,869	104,415	107,026	109,701	112,444	115,255	118,136	121,090	124,117	127,220	130,400	133,660	137,002
Potential Gross Rent		2,018,380	2,068,840	2,120,560	2,173,574	2,227,914	2,283,612	2,340,702	2,399,220	2,459,200	2,520,680	2,583,697	2,648,289	2,714,497	2,782,359	2,851,918	
		40.00%	15.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Vacancy		(807,352)	(310,326)	(106,028)	(108,679)	(111,396)	(114,181)	(117,035)	(119,961)	(122,960)	(126,034)	(129,185)	(132,414)	(135,725)	(139,118)	(142,596)	
Other Income Escalation:			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Other Income		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Effective Gross Income:		1,211,028	1,758,514	2,014,532	2,064,896	2,116,518	2,169,431	2,223,667	2,279,259	2,336,240	2,394,646	2,454,512	2,515,875	2,578,772	2,643,241	2,709,322	
Operating Expense Escalation:			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Operating Expenses:																	
General & Administrative		15,000	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	
Insurance		72,000	73,800	75,645	77,536	79,475	81,461	83,498	85,585	87,725	89,918	92,166	94,470	96,832	99,253	101,734	
Staff & Personnel		50,400	51,660	52,952	54,275	55,632	57,023	58,449	59,910	61,408	62,943	64,516	66,129	67,782	69,477	71,214	
Contract Services		27,600	28,290	28,997	29,722	30,465	31,227	32,008	32,808	33,628	34,469	35,330	36,214	37,119	38,047	38,998	
Repairs & Maintenance		53,000	54,325	55,683	57,075	58,502	59,965	61,464	63,000	64,575	66,190	67,844	69,541	71,279	73,061	74,888	
Utilities		150,000	153,750	157,594	161,534	165,572	169,711	173,954	178,303	182,760	187,329	192,013	196,813	201,733	206,777	211,946	
Real Estate Taxes		360,000	369,000	378,225	387,681	397,373	407,307	417,490	427,927	438,625	449,591	460,830	472,351	484,160	496,264	508,671	
Property Management Fees		4.00%	48,441	70,341	80,581	82,596	84,661	86,777	88,947	91,170	93,450	95,786	98,180	100,635	103,151	105,730	108,373
Total Operating Expenses:		776,441	816,541	845,436	866,572	888,237	910,442	933,203	956,534	980,447	1,004,958	1,030,082	1,055,834	1,082,230	1,109,286	1,137,018	
Net Operating Income		434,587	941,973	1,169,096	1,198,324	1,228,282	1,258,989	1,290,463	1,322,725	1,355,793	1,389,688	1,424,430	1,460,041	1,496,542	1,533,955	1,572,304	
Debt Service		I/O thru 2 years of operations	925,492	925,492	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324	1,259,324
DSCR		0.47	1.02	0.93	0.95	0.98	1.00	1.02	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	
Cash Flow from Operations		(490,905)	16,481	(90,228)	(61,001)	(31,043)	(335)	31,139	63,401	96,469	130,364	165,106	200,717	237,218	274,631	312,980	
Replacement Reserves Per Unit Per Year		-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
Deferred Developer Fee		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Release of Operating Reserve		(350,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residual Distributable Cash Flow		(140,905)	16,481	(90,228)	(161,001)	(131,043)	(100,335)	(68,861)	(36,599)	(3,531)	30,364	65,106	100,717	137,218	174,631	212,980	

Expense Ratio w/out reserves	64.11%	46.43%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%	41.97%
Expense Ratio w/ reserves	64.11%	46.43%	41.97%	46.81%	46.69%	46.58%	46.46%	46.35%	46.25%	46.14%	46.04%	45.94%	45.84%	45.75%	45.66%
Yield on Cost	1.40%	3.03%	3.76%	3.85%	3.95%	4.05%	4.15%	4.25%	4.36%	4.47%	4.58%	4.69%	4.81%	4.93%	5.05%

PIS Date		12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036
Hypothetical Investment Timeline:																	
Gross Free Cash Flow		(140,905)	16,481	(90,228)	(161,001)	(131,043)	(100,335)	(68,861)	(36,599)	(3,531)	30,364	65,106	100,717	137,218	174,631	212,980	
Sale																24,189,298	
Less Loans																(\$15,320,521)	
Less 3% Transaction Costs																(\$725,679)	
Hypothetical Private Capital Investment	(9,332,689)																
Total Pre-Tax Cash Flows	(9,332,689)	(140,905)	16,481	(90,228)	(161,001)	(131,043)	(100,335)	(68,861)	(36,599)	(3,531)	30,364	65,106	100,717	137,218	174,631	8,356,078	
Cash on Cash Return		-1.51%	0.18%	-0.97%	-1.73%	-1.40%	-1.08%	-0.74%	-0.39%	-0.04%	0.33%	0.70%	1.08%	1.47%	1.87%	2.28%	
Pre-Tax IRR	-0.86%																
Investor Split of Cash Flows	100.00%																
Hypothetical Private Capital Investment	(9,332,689)	(140,905)	16,481	(90,228)	(161,001)	(131,043)	(100,335)	(68,861)	(36,599)	(3,531)	30,364	65,106	100,717	137,218	174,631	8,356,078	
Cash on Cash Return		-1.51%	0.18%	-0.97%	-1.73%	-1.40%	-1.08%	-0.74%	-0.39%	-0.04%	0.33%	0.70%	1.08%	1.47%	1.87%	2.28%	
IRR	-0.86%																

6.50%

Tax Increment Financing Commission of the City of Springfield, Missouri

Notice of Amendment

to the Springfield IDEA Commons Tax Increment Financing Plan

To: Taxing Districts (Distribution List attached)

Date: April 27, 2020

You have been previously notified by letters dated March 20, 2020 and March 31, 2020 that the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”) will hold a public hearing at 4:30 p.m. on Monday, May 4, 2020 to consider the Springfield IDEA Commons Tax Increment Financing Plan (the “Redevelopment Plan”), the designation of the proposed redevelopment area (the “Redevelopment Area”), and the adoption of the redevelopment project described in the Redevelopment Plan (the “Redevelopment Project”) for the redevelopment of property in the Redevelopment Area. You were further notified that, due to concerns with coronavirus safety, the City will post updates on the method of holding the hearing on its website on the “City Calendar” page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the “Government” tab and then the “City Calendar” link. Such updates will appear as an entry for May 4, 2020.

The purpose of this letter is to provide notice of the First Amendment to the Springfield IDEA Commons Tax Increment Financing Plan (the “First Amendment”). The purpose of the First Amendment is to (1) provide additional and updated evidence of commitments to finance the Redevelopment Project by supplementing Exhibit 9 to the Redevelopment Plan, and (2) provide corrected supporting calculations to the developer’s affidavit by replacing Exhibit 11 to the Redevelopment Plan.

As part of its response to the spread of coronavirus, the City has temporarily closed the Busch Municipal Building (where documents are normally filed for public inspection) to the public. For this reason, a copy of the First Amendment will be available, together with the Redevelopment Plan, for your inspection on the City’s website, which can be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the “Business” tab, then the “Economic Development” link, and then the “Tax Increment Financing” link. You can also simply type “Tax Increment Financing” in the City website’s internal “How can we help” search engine and follow the link to the correct page.

All taxing districts receiving this notice are invited to attend the hearing and/or to submit comments to the Commission prior to the date of the hearing.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.

**Tax Increment Financing Commission
of the City of Springfield, Missouri**
Busch Municipal Building
840 Boonville, Springfield, Missouri

Taxing Districts -- Distribution List

City of Springfield Anita Cotter, City Clerk Busch Municipal Building 840 Boonville Ave. Springfield, MO 65802	City of Springfield David Holtmann, Finance Director Busch Municipal Building 840 Boonville Ave. Springfield, MO 65802
Springfield R-12 School District Dr. John Jungmann, Superintendent 1359 E St Louis St. Springfield, MO 65802	Springfield R-12 School District Tim Rosenbury, President 1359 E St Louis St. Springfield, MO 65802
Ozarks Technical Community College Hal Higdon, Chancellor and President 1001 E. Chestnut Expressway Springfield, MO 65802	Ozarks Technical Community College Jennifer Kennally, Board Chair 1001 E. Chestnut Expressway Springfield, MO 65802
Springfield-Greene County Library District Regina Greer Cooper, Executive Director 4653 S. Campbell Ave. Springfield, MO 65810	Greene County, Missouri Harold Bengsch, Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802
Greene County, Missouri Bob Dixon, Presiding Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802	Greene County, Missouri John C Russell, Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802
Greene County Highway Department Rick Artman, Administrator 2065 N Clifton Ave Springfield, MO 65803	Abilities First (County Disability Program) Jan Kraft, Executive Director 3216 S. National Ave. Springfield, MO 65807
Greene County, Missouri Rick Kessinger, Assessor 940 Boonville, Room 37 Springfield, MO 65802	Greene County, Missouri Leah Betts, Collector 940 Boonville, Room 107 Springfield, MO 65802
Missouri Department of Revenue Tax Administration Bureau Harry S Truman State Office Building 301 West High St. Jefferson City, MO 65101	Missouri Director of Revenue, County Tax Section Merchants/Manufacturers Replacement Tax Fund 301 West High Street P.O. Box 453 Jefferson City, MO 65102-0453
Missouri Department of Economic Development Rob Dixon, Director P.O. Box 1157 Jefferson City, MO 65101	Missouri Department of Revenue Blind Pension Fund 221 West High Street Jefferson City, MO 65102
State Tax Commission of Missouri 301 West High Street, Room 840 P.O. Box 146 Jefferson City, MO 65102	Greene County Senior Citizens' Services Fund P.O. Box 9766 Springfield, MO 65801
Downtown Springfield Community Improvement District 650 N. Boonville, Suite 100 Springfield, MO 65806	

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☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees \$ **6.00**

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☒ Certified Mail®

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☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Abilities First (County Disability Program)
Jan Kraft, Executive Director
3216 S. National Ave.
Springfield, MO 65807

PS Form 3811, April 2015 PSN 7530-02-000-9053

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **1.60**

Total Postage and Fees \$ **8.00**

Service Type

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City of Springfield
Anita Cotter, City Clerk
Busch Municipal Building
840 Boonville Ave.
Springfield, MO 65802

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1. Article Addressed to:

Abilities First (County Disability Program)
Jan Kraft, Executive Director
3216 S. National Ave.
Springfield, MO 65807

9590 9402 5109 9092 0877 63

7017 1070 0000 2884 0591

2. Article Number (Transfer from service label)

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A. Signature **[Signature]** ☒ Agent ☐ Addressee

B. Received by (Printed Name) **Jan Kraft** C. Date of Delivery **4-29-20**

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

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☐ Adult Signature Restricted Delivery

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1. Article Addressed to:

City of Springfield
Anita Cotter, City Clerk
Busch Municipal Building
840 Boonville Ave.
Springfield, MO 65802

9590 9402 5109 9092 0879 23

7017 1070 0000 2884 0751

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COMPLETE THIS SECTION ON DELIVERY

A. Signature **[Signature]** ☒ Agent ☐ Addressee

B. Received by (Printed Name) **Jan Kraft** C. Date of Delivery **4-29-20**

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

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☐ Adult Signature Restricted Delivery

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1. Article Addressed to:

City of Springfield
David Holtmann, Finance Director
Busch Municipal Building
840 Boonville Ave.
Springfield, MO 65802

9590 9402 5109 9092 0878 17

7017 1070 0000 2884 0645

PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature X S Holtmann ☐ Agent ☐ Addressee

B. Received by (Printed Name) LM 662 C. Date of Delivery 4/29/2020

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail™
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1. Article Addressed to:

Downtown Springfield Community Improvement District
650 N. Boonville, Suite 100
Springfield, MO 65806

9590 9402 5109 9092 0878 24

7017 1070 0000 2884 0652

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature X B Baker ☐ Agent ☐ Addressee

B. Received by (Printed Name) LM 662 C. Date of Delivery 4/29/2020

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
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☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Registered Mail Restricted Delivery
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☐ Adult Signature Restricted Delivery

Postage \$ 1.60

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City of Springfield
David Holtmann, Finance Director
Busch Municipal Building
840 Boonville Ave.
Springfield, MO 65802

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Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$ 1.60

Total Postage and Fees \$ 8.00

Downtown Springfield Community Improvement District
650 N. Boonville, Suite 100
Springfield, MO 65806

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$ **0.00**
☐ Certified Mail Restricted Delivery \$ **0.00**
☐ Adult Signature Required \$ **0.00**
☐ Adult Signature Restricted Delivery \$ **0.00**
 Postage \$ **1.60**
Total Postage and Fees \$ 8.00

Greene County Highway Department
 Rick Artman, Administrator
 2065 N Clifton Ave
 Springfield, MO 65803

PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

9020 4882 0000 0207 2702

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☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$ **0.00**
☐ Certified Mail Restricted Delivery \$ **0.00**
☐ Adult Signature Required \$ **0.00**
☐ Adult Signature Restricted Delivery \$ **0.00**
 Postage \$ **1.60**
Total Postage and Fees \$ 8.00

Greene County, Missouri
 Bob Dixon, Presiding Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

6120 4882 0000 0207 2702

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1. Article Addressed to:
 Greene County Highway Department
 Rick Artman, Administrator
 2065 N Clifton Ave
 Springfield, MO 65803

9590 9402 5109 9092 0878 79

2. Article Number (Transfer from service label)
 7017 1070 0000 2884 0706

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 D. Is delivery address different from item 1? ☐ Yes ☐ No
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CO-19

3. Service Type
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Signature Confirmation™
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Domestic Return Receipt

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1. Article Addressed to:
 Greene County, Missouri
 Bob Dixon, Presiding Commissioner
 1443 N Robberson Ave., 10th Floor
 Springfield, MO 65802

9590 9402 5109 9092 0878 86

2. Article Number (Transfer from service label)
 7017 1070 0000 2884 0713

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 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *4-20-2020*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
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☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 1.66

Total Postage and Fees \$ 8.00

Greene County, Missouri
Harold Bengsch, Commissioner
1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 1.66

Total Postage and Fees \$ 8.00

Greene County, Missouri
John C Russell, Commissioner
1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

4790 4882 0000 0207 2702

2090 4882 0000 0207 2702

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
Harold Bengsch, Commissioner
1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

9590 9402 5109 9092 0877 87

2. Article Number (Transfer from service label)

7017 1070 0000 2884 0614

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
John C Russell, Commissioner
1443 N Robberson Ave., 10th Floor
Springfield, MO 65802

9590 9402 5109 9092 0877 70

2. Article Number (Transfer from service label)

7017 1070 0000 2884 0607

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Leah Betts, Collector
 940 Boonville, Room 107
 Springfield, MO 65802

9590 9402 5109 9092 0877 56

2. Article Number (Transfer from service label)

7017 1070 0000 2884 0584

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Leah Betts* Agent
 B. Received by (Printed Name) *APR 30 2020*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™ ID#A TIF 164100
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.55**
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **1.60**
Total Postage and Fees \$ 8.00

Postmark Here

Greene County, Missouri
 Leah Betts, Collector
 940 Boonville, Room 107
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greene County, Missouri
 Rick Kessinger, Assessor
 940 Boonville, Room 37
 Springfield, MO 65802

9590 9402 5109 9092 0878 62

2. Article Number (Transfer from service label)

7017 1070 0000 2884 0690

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Leah Betts* Agent
 B. Received by (Printed Name) *APR 30 2020*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™ ID#A TIF 164100
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.55**
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **1.60**
Total Postage and Fees \$ 8.00

Postmark Here

Greene County, Missouri
 Rick Kessinger, Assessor
 940 Boonville, Room 37
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ ID#A TIF 16100
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.55**
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage \$ **1.60**
 Total Postage and Fees \$ **8.00**
 Service PS Form 3811, July 2015 PSN 7530-02-000-9053

Greene County Senior Citizens' Services Fund
 P.O. Box 9766
 Springfield, MO 65801

Postmark Here
APR 27 2020

USPS 64112

for instructions

7017 1070 0000 2884 0553

U.S. Postal Service™ ID#A TIF 16100
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.55**
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage \$ **1.60**
 Total Postage and Fees \$ **8.00**
 Service PS Form 3811, July 2015 PSN 7530-02-000-9053

Missouri Department of Economic Development
 Rob Dixon, Director
 P.O. Box 1157
 Jefferson City, MO 65101

Postmark Here
APR 27 2020

USPS 64112

for instructions

7017 1070 0000 2884 0553

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Greene County Senior Citizens' Services Fund
 P.O. Box 9766
 Springfield, MO 65801

2. Article Number (Transfer from service label)
9590 9402 5109 9092 0877 25

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

5. Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

251 of 262

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Missouri Department of Economic Development
 Rob Dixon, Director
 P.O. Box 1157
 Jefferson City, MO 65101

2. Article Number (Transfer from service label)
9590 9402 5109 9092 0878 48

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

5. Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
1. Article Addressed to: Missouri Department of Revenue Blind Pension Fund 221 West High Street Jefferson City, MO 65102  9590 9402 5109 9092 0877 32	3. Service Type <table style="width: 100%; border: none;"> <tr> <td>☐ Adult Signature</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered MailTM</td> </tr> <tr> <td>☒ Certified Mail[®]</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature ConfirmationTM</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Registered Mail Restricted Delivery	☐ Adult Signature Restricted Delivery	☐ Registered Mail TM	☒ Certified Mail [®]	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation TM	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Adult Signature	☐ Registered Mail Restricted Delivery												
☐ Adult Signature Restricted Delivery	☐ Registered Mail TM												
☒ Certified Mail [®]	☐ Return Receipt for Merchandise												
☐ Collect on Delivery	☐ Signature Confirmation TM												
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery												
2. Article Number (Transfer from service label) 7017 1070 0000 2884 0560	4. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:												

A. Signature

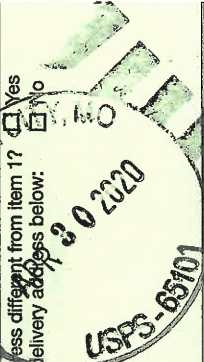
[Signature]

B. Recipient's Name *[Signature]*

☐ Agent

☐ Addressee

☐ Date of Delivery



U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

IDEA TF-162-100

OFFICIAL USE

For delivery information, visit our website at www.usps.com.

Certified Mail Fee		\$ 3.55
Extra Services & Fees (check box, and fee if appropriate)		
☒ Return Receipt (hardcopy)		\$ 2.85
☐ Return Receipt (electronic)		\$ _____
☐ Certified Mail Restricted Delivery		\$ _____
☐ Adult Signature Required		\$ _____
☐ Adult Signature Restricted Delivery		\$ _____
Postage		
Total Postage and Fees		\$ 1.60
		\$ 8.00

USPS 04112

Missouri Department of Revenue
Blind Pension Fund
221 West High Street
Jefferson City, MO 65102

APR 27 2020

Postmark Here

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

IDEA TIP: Enter

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee
\$ 3.35

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)	\$ 2.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 1.60

Total Postage and Fees
\$ 8.00

Postmark _____ **Here** _____

Missouri Department of Revenue
Tax Administration Bureau
Harry S Truman State Office Building
301 West High St.
Jefferson City, MO 65101

APR 27 2020

See Reverse for Instructions

IDEA TIP Enter your ZIP code on the back of the envelope.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT *Domestic Mail Only*

OFFICIAL USE

For delivery information, visit our website at www.usps.com®

Certified Mail Fee \$ 3.35	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="padding: 5px;">Extra Services & Fees (check box, add fee as appropriate)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">☒ Return Receipt (hardcopy)</td> <td style="padding: 5px; text-align: right;">\$ 2.85</td> </tr> <tr> <td style="padding: 5px;">☐ Return Receipt (electronic)</td> <td style="padding: 5px; text-align: right;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">☐ Certified Mail Restricted Delivery</td> <td style="padding: 5px; text-align: right;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">☐ Adult Signature Required</td> <td style="padding: 5px; text-align: right;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">☐ Adult Signature Restricted Delivery</td> <td style="padding: 5px; text-align: right;">\$ _____</td> </tr> </tbody> </table> Postage \$ 1.60 Total Postage and Fees \$ 8.00	Extra Services & Fees (check box, add fee as appropriate)		☒ Return Receipt (hardcopy)	\$ 2.85	☐ Return Receipt (electronic)	\$ _____	☐ Certified Mail Restricted Delivery	\$ _____	☐ Adult Signature Required	\$ _____	☐ Adult Signature Restricted Delivery	\$ _____
Extra Services & Fees (check box, add fee as appropriate)													
☒ Return Receipt (hardcopy)	\$ 2.85												
☐ Return Receipt (electronic)	\$ _____												
☐ Certified Mail Restricted Delivery	\$ _____												
☐ Adult Signature Required	\$ _____												
☐ Adult Signature Restricted Delivery	\$ _____												

Missouri Department of Revenue
Tax Administration Bureau
Harry S Truman State Office Building
301 West High St.
Jefferson City, MO 65101

See Reverse Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Missouri Director of Revenue, County Tax Section
 Merchants/Manufacturers Replacement Tax Fund
 301 West High Street
 P.O. Box 453
 Jefferson City, MO 65102-0453

9590 9402 5109 9092 0877 49

2. Article Number (Transfer from service label)
 7017 1070 0000 2884 0577

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
Spencer Decker

B. Received by (Printed Name) C. Date of Delivery
Spencer Decker 5-1-20

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Ozarks Technical Community College
 Hal Higdon, Chancellor and President
 1001 E. Chestnut Expressway
 Springfield, MO 65802

9590 9402 5109 9092 0879 09

2. Article Number (Transfer from service label)
 7017 1070 0000 2884 0737

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
S. Walls

B. Received by (Printed Name) C. Date of Delivery
SR 232 019 4-29-20

D. Is delivery address different from item 1? ☒ Yes ☐ No
 If YES, enter delivery address below:
233 E Central

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™ ID#A TIF 10-100
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.55**
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$ **0.00**
☐ Certified Mail Restricted Delivery \$ **0.00**
☐ Adult Signature Required \$ **0.00**
☐ Adult Signature Restricted Delivery \$ **0.00**

Postage \$ **1.65**
 Total Postage and Fees \$ **8.00**

Missouri Director of Revenue, County Tax Section
 Merchants/Manufacturers Replacement Tax Fund
 301 West High Street
 P.O. Box 453
 Jefferson City, MO 65102-0453

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLAZA FINANCE UNIT
 APR 27 2020

U.S. Postal Service™ ID#A TIF 10-100
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.55**
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$ **0.00**
☐ Certified Mail Restricted Delivery \$ **0.00**
☐ Adult Signature Required \$ **0.00**
☐ Adult Signature Restricted Delivery \$ **0.00**

Postage \$ **1.90**
 Total Postage and Fees \$ **8.00**

Ozarks Technical Community College
 Hal Higdon, Chancellor and President
 1001 E. Chestnut Expressway
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLAZA FINANCE UNIT
 APR 27 2020

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ozarks Technical Community College
Jennifer Kennally, Board Chair
1001 E. Chestnut Expressway
Springfield, MO 65802

9590 9402 5109 9092 0877 94

7017 1070 0000 2884 0621

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JR 232 C19 C. Date of Delivery 9-29-20

D. Is delivery address different from item 1? ☒ Yes ☐ No

If YES, enter delivery address below:

933 E Central

3. Service Type

☐ Adult Signature ☐ Registered MailTM

☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise

☐ Collect on Delivery ☐ Signature ConfirmationTM

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express[®]

☐ Adult Signature ☐ Registered MailTM

☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise

☐ Collect on Delivery ☐ Signature ConfirmationTM

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 1.60

Total Postage and Fees \$ 8.00

Ozarks Technical Community College
Jennifer Kennally, Board Chair
1001 E. Chestnut Expressway
Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

APR 27 2020

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Springfield-Greene County Library District
Regina Greer Cooper, Executive Director
4653 S. Campbell Ave.
Springfield, MO 65810

9590 9402 5109 9092 0878 93

7017 1070 0000 2884 0720

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JRF 1013 C-15 C. Date of Delivery 4-29-20

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature ☐ Registered MailTM

☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise

☐ Collect on Delivery ☐ Signature ConfirmationTM

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 1.60

Total Postage and Fees \$ 8.00

Springfield-Greene County Library District
Regina Greer Cooper, Executive Director
4653 S. Campbell Ave.
Springfield, MO 65810

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

APR 27 2020

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Springfield R-12 School District
 Dr. John Jungmann, Superintendent
 1359 E St Louis St.
 Springfield, MO 65802

2. Article Number (Transfer from service label)

9590 9402 5109 9092 0879 16

2017 1070 0000 2884 0744

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 4/29

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

☐ Adult Signature ☐ Registered Mail[®]
☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery
☐ Collect on Delivery ☐ Return Receipt for Merchandise
☐ Restricted Mail ☐ Signature Confirmation[™]
☐ Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service[™] ID# A TIF / 44100
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 1.60

Total Postage and Fees \$ 8.00

Springfield R-12 School District
 Dr. John Jungmann, Superintendent
 1359 E St Louis St.
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 2.85

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Springfield R-12 School District
 Tim Rosenbury, President
 1359 E St Louis St.
 Springfield, MO 65802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

State Tax Commission of Missouri
301 West High Street, Room 840
P.O. Box 146
Jefferson City, MO 65102



9590 9402 5109 9092 0878 31

2. Article Number (Transfer from outside label)

7017 1070 0000 2884 0669

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) Mary Ann Smith C. Date of Delivery APR 27 2020

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Collect on Delivery
 - ☐ Delivery Restricted Delivery
 - ☐ Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

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OFFICIAL USE

Certified Mail Fee

\$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ 2.85
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

Postage

\$ 1.60

Total Postage and Fees

\$ 8.00

State Tax Commission of Missouri
301 West High Street, Room 840
P.O. Box 146
Jefferson City, MO 65102

PS Form 3800, April 2015 PSN 7530-02-000-9037

See Reverse for Instructions

FINANCE UNIT

APR 27 2020

Postmark Here

6990 9402 0000 0207 2702

RESOLUTION NO. 2020-1

A RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI RECOMMENDING APPROVAL OF THE SPRINGFIELD IDEA COMMONS TAX INCREMENT FINANCING PLAN, APPROVAL OF THE REDEVELOPMENT AREA, THE DESIGNATION OF BLIGHT WITHIN THE REDEVELOPMENT AREA, APPROVAL OF THE REDEVELOPMENT PROJECT AND APPROVAL OF THE DEVELOPER OF RECORD TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of the City of Springfield, Missouri (“**TIF Commission**”) has been duly formed by the City Council (“**City Council**”) of the City of Springfield, Missouri (“**City**”) pursuant to Section 99.820.2 of the Revised Statutes of Missouri (“**RSMo**”);

WHEREAS, City staff has worked with The Vecino Group, LLC, the proposed developer (“**Developer**”), and Missouri State University (“**MSU**”) to prepare the Springfield IDEA Commons Tax Increment Financing Plan (as amended as described below, the “**TIF Plan**”), for the redevelopment of the area located generally within the bounds of E. Tampa Street to the north, N. Boonville Avenue to the west, N. Robberson Avenue and the “efactory” building located at 405 N. Jefferson Avenue to the east, and a set of railroad tracks running parallel to and north of E. Water Street to the south, containing approximately 3.5 acres of land (the “**Redevelopment Area**”) that would be developed in a single redevelopment project (the “**Redevelopment Project**”);

WHEREAS, on March 20, 2020, written notice of the scheduled TIF Commission public hearing was mailed to all taxing districts from which taxable property is included in the proposed Redevelopment Area (“**Taxing Districts**”), in compliance with Sections 99.825 and 99.830, RSMo;

WHEREAS, on March 31, 2020, the TIF Plan was filed with the City Clerk;

WHEREAS, in accordance with the written procedures relating to bids and proposals for implementation of redevelopment projects as adopted by the City, on April 4, 2020 the City published in *The Springfield News-Leader* a notice of request for proposals for the implementation of redevelopment projects for the TIF Plan, which provided reasonable opportunity for any person to submit proposals for redevelopment projects in compliance with Section 99.820.1(3), RSMo;

WHEREAS, on April 4, 2020, the City published the first notice in *The Springfield News-Leader* of the scheduled TIF Commission public hearing to consider the merits of the proposed TIF Plan, in compliance with Section 99.830, RSMo;

WHEREAS, on April 23, 2020, the City mailed written notices of the scheduled TIF Commission public hearing to all persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Area, in compliance with Section 99.830, RSMo;

WHEREAS, on April 25, 2020, the City again published notice in *The Springfield News-Leader* of the scheduled TIF Commission public hearing to consider the merits of the proposed TIF Plan, in compliance with Section 99.830, RSMo;

WHEREAS, on April 27, 2020, the City mailed notices to the Taxing Districts of an amendment to the TIF Plan, which substituted certain exhibits to the TIF Plan;

WHEREAS, at least four business days prior to the TIF Commission meeting, notice of the TIF Commission meeting at which the public hearing was commenced for consideration of the TIF Plan was posted in compliance with the Missouri Sunshine Law, Sections 610.010 to 610.225, RSMo;

WHEREAS, a copy of the notice of the public hearing has been submitted to the Director of the Department of Economic Development, in compliance with Sections 99.825 and 99.830, RSMo;

WHEREAS, on May 4, 2020, at 4:30 p.m., the TIF Commission opened the public hearing to consider the proposed TIF Plan, the Redevelopment Area, the designation of blight in the Redevelopment Area, the Redevelopment Project and the proposed developer of record and, after taking evidence and testimony during the hearing, closed the public hearing;

WHEREAS, the public hearing conducted by the TIF Commission to consider the TIF Plan and the Redevelopment Project was open to the public, a quorum of the Commissioners was present and acted throughout, and the proper notice of such hearing was given in accordance with all applicable laws including Chapter 610, RSMo; and

WHEREAS, after considering the evidence and testimony received at the public hearing, the TIF Commission now desires to recommend that the City Council make required findings and take certain actions to adopt and implement the TIF Plan.

NOW, THEREFORE, be it resolved by the Tax Increment Financing Commission of the City of Springfield, Missouri:

1. **Findings.** In accordance with Section 99.810, RSMo, the TIF Commission makes the following findings and recommends that the City Council by ordinance make the following findings regarding the TIF Plan:

A. the TIF Plan sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;

B. the Redevelopment Area is a blighted area, as such term is defined in Section 99.805(1), RSMo, due to the presence of blighting factors as set forth in the Exhibit 8 to the TIF Plan, including that the Redevelopment Area is characterized by unsanitary and unsafe conditions, deterioration of site improvements, and conditions which endanger life and property, and that the area suffers from economic underutilization and is an economic liability for the City and a menace to the public health, safety, morals or welfare in its present condition and use. The TIF Plan is also accompanied by an affidavit, signed by the proposed developer of record for the Redevelopment Project and set forth in Exhibit 11 to the TIF Plan, attesting to the blighting conditions of the Redevelopment Area;

C. the proposed redevelopment satisfies the “but for” test set forth in Section 99.810, RSMo, in that the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. The TIF Plan is accompanied by an affidavit, signed by the proposed developer of record for the Redevelopment Project and set forth in Exhibit 11 to the TIF Plan, attesting to this statement;

D. the TIF Plan is in conformance with the Comprehensive Plan for the development of the City as a whole;

E. the TIF Plan contains estimated dates of completion of the redevelopment project and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving a Redevelopment Project within the Redevelopment Area;

F. a Relocation Plan has been developed for relocation assistance for businesses and residences, and the relocation of any business or residents in the Redevelopment Area, if necessary, will take place in accordance with the Relocation Plan attached to the TIF Plan as Exhibit 10;

G. the TIF Plan is accompanied by a Cost/Benefit Analysis showing the economic impact of the TIF Plan on each taxing district and political subdivision within the Redevelopment Area if the proposed redevelopment project is built pursuant to the TIF Plan or are not built, and the Commission received evidence that the proposed redevelopment project is financially feasible to undertake with TIF assistance in the form of the Developer’s Return on Investment Calculations attached to the TIF Plan as part of Exhibit 11;

H. the TIF Plan does not include the initial development or redevelopment of any gambling establishment;

I. the area selected for the Redevelopment Project includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements; and

J. no alternative proposals for redevelopment of the Redevelopment Area have been received in response to the March 20, 2020 advertisement.

2. **Recommendations.** The TIF Commission recommends that the City Council take the following actions with respect to the TIF Plan:

A. adopt an ordinance to make the findings recommended in Section 1 above, designate the Redevelopment Area as a redevelopment area as provided in Section 99.805(11), RSMo, declare that the Redevelopment Area is a blighted area, and approve the TIF Plan;

B. adopt an ordinance which approves the Redevelopment Project and activates the collection of tax increment financing within the Redevelopment Project; and

C. declare the Developer to be the developer of record for Redevelopment Project and enter into a redevelopment agreement with the Developer and MSU to provide for the terms and conditions under which the Redevelopment Project will be implemented and reimbursement will be provided to MSU and the City for eligible reimbursable project costs.

APPROVED BY THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF
SPRINGFIELD, MISSOURI THIS 11th DAY OF May, 2020.

By: 
Name: Brian Fogle
Office: Chairperson

NOTICE OF PUBLIC HEARING
CONSIDERATION OF TAX INCREMENT FINANCING PLAN
SPRINGFIELD CITY COUNCIL

May 18, 2020 – 6:30 p.m.
Historic City Hall – 830 N. Boonville Avenue

TIF Public Hearing to take place during regular City Council meeting scheduled for May 18, 2020.

TIF Public Hearing Agenda

IDEA Commons TIF Redevelopment Plan Public Hearing

- a. Submission of Exhibits to the City Council
- b. Staff presentation of Blight Study, Redevelopment Plan and Redevelopment Project – Sarah Kerner
- c. Public Comments, including information from Developers – Missouri State University and Vecino Group
- d. City Council Questions and Discussion

In order to maintain safety and compliance with requirements for social distancing, the public and any interested parties and representatives of taxing districts wishing to be heard will be allowed to view and participate in the meeting by videoconference in a room set up for such purpose at Historic City Hall, 840 N. Boonville Avenue. The Council will meet via Zoom that is video-linked to the public participation room.

Contact person: Sarah Kerner
Economic Development Director
417/864-1035

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.



Exhibit 14

Slideshow presentation from Meeting

[to be added at Meeting]

One-rdg. _____
P. Hrngs. _____
Pgs. 18
Filed: 05-12-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-099

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager or his designee to enter into a Municipal and Cost
2 Apportionment Agreement with the Missouri Highways and
3 Transportation Commission to share costs associated with the
4 improvement to the intersection of Missouri Highway 13 (a/k/a Kansas
5 Expressway) and Sunset Street; and amending the budget of the
6 Department of Public Works for Fiscal Year 2019-2020 in the amount
7 of \$1,092,743.20.
8 _____
9

10 WHEREAS, Missouri Highway 13 (a/k/a Kansas Expressway) is under the
11 jurisdiction of the Missouri Highways and Transportation Commission ("MHTC") and
12 Sunset Street is under the jurisdiction of the City of Springfield, Missouri; and
13

14 WHEREAS, the intersection of these two roads is in need of substantial
15 improvement estimated at a total cost of \$2,731,858.00; and
16

17 WHEREAS, the 50/50 sharing of costs and coordination of construction provides
18 time and cost savings for taxpayers; and
19

20 WHEREAS, the City will contribute \$1,365,929.00 (50 percent) of the cost with
21 80 percent (\$1,092,743.20) of that amount funded from Surface Transportation Block Grant
22 (STBG)-Urban funds budgeted with this council bill and the remaining 20 percent
23 (\$273,185.80) from the 1/8-cent Transportation Sales Tax, which is already budgeted.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – City Council hereby authorizes the City Manager or his designee to
29 enter into a Missouri Highways and Transportation Commission Municipal and Cost
30 Apportionment Agreement in substantial conformity with "Exhibit 1" attached hereto and
31 incorporated herein by reference.
32

33 Section 2 – The budget of the Department of Public Works for the Fiscal Year
34 2019-2020 is hereby amended in the accounts and in the amounts shown on Budget
35 Adjustment No. 051, a copy of which is attached hereto and incorporated herein by
36 reference as “Exhibit 2”.
37

38 Section 3 – City Council hereby finds that the budget adjustment made above
39 has been recommended by the City Manager.
40

41 Section 4 – The City Manager is directed to cause the appropriate accounting
42 entries to be made in the books and records of the City.
43

44 Section 5 – This Ordinance shall be in full force and effect from and after
45 passage.
46

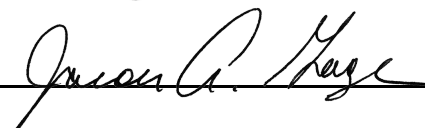
47 Passed at meeting: _____
48

50 _____
51 Mayor
52

53 Attest: _____, City Clerk
54

55 Filed as Ordinance: _____
56

57
58 Approved as to form: , Assistant City Attorney
59

60
61 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-099

FILED: 05-12-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with the improvement to the intersection of Missouri Highway 13 a/k/a Kansas Expressway and Sunset Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,092,743.20.

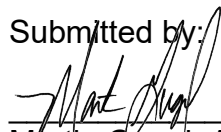
BACKGROUND INFORMATION: This Municipal and Cost Apportionment Agreement shares the estimated \$2,731,858.00 cost for preliminary engineering, right of way acquisition and incidentals, utility relocation, project construction, and inspection associated with the intersection improvements. The City will contribute \$1,365,929.00 (50 percent) of this cost. The City's contribution will be funded 80 percent from STBG-Urban funds (\$1,092,743.20) being budgeted with this Council bill and 20 percent from the 1/8-Cent Transportation Sales Tax (\$273,185.80) that is already budgeted.

Supports the following City Council Priorities:

- Public safety
- Economic vitality
- Fiscal sustainability

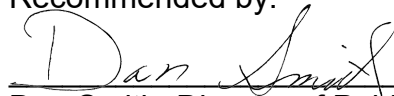
REMARKS: Public Works recommends approval of this Council bill and budget adjustment.

Submitted by:



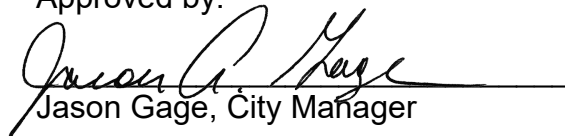
Martin Gugel, Assistant Director of Public Works

Recommended by:



Dan Smith, Director of Public Works

Approved by:



Jason Gage, City Manager

Exhibit 1

CCO Form: DE63
Approved: 12/17 (BDG)
Revised: 12/18 (BDG)
Modified: 04/20 (BDG)

Municipal and Cost Apportionment Agreement
Route: Rte. 13 (Kansas Expressway)
County: Greene
Job No.: 8P3087E
eAgreement No. 2019-08-52805

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION MUNICIPAL AND COST APPORTIONMENT AGREEMENT

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Springfield, Missouri, a municipal corporation (hereinafter, "City").

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties agree as follows:

(1) IMPROVEMENT DESIGNATION: The public improvement designated as Route 13, Greene County, Job No. 8P3087E shall consist of turn lane addition, signal improvements, and pedestrian accommodations.

(2) IMPROVEMENT WITHIN CITY: The improvement within the City is located as follows:

At the intersection of MO 13 (Kansas Expressway) and Sunset Street in the City of Springfield, Greene County.

(3) EXTENT OF AGREEMENT: This Agreement shall apply only to the portion of the improvement lying within the city limits as they exist on the date this Agreement is executed by the City.

(4) LOCATION: The general location of the public improvement is shown on an attached sketch marked "Exhibit A" and made a part of this Agreement. The detailed location of the improvement is shown on the plans prepared by the Commission for the above-designated route and project.

(5) PURPOSE: It is the intent of this Agreement to outline the parties' responsibilities with respect to the construction and maintenance of those improvements to the State Highway System located within the City limits described in paragraphs (1) and (2) above and designated as Commission Job No. 8P3087E. The parties' responsibilities with respect to the funding of said improvements are outlined further herein.

(6) PROJECT RESPONSIBILITIES: With regard to project responsibilities

under this Agreement, the parties agree to contribute as follows:

(A) The Commission will be responsible for the preparation of detailed right-of-way and construction plans and project specifications. This includes design, letting of project, and inspection of project. The plans shall be prepared in accordance with and conform to Commission requirements.

(B) The Commission will acquire right-of-way as needed for the project in accordance with Commission requirements.

(C) The Commission will be responsible for letting the work for the herein improvement, which includes advertising the project for bids and awarding the construction contract. The Commission will solicit bids for the herein improvement in accordance with plans developed by the Commission, or as the plans may from time to time be modified in order to carry out the work as contemplated.

(D) The Commission will be responsible for construction of the herein improvements, which includes administration of the construction contract and inspection of the project work. The project shall be constructed in accordance with and conform to Commission requirements.

(7) PAYMENT RESPONSIBILITIES: With regard to payment responsibilities under this Agreement, the parties agree to as follows:

(A) The total project cost is estimated to be two million seven hundred thirty-one thousand eight hundred fifty-eight dollars (\$2,731,858). The total project cost will include preliminary engineering, right of way, incidentals, utilities, construction and inspection. The details of the estimated cost breakdown are listed in "Exhibit B", which is attached hereto and made part hereof.

(B) The City will be responsible for fifty percent (50%) of the total project cost. The current estimate of the City's responsibilities is one million three hundred sixty-five thousand nine hundred twenty-nine dollars (\$1,365,929). The City agrees that the Commission may program eighty percent (80%) of the City's share of its responsibilities up to a maximum of one million ninety-two thousand and seven hundred forty-three and 20/100 dollars (\$1,092,743.20) from Surface Transportation Block Grant - Urban (STBG-U) funds allocated by the Ozarks Transportation Organization in partial fulfillment of the City's obligation for payment for the project. The remainder of the City's contribution shall consist of the twenty percent (20%) match for the City's STBG funds, currently estimated to be two hundred seventy-three thousand one hundred eighty-five and 80/100 dollars (\$273,185.80). The City shall remit a check in the amount of sixty-six thousand four hundred twenty-eight and 91/100 dollars (\$66,428.91) to cover right of way and utility costs no later than July 31st of the year in which right-of-way funding is programmed in the Commission's Statewide Transportation Improvement Program. The City shall remit a check in the amount of two hundred six thousand seven hundred fifty-six and 89/100 dollars (\$206,756.89) to cover

estimated construction costs no later than five (5) days prior to the Commission's advertisement of the project for bids. This check should be made payable to the *Missouri Highway and Transportation Commission – Local Fund*. If the City fails to make any of the required deposits, the Commission is under no obligation to continue with the project.

(C) The Commission will pay for fifty percent (50%) of the total project cost, currently estimated at one million three hundred sixty-five thousand nine hundred twenty-nine dollars (\$1,365,929). The Commission will receive a credit for engineering services and right-of-way incidentals, currently estimated to be six-hundred eleven thousand dollars (\$611,000), to be applied toward the Commission's responsibilities for this agreement through all project phases. The remainder of the Commission's responsibilities will come its Southwest District distributed funds.

(D) The City and Commission shall share responsibility for the balance of the project cost in excess of two million seven hundred thirty-one thousand eight hundred fifty-eight dollars (\$2,731,858) equally. Underruns will be based on the prorata share of the investment.

(E) If, at the time of the letting, the lowest responsive bid is higher than the estimated construction and inspection cost amount, the City, upon written notification from the Commission shall remit a check in the amount of its share of the difference between the estimated amount and the lowest responsive bid no later than one (1) day prior to the date of the Commission meeting wherein the subject bid will be considered for award or a later date set by the Commission in its sole discretion. In the event the Commission, in its sole discretion, extends the day the City payment is due, it shall notify the City of the new due date in writing, which shall be binding immediately upon the City's receipt of the written notice. The check must be made payable to the *Missouri Highways and Transportation Commission – Credit Local Fund*. The Commission, in its sole discretion, reserves the right to take action at the said Commission meeting and either reject all bids if the City fails to make the payment by the due date, or award the contract to the lowest responsive bidder contingent upon receipt of the additional funds from the City by the extended due date. If the Commission makes a contingent award of the contract and the City fails to make the required deposit(s) by the extended due date, the contingency of the contract award by the Commission shall be deemed unsatisfied, the award of the contract shall be deemed null and void and the Commission shall be under no obligation to continue with the project.

(8) COMMINGLING OF FUNDS: The City agrees that all funds deposited by the City, pursuant to this Agreement with the Commission, may be commingled by the Commission with other similar monies deposited from other sources. Any deposit may be invested at the discretion of the Commission in such investments allowed by its Investment Policy. All interest monies shall be payable to the *Local Fund* and credited to the project. If the amount deposited plus any applicable credited interest with the Commission shall be less than the actual obligation of the City for this project, the City,

upon written notification by the Commission, shall tender the necessary monies to the Commission to completely satisfy its obligation. Upon completion of the project, any excess funds or interest credited to the City shall be refunded to the City based on its pro rata share of the investment.

(9) CONCURRENCE WITH AWARD: Once the Commission has let the project and the City had been notified of the amounts bid on the project, the City will have five (5) calendar days to reject or recommend award of the bid. If the City does not respond within five (5) calendar days, the City shall be deemed to have automatically concurred in a Commission decision to award the construction contract. If the Commission has solicited bids twice or more, and these lettings have not resulted in award, the Commission may terminate this Agreement to void all contractual obligations without being in breach hereof, and the City's deposited funds shall be refunded for the discontinued project.

(10) RIGHT-OF-WAY USE: The City grants the right to use the right-of-way of public roads, streets, alleys and any other property owned by the City as necessary for construction and maintenance of said public improvement.

(11) CLOSE AND VACATE: The City shall temporarily close and vacate all streets or roads, or parts thereof, which may be necessary to permit the construction of the project in accordance with the detailed plans.

(12) RIGHT-OF-WAY ACQUISITION: Upon approval of all agreements, plans and specifications by the Commission and the Federal Highway Administration (FHWA), the Commission will file copies of the plans with the city clerk of the City and the county clerk of the county and proceed to acquire any necessary right-of-way required for the construction of the improvement. The City shall reimburse the Commission for the actual costs incurred in the right-of-way acquisition in accordance with Section (7) of this agreement.

(13) UTILITY RELOCATION:

(A) The Commission and the City shall cooperate to secure the temporary or permanent removal, relocation, or adjustment of public utilities or private lines, poles, wires, conduits, and pipes located on the right-of-way of existing public ways as necessary for construction of the improvement and the cost shall be borne by such public utilities or the owners of the facilities except where the City is by existing franchise or agreement obligated to pay all or a portion of such cost, in which case the City will pay its obligated portion of the cost.

(B) The Commission shall secure the removal, relocation, or adjustment of any public or private utilities located upon private easements and shall pay any costs incurred therein.

(C) It is understood and agreed by the parties to this Agreement that no

city-owned utility facilities will require relocation or adjustment in connection with this improvement, but that should utility facilities be discovered at any time during development or construction of this improvement, relocation or adjustment of the same will be done and performed under a supplemental agreement covering the subject, and in accordance with Commission policy then in effect on division of costs for adjustment of utility facilities.

(D) In cases of public utilities owned by the City which must be moved, adjusted, or altered to accommodate construction of this improvement, and such city-owned utilities, poles, wires, conduits, and pipes are located within the present city limits and located on an existing city street, not state highway right-of-way, but being taken over by the Commission as a part of its highway right-of-way, the City will perform the necessary removal, adjustment, alterations and relocation, and the Commission will reimburse the City except as otherwise provided. The City shall perform the removal, adjustment, alterations and relocation in accordance with the detail plans, estimates of costs and bills of materials prepared by the City in accordance with Federal Aid Policy Guide, Title 23 CFR Subchapter G, Part 645, Subpart A (FAPG 23 CFR 645A), dated December 9, 1991 and any revision of it, and approved by the Commission's district engineer, and shall perform all work and keep the records of the costs in accordance with FAPG 23 CFR 645A and its revisions. Upon the completion of any such work and on receipt by the Commission of the original and four copies of a bill for the actual costs incurred by the City in making any such removal, adjustment, alteration and relocation, the Commission shall reimburse the City for the actual cost necessitated by construction of this public improvement. The Commission's obligation toward the cost of any such removal, adjustment, alteration and relocation shall extend only to those costs incurred in accordance with FAPG 23 CFR 645A and its revisions.

(E) Should it be necessary to alter, relocate or adjust any city-owned utility facilities outside the present city limits on public right-of-way or on state highway right-of-way within or outside the city limits or within the right-of-way of a public way other than a city street or alley, the alteration, relocation, or adjustment shall be made by the City at its cost.

(F) The City agrees that any installation, removal, relocation, maintenance, or repair of public or private utilities involving work within highway right-of-way included in this project shall be done only in accordance with the general rules and regulations of the Commission and after a permit for the particular work has been obtained from the Commission's district engineer or his authorized representative. Similarly, the City will allow no work on the highway right-of-way involving excavation or alteration in any manner of the highway as constructed, including but not limited to driveway connections, except in accordance with the rules and regulations of the Commission and only after a permit for the specific work has been obtained from the Commission's district engineer or his authorized representative. The City shall take whatever actions that are necessary to assure compliance with this Subsection.

(14) LIGHTING

(A) The installation, operation, and maintenance by the Commission of any lighting system on the public improvement covered by this Agreement shall be only in accordance with the Commission's policy on highway lighting in effect at the time of any such installation and only to the extent the Commission then deems warranted. No street lighting system shall be installed or maintained by or for the City on the improvement without approval of the Commission.

(B) The Commission will, at its cost and expense, install, operate, and maintain basic highway intersection or interchange lighting at warranted locations on the improvement. The construction, installation, and maintenance of any other or further lighting system on the public improvement covered by this Agreement shall be only in accordance with the Commission's policy on highway lighting in effect, and to the extent deemed warranted by the Commission, at the time of any such installation. No lighting system shall be installed or maintained by the City on the improvement without approval of the Commission.

(15) TRAFFIC CONTROL DEVICES: The installation, operation and maintenance of all traffic signals, pavement markings, signs, and devices on the improvement, including those between the highway and intersecting streets shall be under the exclusive jurisdiction and at the cost of the Commission. The City shall not install, operate, or maintain any traffic signals, signs or other traffic control devices on the highway or on streets and highways at any point where they intersect this highway without approval of the Commission.

(16) DRAINAGE: The Commission will construct drainage facilities along the improvement and may use any existing storm and surface water drainage facilities now in existence in the area. The City shall be responsible for receiving and disposing of storm and surface water discharged from those drainage facilities which the Commission constructs within the limits of highway right-of-way to the extent of the City's authority and control of the storm sewer facilities or natural drainage involved.

(17) PERMITS: The Commission shall secure any necessary approvals or permits from the Surface Transportation Board, the Public Service Commission of Missouri, or any other state or federal regulating authority required to permit the construction and maintenance of the highway.

(18) COMMENCEMENT OF WORK: After acquisition of the necessary right-of-way, the Commission shall construct the highway in accordance with final detailed plans approved by the Federal Highway Administration (or as they may be changed from time to time by the Commission with the approval of the FHWA) at such time as federal and state funds are allocated to the public improvement in an amount sufficient to pay for the federal and state government's proportionate share of construction and right-of-way costs. The obligation of the Commission toward the actual construction of the public improvement shall be dependent upon the completion of plans in time to obligate federal funds for such construction, upon approval of the plans by the FHWA, upon the

award by the Commission of the contract for the construction, and upon the approval of the award by the FHWA.

(19) MAINTENANCE:

(A) Except as provided in this Agreement, upon completion of the public improvement, the Commission will maintain all portions of the improvement within the Commission owned right-of-way. Maintenance by the Commission shall not in any case include maintenance or repair of sidewalks whether new or used in place, water supply lines, sanitary or storm sewers (except those storm sewers constructed by the Commission to drain the highway), city-owned utilities within the right-of-way or the removal of snow other than the machine or chemical removal from the traveled portion of the highway.

(B) When it is necessary to revise or adjust city streets, the right-of-way acquired for these adjustments and connections will be deeded to the City.

(20) ACCEPTED WITHIN HIGHWAY SYSTEM: Effective upon execution of this Agreement, the Commission temporarily accepts the portion of the City street system described in this Agreement as part of the State Highway System for the purposes of this project. However, during the construction period contemplated in this Agreement:

(A) The Commission will assume no police or traffic control functions not obligatory upon Commission immediately prior to the execution of this Agreement, and

(B) The City shall perform or cause to be performed normal maintenance on the project site.

(21) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved City street that was temporarily accepted as part of the State Highway System for the purposes of this project pursuant to paragraph (20) above and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. All obligations of the Commission with respect to the City street system under this Agreement shall cease upon completion of the improvement.

(22) POLICE POWERS: It is the intent of the parties to this Agreement that the City shall retain its police powers with respect to the regulation of traffic upon the improvement contemplated. However, the City will enact, keep in force, and enforce only such ordinances relating to traffic movement and parking restrictions as may be approved by the Commission and as are not in conflict with any regulations for federal aid. The Commission shall not arbitrarily withhold approval of reasonable traffic regulations, signs, and markings which will permit the movement of traffic in accordance

with accepted traffic regulation practices.

(23) RESTRICTION OF PARKING: Since the improvement is being designed and constructed to accommodate a maximum amount of traffic with a minimum amount of right-of-way, the City shall take whatever actions that are necessary to prevent parking upon the highway or any part of the area of the highway right-of-way within the limits of the improvement.

(24) OUTDOOR ADVERTISING: No billboards or other advertising signs or devices or vending or sale of merchandise will be permitted within the right-of-way limits of the project and the City shall take whatever actions that are necessary to enforce this Section.

(25) WITHHOLDING OF FUNDS: In the event that the City fails, neglects, or refuses to enact, keep in force or enforce ordinances specified or enacts ordinances contrary to the provisions in this Agreement, or in any other manner fails, neglects or refuses to perform any of the obligations assumed by it under this Agreement, the Commission may, after serving written request upon the City for compliance and the City's failure to comply, withhold the expenditure of further funds for maintenance, improvement, construction, or reconstruction of the state highway system in the City.

(26) FEDERAL HIGHWAY ADMINISTRATION: This Agreement is entered into subject to approval by the Federal Highway Administration, and is further subject to the availability of federal and state funds for this construction.

(27) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities (\$500,000 per claimant

and \$3,000,000.00 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(28) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment approved and signed by representatives of the City and Commission, respectively, each of whom being duly authorized to execute the contract amendment on behalf of the City and Commission, respectively.

(29) COMMISSION REPRESENTATIVE: The Commission's Southwest District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(30) CITY REPRESENTATIVE: The City's City Manager is designated as the City's representative for the purpose of administering the provisions of this Agreement. The City's representative may designate by written notice other persons having the authority to act on behalf of the City in furtherance of the performance of this Agreement.

(31) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

- (A) To the City:
City of Springfield
City Manager
Jason Gage
840 Boonville Ave.
4th Floor
Springfield, MO 65802
417-864-1006
- (B) To the Commission:
Southwest District Engineer
Steve Campbell
3025 E. Kearney St.

Springfield, MO 65803
417-895-7610

or to such other place as the parties may designate in accordance with this Agreement.

(32) ASSIGNMENT: The City shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(33) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of the contract.

(34) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(35) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission and the City.

(36) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

(37) SECTION HEADINGS: All section headings contained in this Agreement are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

(38) AUDIT OF RECORDS: The City must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of this Agreement and any extension thereof, and for three (3) years from the date of final payment made under this Agreement.

(39) COMMISSION RIGHT OF WAY: All improvements made within the state-owned right-of-way shall become the Commission's property, and all future alterations, modifications, or maintenance thereof, will be the responsibility of the Commission, except as otherwise provided by this Agreement or a separate written agreement.

(40) NO INTEREST: By contributing to the cost of this project or improvement, the City gains no interest in the constructed roadway or improvements on Commission right of way whatsoever. The Commission shall not be obligated to keep the constructed improvements or roadway in place if the Commission, in its sole discretion, determines removal or modification of the roadway or improvements, is in the best interests of the state highway system. In the event the Commission decides to remove the landscaping, roadway, or improvements, the City shall not be entitled to a refund of the funds

contributed by the City pursuant to this Agreement.

(41) ADDITIONAL FUNDING: In the event the Commission obtains additional federal, state, local, private or other funds to construct the improvement being constructed pursuant to this Agreement that are not obligated at the time of execution of this Agreement, the Commission, in its sole discretion, may consider any request by the City for an off-set for the deposited funds, a reduction in obligation, or a return of, a refund of, or a release of any funds deposited by the City with the Commission pursuant to this Agreement. In the event the Commission agrees to grant the City's request for a refund, the Commission, in its sole discretion, shall determine the amount and the timing of the refund. Any and all changes in the parties' financial responsibilities resulting from the Commission's determination of the City's request for a refund pursuant to this provision must be accomplished by a formal contract amendment signed and approved by the duly authorized representative of the City and the Commission.

(42) NO ADVERSE INFERENCE: This Agreement shall not be construed more strongly against one party or the other. The parties to this Agreement had equal access to, input with respect to, and influence over the provisions of this Agreement. Accordingly, no rule of construction which requires that any allegedly ambiguous provision be interpreted more strongly against one party than the other shall be used in interpreting this Agreement.

(43) ENTIRE AGREEMENT: This Agreement represents the entire understanding between the parties regarding this subject and supersedes all prior written or oral communications between the parties regarding this subject.

(44) VOLUNTARY NATURE OF AGREEMENT: Each party to this Agreement warrants and certifies that it enters into this transaction and executes this Agreement freely and voluntarily and without being in a state of duress or under threats or coercion.

(45) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations or for convenience by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ____ day of _____, 20__.

Executed by the Commission this ____ day of _____, 20__.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF SPRINGFIELD

By: _____

By: _____

Title: _____

Title: _____

ATTEST:

ATTEST:

Secretary to the Commission

By: _____

Title: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Commission Counsel

By: _____

Title: _____

Ordinance Number _____

Exhibit A

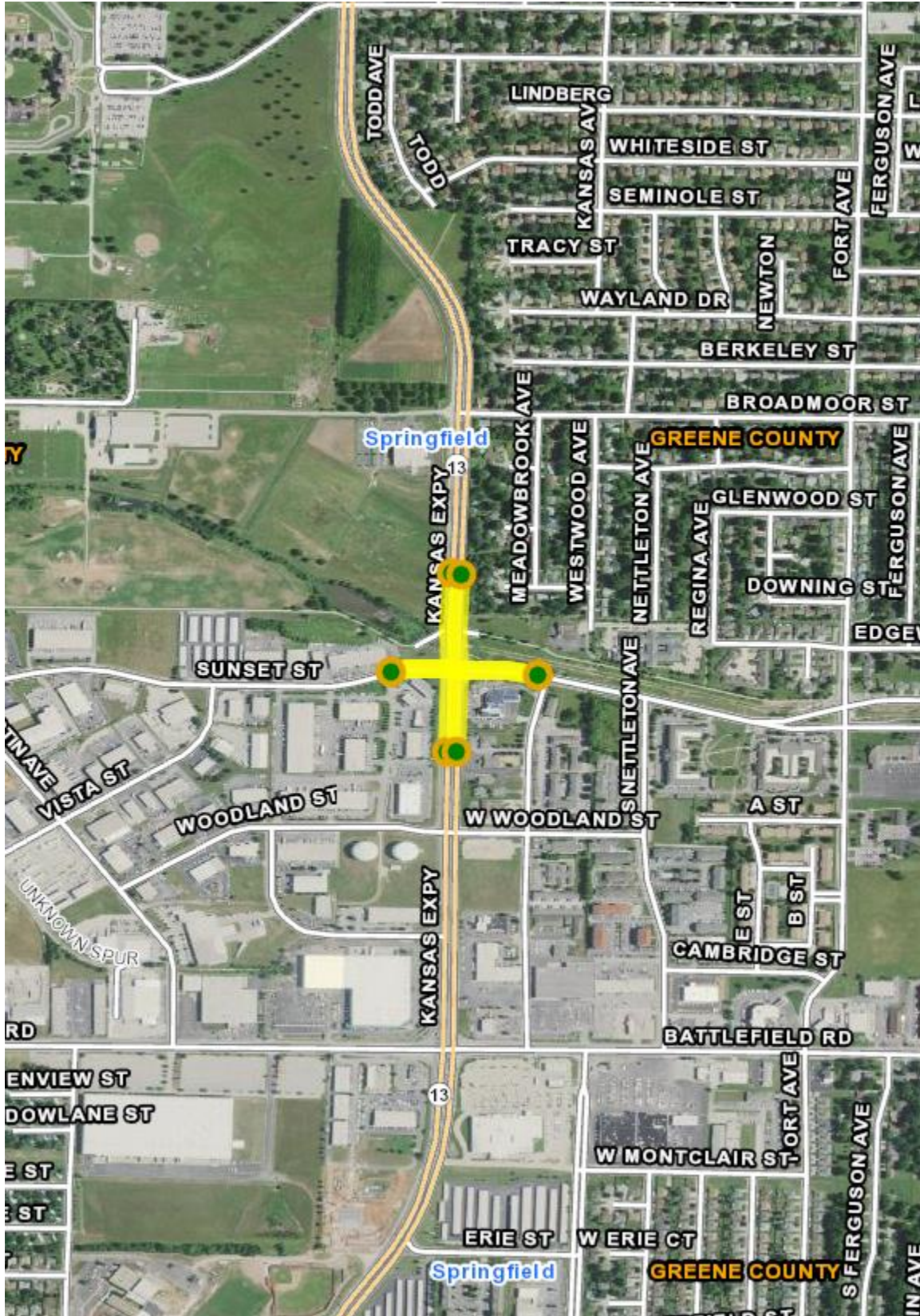


Exhibit B

Project Name: Kansas Expressway & Sunset Intersection
MoDOT Job Number: J8P3087E

Description: Add turn lanes, signal improvements, and pedestrian accommodations at the intersection of Kansas Expressway (Rte. 13) and Sunset Street

Definition of "Total Project" for Cost Apportionment Includes:

Preliminary Engineering	ROW Incidentals	Utilities
ROW	Construction	Construction Engineering

Definition of "Total Project" for Cost Apportionment Excludes:

Cost to Accelerate Project		

Project Estimate

	Current Estimate and Inflation	Cost Apportionment Eligible
Preliminary Engineering	\$ 349,000	\$ 349,000
Right-of-way	\$ 120,000	\$ 120,000
Right-of-way Incidentals	\$ 24,000	\$ 24,000
Utilities	\$ 395,716	\$ 395,716
Construction w/ Contingency	\$ 1,605,142	\$ 1,605,142
Non-contractuals	\$ -	\$ -
Inspection and Letting	\$ 238,000	\$ 238,000
Total	\$ 2,731,858	\$ 2,731,858

Project Responsibilities

Preliminary Engineering	MoDOT
ROW Acquisition	MoDOT
Letting	MoDOT
Inspection	MoDOT

Financial Responsibilities

City of Springfield Local Funds	\$ 273,186	Total Local Share
City of Springfield STBG-U	\$ 1,092,743	\$ 1,365,929
		50.0%
MoDOT SW in-kind	\$ 611,000	Total MoDOT Share
MoDOT Flexible Funds	\$ 754,929	\$ 1,365,929
		50.0%

How are overruns and underruns handled?

The City and Commission shall share responsibility for the balance of the project cost in excess of \$2,731,858 equally. The City will pay local funds for its share of overruns. The Commission and City will share cost underruns equally, with the City's share of underruns based on their prorata share of the investment.

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit 2

Budget Adjustment
051

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46040	20	73020	416010	102822	00000	1,092,743.20	Federal STBG Grant Revenues - Kansas Expressway & Sunset Street Intersection Improvements
Net Revenue Adjustment						1,092,743.20	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46040	20	73020	509110	102822	00000	1,092,743.20	Kansas Expressway & Sunset Street Intersection Improvements
Net Expenditure Adjustment						1,092,743.20	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2019-20 budget by appropriating federal STBG grant funds of \$1,092,743.20 for 80% of the City's share of estimated costs of the Kansas Expressway and Sunset Street Intersection Improvements based on the proposed Municipal & Cost Apportionment Agreement. The remaining 20% of estimated costs for the City's share (\$273,185.80) will be funded by the 1/8 Cent Transportation Sales Tax that is already budgeted.

Requested By:

Dan Smith 5/12/20
Department Head Date

Approved By:

D.L. Hill 5/12/20
Director of Finance Date

Authorization:

Council Bill No. 2020-099
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date

One-rdg. _____
P. Hrngs. _____
Pgs. 18
Filed: 05-12-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-100

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager or his designee to enter into a Municipal and Cost
2 Apportionment Agreement with the Missouri Highways and
3 Transportation Commission to share costs associated with
4 improvements to the intersection of Missouri Highway 13 (a/k/a Kansas
5 Expressway) and Walnut Lawn Street; and amending the budget of the
6 Department of Public Works for Fiscal Year 2019-2020 in the amount
7 of \$1,237,858.00.
8 _____
9

10 WHEREAS, Missouri Highway 13 (a/k/a Kansas Expressway) is under the
11 jurisdiction of the Missouri Highways and transportation Commission ("MHTC") and
12 Walnut Lawn Street is under the jurisdiction of the City of Springfield, Missouri; and
13

14 WHEREAS, the intersection of these two roads is in need of substantial
15 improvement estimated at a total cost of \$3,094,646.00; and
16

17 WHEREAS, the 50/50 sharing of costs and coordination of construction provides
18 time and cost savings for taxpayers; and
19

20 WHEREAS, the City will contribute \$1,547,323.00 (50 percent) of the cost with
21 80 percent (\$1,237,858) of that amount funded from Surface Transportation Block Grant
22 ("STBG")-Urban funds and the remaining 20 percent (\$309,465.00) from the 1/8-cent
23 Transportation Sales Tax, which is already budgeted.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – City Council hereby authorizes the City Manager, or his designee, to
29 enter into a Municipal and Cost Apportionment Agreement in substantial conformity with
30 "Exhibit 1" attached hereto and incorporated herein by reference.
31

32 Section 2 – The budget of the Department of Public Works for the Fiscal Year
33 2019-2020 is hereby amended in the accounts and in the amounts shown on Budget

Adjustment No. 034, a copy of which is attached hereto and incorporated herein by reference as "Exhibit 2".

Section 3 – City Council hereby finds that the budget adjustment made above has been recommended by the City Manager.

Section 4 – The City Manager is directed to cause the appropriate accounting entries to be made in the books and records of the City.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

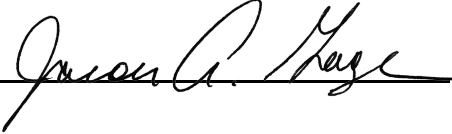
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-100

FILED: 05-12-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with improvements to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Walnut Lawn Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,237,858.00.

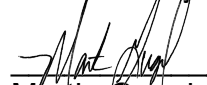
BACKGROUND INFORMATION: This Municipal and Cost Apportionment Agreement shares the estimated \$3,094,646.00 cost for preliminary engineering, right of way acquisition and incidentals, utility relocation, project construction, and inspection associated with the intersection improvements. The City will contribute \$1,547,323.00 (50 percent) of this cost. The City's contribution will be funded 80 percent from STBG-Urban funds (\$1,237,858) being budgeted with this Council bill and 20 percent from the 1/8-Cent Transportation Sales Tax (\$309,465) that is already budgeted.

Supports the following City Council Priorities:

- Public safety
- Economic vitality
- Fiscal sustainability

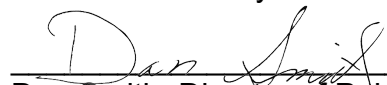
REMARKS: Public Works recommends approval of this Council bill and budget adjustment.

Submitted by:



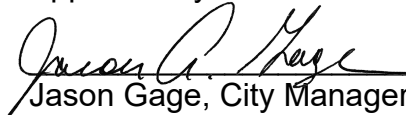
Martin Gugel, Assistant Director of Public Works

Recommended by:



Dan Smith, Director of Public Works

Approved by:



Jason Gage, City Manager

Exhibit 1

CCO Form: DE63
Approved: 12/17 (BDG)
Revised: 12/18 (BDG)
Modified: 04/20 (BDG)

Municipal and Cost Apportionment Agreement
Route: Rte. 13 (Kansas Expressway)
County: Greene
Job No.: 8P3087F
eAgreement No. 2019-08-52807

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION MUNICIPAL AND COST APPORTIONMENT AGREEMENT

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Springfield, Missouri, a municipal corporation (hereinafter, "City").

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties agree as follows:

(1) IMPROVEMENT DESIGNATION: The public improvement designated as Route 13, Greene County, Job No. 8P3087F shall consist of turn lane addition, signal improvements, and pedestrian accommodations.

(2) IMPROVEMENT WITHIN CITY: The improvement within the City is located as follows:

At the intersection of MO 13 (Kansas Expressway) and Walnut Lawn Street in the City of Springfield, Greene County.

(3) EXTENT OF AGREEMENT: This Agreement shall apply only to the portion of the improvement lying within the city limits as they exist on the date this Agreement is executed by the City.

(4) LOCATION: The general location of the public improvement is shown on an attached sketch marked "Exhibit A" and made a part of this Agreement. The detailed location of the improvement is shown on the plans prepared by the Commission for the above-designated route and project.

(5) PURPOSE: It is the intent of this Agreement to outline the parties' responsibilities with respect to the construction and maintenance of those improvements to the State Highway System located within the City limits described in paragraphs (1) and (2) above and designated as Commission Job No. 8P3087F. The parties' responsibilities with respect to the funding of said improvements are outlined further herein.

(6) PROJECT RESPONSIBILITIES: With regard to project responsibilities

under this Agreement, the parties agree to contribute as follows:

(A) The Commission will be responsible for the preparation of detailed right-of-way and construction plans and project specifications. This includes design, letting of project, and inspection of project. The plans shall be prepared in accordance with and conform to Commission requirements.

(B) The Commission will acquire right-of-way as needed for the project in accordance with Commission requirements.

(C) The Commission will be responsible for letting the work for the herein improvement, which includes advertising the project for bids and awarding the construction contract. The Commission will solicit bids for the herein improvement in accordance with plans developed by the Commission, or as the plans may from time to time be modified in order to carry out the work as contemplated.

(D) The Commission will be responsible for construction of the herein improvements, which includes administration of the construction contract and inspection of the project work. The project shall be constructed in accordance with and conform to Commission requirements.

(7) PAYMENT RESPONSIBILITIES: With regard to payment responsibilities under this Agreement, the parties agree to as follows:

(A) The total project cost is estimated to be three million ninety-four thousand six hundred forty-six dollars (\$3,094,646). The total project cost will include preliminary engineering, right of way, incidentals, utilities, construction and inspection. The details of the estimated cost breakdown are listed in "Exhibit B", which is attached hereto and made part hereof.

(B) The City will be responsible for fifty percent (50%) of the total project cost. The current estimate of the City's responsibilities is one million five hundred forty-seven thousand three hundred twenty-three dollars (\$1,547,323). The City agrees that the Commission may program eighty percent (80%) of the City's share of its responsibilities up to a maximum of one million two hundred thirty-seven thousand eight hundred fifty-eight dollars (\$1,237,858) from Surface Transportation Block Grant - Urban (STBG-U) funds allocated by the Ozarks Transportation Organization in partial fulfillment of the City's obligation for payment for the project. The remainder of the City's contribution shall consist of the twenty percent (20%) match for the City's STBG funds, currently estimated to be three hundred nine thousand four hundred sixty-five dollars (\$309,465). The City shall remit a check in the amount of sixty thousand two hundred fifty-six and 12/100 dollars (\$60,256.12) to cover right of way and utility costs no later than July 31st of the year in which right-of-way funding is programmed in the Commission's Statewide Transportation Improvement Program. The City shall remit a check in the amount of two hundred forty-nine thousand two hundred eight and 88/100 dollars (\$249,208.88) to cover estimated construction costs no later than five (5) days

prior to the Commission's advertisement of the project for bids. This check should be made payable to the *Missouri Highway and Transportation Commission – Local Fund*. If the City fails to make any of the required deposits, the Commission is under no obligation to continue with the project.

(C) The Commission will pay for fifty percent (50%) of the total project cost, currently estimated at one million five hundred forty-seven thousand three hundred twenty-three dollars (\$1,547,323). The Commission will receive a credit for engineering services and right-of-way incidentals, currently estimated to be six-hundred ninety-three thousand dollars (\$693,000), to be applied toward the Commission's responsibilities for this agreement through all project phases. The remainder of the Commission's responsibilities will come its Southwest District distributed funds.

(D) The City and Commission shall share responsibility for the balance of the project cost in excess of three million ninety-four thousand six hundred forty-six dollars (\$3,094,646) equally. Underruns will be based on the prorata share of the investment.

(E) If, at the time of the letting, the lowest responsive bid is higher than the estimated construction and inspection cost amount, the City, upon written notification from the Commission shall remit a check in the amount of its share of the difference between the estimated amount and the lowest responsive bid no later than one (1) day prior to the date of the Commission meeting wherein the subject bid will be considered for award or a later date set by the Commission in its sole discretion. In the event the Commission, in its sole discretion, extends the day the City payment is due, it shall notify the City of the new due date in writing, which shall be binding immediately upon the City's receipt of the written notice. The check must be made payable to the *Missouri Highways and Transportation Commission – Credit Local Fund*. The Commission, in its sole discretion, reserves the right to take action at the said Commission meeting and either reject all bids if the City fails to make the payment by the due date, or award the contract to the lowest responsive bidder contingent upon receipt of the additional funds from the City by the extended due date. If the Commission makes a contingent award of the contract and the City fails to make the required deposit(s) by the extended due date, the contingency of the contract award by the Commission shall be deemed unsatisfied, the award of the contract shall be deemed null and void and the Commission shall be under no obligation to continue with the project.

(8) COMMINGLING OF FUNDS: The City agrees that all funds deposited by the City, pursuant to this Agreement with the Commission, may be commingled by the Commission with other similar monies deposited from other sources. Any deposit may be invested at the discretion of the Commission in such investments allowed by its Investment Policy. All interest monies shall be payable to the *Local Fund* and credited to the project. If the amount deposited plus any applicable credited interest with the Commission shall be less than the actual obligation of the City for this project, the City, upon written notification by the Commission, shall tender the necessary monies to the

Commission to completely satisfy its obligation. Upon completion of the project, any excess funds or interest credited to the City shall be refunded to the City based on its pro rata share of the investment.

(9) CONCURRENCE WITH AWARD: Once the Commission has let the project and the City had been notified of the amounts bid on the project, the City will have five (5) calendar days to reject or recommend award of the bid. If the City does not respond within five (5) calendar days, the City shall be deemed to have automatically concurred in a Commission decision to award the construction contract. If the Commission has solicited bids twice or more, and these lettings have not resulted in award, the Commission may terminate this Agreement to void all contractual obligations without being in breach hereof, and the City's deposited funds shall be refunded for the discontinued project.

(10) RIGHT-OF-WAY USE: The City grants the right to use the right-of-way of public roads, streets, alleys and any other property owned by the City as necessary for construction and maintenance of said public improvement.

(11) CLOSE AND VACATE: The City shall temporarily close and vacate all streets or roads, or parts thereof, which may be necessary to permit the construction of the project in accordance with the detailed plans.

(12) RIGHT-OF-WAY ACQUISITION: Upon approval of all agreements, plans and specifications by the Commission and the Federal Highway Administration (FHWA), the Commission will file copies of the plans with the city clerk of the City and the county clerk of the county and proceed to acquire any necessary right-of-way required for the construction of the improvement. The City shall reimburse the Commission for the actual costs incurred in the right-of-way acquisition in accordance with Section (7) of this agreement.

(13) UTILITY RELOCATION:

(A) The Commission and the City shall cooperate to secure the temporary or permanent removal, relocation, or adjustment of public utilities or private lines, poles, wires, conduits, and pipes located on the right-of-way of existing public ways as necessary for construction of the improvement and the cost shall be borne by such public utilities or the owners of the facilities except where the City is by existing franchise or agreement obligated to pay all or a portion of such cost, in which case the City will pay its obligated portion of the cost.

(B) The Commission shall secure the removal, relocation, or adjustment of any public or private utilities located upon private easements and shall pay any costs incurred therein.

(C) It is understood and agreed by the parties to this Agreement that no city-owned utility facilities will require relocation or adjustment in connection with this

improvement, but that should utility facilities be discovered at any time during development or construction of this improvement, relocation or adjustment of the same will be done and performed under a supplemental agreement covering the subject, and in accordance with Commission policy then in effect on division of costs for adjustment of utility facilities.

(D) In cases of public utilities owned by the City which must be moved, adjusted, or altered to accommodate construction of this improvement, and such city-owned utilities, poles, wires, conduits, and pipes are located within the present city limits and located on an existing city street, not state highway right-of-way, but being taken over by the Commission as a part of its highway right-of-way, the City will perform the necessary removal, adjustment, alterations and relocation, and the Commission will reimburse the City except as otherwise provided. The City shall perform the removal, adjustment, alterations and relocation in accordance with the detail plans, estimates of costs and bills of materials prepared by the City in accordance with Federal Aid Policy Guide, Title 23 CFR Subchapter G, Part 645, Subpart A (FAPG 23 CFR 645A), dated December 9, 1991 and any revision of it, and approved by the Commission's district engineer, and shall perform all work and keep the records of the costs in accordance with FAPG 23 CFR 645A and its revisions. Upon the completion of any such work and on receipt by the Commission of the original and four copies of a bill for the actual costs incurred by the City in making any such removal, adjustment, alteration and relocation, the Commission shall reimburse the City for the actual cost necessitated by construction of this public improvement. The Commission's obligation toward the cost of any such removal, adjustment, alteration and relocation shall extend only to those costs incurred in accordance with FAPG 23 CFR 645A and its revisions.

(E) Should it be necessary to alter, relocate or adjust any city-owned utility facilities outside the present city limits on public right-of-way or on state highway right-of-way within or outside the city limits or within the right-of-way of a public way other than a city street or alley, the alteration, relocation, or adjustment shall be made by the City at its cost.

(F) The City agrees that any installation, removal, relocation, maintenance, or repair of public or private utilities involving work within highway right-of-way included in this project shall be done only in accordance with the general rules and regulations of the Commission and after a permit for the particular work has been obtained from the Commission's district engineer or his authorized representative. Similarly, the City will allow no work on the highway right-of-way involving excavation or alteration in any manner of the highway as constructed, including but not limited to driveway connections, except in accordance with the rules and regulations of the Commission and only after a permit for the specific work has been obtained from the Commission's district engineer or his authorized representative. The City shall take whatever actions that are necessary to assure compliance with this Subsection.

(14) LIGHTING

(A) The installation, operation, and maintenance by the Commission of any lighting system on the public improvement covered by this Agreement shall be only in accordance with the Commission's policy on highway lighting in effect at the time of any such installation and only to the extent the Commission then deems warranted. No street lighting system shall be installed or maintained by or for the City on the improvement without approval of the Commission.

(B) The Commission will, at its cost and expense, install, operate, and maintain basic highway intersection or interchange lighting at warranted locations on the improvement. The construction, installation, and maintenance of any other or further lighting system on the public improvement covered by this Agreement shall be only in accordance with the Commission's policy on highway lighting in effect, and to the extent deemed warranted by the Commission, at the time of any such installation. No lighting system shall be installed or maintained by the City on the improvement without approval of the Commission.

(15) TRAFFIC CONTROL DEVICES: The installation, operation and maintenance of all traffic signals, pavement markings, signs, and devices on the improvement, including those between the highway and intersecting streets shall be under the exclusive jurisdiction and at the cost of the Commission. The City shall not install, operate, or maintain any traffic signals, signs or other traffic control devices on the highway or on streets and highways at any point where they intersect this highway without approval of the Commission.

(16) DRAINAGE: The Commission will construct drainage facilities along the improvement and may use any existing storm and surface water drainage facilities now in existence in the area. The City shall be responsible for receiving and disposing of storm and surface water discharged from those drainage facilities which the Commission constructs within the limits of highway right-of-way to the extent of the City's authority and control of the storm sewer facilities or natural drainage involved.

(17) PERMITS: The Commission shall secure any necessary approvals or permits from the Surface Transportation Board, the Public Service Commission of Missouri, or any other state or federal regulating authority required to permit the construction and maintenance of the highway.

(18) COMMENCEMENT OF WORK: After acquisition of the necessary right-of-way, the Commission shall construct the highway in accordance with final detailed plans approved by the Federal Highway Administration (or as they may be changed from time to time by the Commission with the approval of the FHWA) at such time as federal and state funds are allocated to the public improvement in an amount sufficient to pay for the federal and state government's proportionate share of construction and right-of-way costs. The obligation of the Commission toward the actual construction of the public improvement shall be dependent upon the completion of plans in time to obligate federal funds for such construction, upon approval of the plans by the FHWA, upon the award by the Commission of the contract for the construction, and upon the approval of

the award by the FHWA.

(19) MAINTENANCE:

(A) Except as provided in this Agreement, upon completion of the public improvement, the Commission will maintain all portions of the improvement within the Commission owned right-of-way. Maintenance by the Commission shall not in any case include maintenance or repair of sidewalks whether new or used in place, water supply lines, sanitary or storm sewers (except those storm sewers constructed by the Commission to drain the highway), city-owned utilities within the right-of-way or the removal of snow other than the machine or chemical removal from the traveled portion of the highway.

(B) When it is necessary to revise or adjust city streets, the right-of-way acquired for these adjustments and connections will be deeded to the City.

(20) ACCEPTED WITHIN HIGHWAY SYSTEM: Effective upon execution of this Agreement, the Commission temporarily accepts the portion of the City street system described in this Agreement as part of the State Highway System for the purposes of this project. However, during the construction period contemplated in this Agreement:

(A) The Commission will assume no police or traffic control functions not obligatory upon Commission immediately prior to the execution of this Agreement, and

(B) The City shall perform or cause to be performed normal maintenance on the project site.

(21) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved City street that was temporarily accepted as part of the State Highway System for the purposes of this project pursuant to paragraph (20) above and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. All obligations of the Commission with respect to the City street system under this Agreement shall cease upon completion of the improvement.

(22) POLICE POWERS: It is the intent of the parties to this Agreement that the City shall retain its police powers with respect to the regulation of traffic upon the improvement contemplated. However, the City will enact, keep in force, and enforce only such ordinances relating to traffic movement and parking restrictions as may be approved by the Commission and as are not in conflict with any regulations for federal aid. The Commission shall not arbitrarily withhold approval of reasonable traffic regulations, signs, and markings which will permit the movement of traffic in accordance with accepted traffic regulation practices.

(23) RESTRICTION OF PARKING: Since the improvement is being designed and constructed to accommodate a maximum amount of traffic with a minimum amount of right-of-way, the City shall take whatever actions that are necessary to prevent parking upon the highway or any part of the area of the highway right-of-way within the limits of the improvement.

(24) OUTDOOR ADVERTISING: No billboards or other advertising signs or devices or vending or sale of merchandise will be permitted within the right-of-way limits of the project and the City shall take whatever actions that are necessary to enforce this Section.

(25) WITHHOLDING OF FUNDS: In the event that the City fails, neglects, or refuses to enact, keep in force or enforce ordinances specified or enacts ordinances contrary to the provisions in this Agreement, or in any other manner fails, neglects or refuses to perform any of the obligations assumed by it under this Agreement, the Commission may, after serving written request upon the City for compliance and the City's failure to comply, withhold the expenditure of further funds for maintenance, improvement, construction, or reconstruction of the state highway system in the City.

(26) FEDERAL HIGHWAY ADMINISTRATION: This Agreement is entered into subject to approval by the Federal Highway Administration, and is further subject to the availability of federal and state funds for this construction.

(27) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities (\$500,000 per claimant and \$3,000,000.00 per occurrence) as calculated by the Missouri Department of Insurance,

Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(28) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment approved and signed by representatives of the City and Commission, respectively, each of whom being duly authorized to execute the contract amendment on behalf of the City and Commission, respectively.

(29) COMMISSION REPRESENTATIVE: The Commission's Southwest District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(30) CITY REPRESENTATIVE: The City's City Manager is designated as the City's representative for the purpose of administering the provisions of this Agreement. The City's representative may designate by written notice other persons having the authority to act on behalf of the City in furtherance of the performance of this Agreement.

(31) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

- (A) To the City:
City of Springfield
City Manager
Jason Gage
840 Boonville Ave.
4th Floor
Springfield, MO 65802
417-864-1006
- (B) To the Commission:
Southwest District Engineer
Steve Campbell,
3025 E. Kearney St.
Springfield, MO 65803

or to such other place as the parties may designate in accordance with this Agreement.

(32) ASSIGNMENT: The City shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(33) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of the contract.

(34) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(35) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission and the City.

(36) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

(37) SECTION HEADINGS: All section headings contained in this Agreement are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

(38) AUDIT OF RECORDS: The City must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of this Agreement and any extension thereof, and for three (3) years from the date of final payment made under this Agreement.

(39) COMMISSION RIGHT OF WAY: All improvements made within the state-owned right-of-way shall become the Commission's property, and all future alterations, modifications, or maintenance thereof, will be the responsibility of the Commission, except as otherwise provided by this Agreement or a separate written agreement.

(40) NO INTEREST: By contributing to the cost of this project or improvement, the City gains no interest in the constructed roadway or improvements on Commission right of way whatsoever. The Commission shall not be obligated to keep the constructed improvements or roadway in place if the Commission, in its sole discretion, determines removal or modification of the roadway or improvements, is in the best interests of the state highway system. In the event the Commission decides to remove the landscaping, roadway, or improvements, the City shall not be entitled to a refund of the funds contributed by the City pursuant to this Agreement.

(41) ADDITIONAL FUNDING: In the event the Commission obtains additional federal, state, local, private or other funds to construct the improvement being constructed pursuant to this Agreement that are not obligated at the time of execution of this Agreement, the Commission, in its sole discretion, may consider any request by the City for an off-set for the deposited funds, a reduction in obligation, or a return of, a refund of, or a release of any funds deposited by the City with the Commission pursuant to this Agreement. In the event the Commission agrees to grant the City's request for a refund, the Commission, in its sole discretion, shall determine the amount and the timing of the refund. Any and all changes in the parties' financial responsibilities resulting from the Commission's determination of the City's request for a refund pursuant to this provision must be accomplished by a formal contract amendment signed and approved by the duly authorized representative of the City and the Commission.

(42) NO ADVERSE INFERENCE: This Agreement shall not be construed more strongly against one party or the other. The parties to this Agreement had equal access to, input with respect to, and influence over the provisions of this Agreement. Accordingly, no rule of construction which requires that any allegedly ambiguous provision be interpreted more strongly against one party than the other shall be used in interpreting this Agreement.

(43) ENTIRE AGREEMENT: This Agreement represents the entire understanding between the parties regarding this subject and supersedes all prior written or oral communications between the parties regarding this subject.

(44) VOLUNTARY NATURE OF AGREEMENT: Each party to this Agreement warrants and certifies that it enters into this transaction and executes this Agreement freely and voluntarily and without being in a state of duress or under threats or coercion.

(45) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations or for convenience by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ____ day of _____, 20__.

Executed by the Commission this ____ day of _____, 20__.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF SPRINGFIELD

By: _____

By: _____

Title: _____

Title: _____

ATTEST:

ATTEST:

Secretary to the Commission

By: _____

Title: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Commission Counsel

By: _____

Title: _____

Ordinance Number _____

Exhibit A

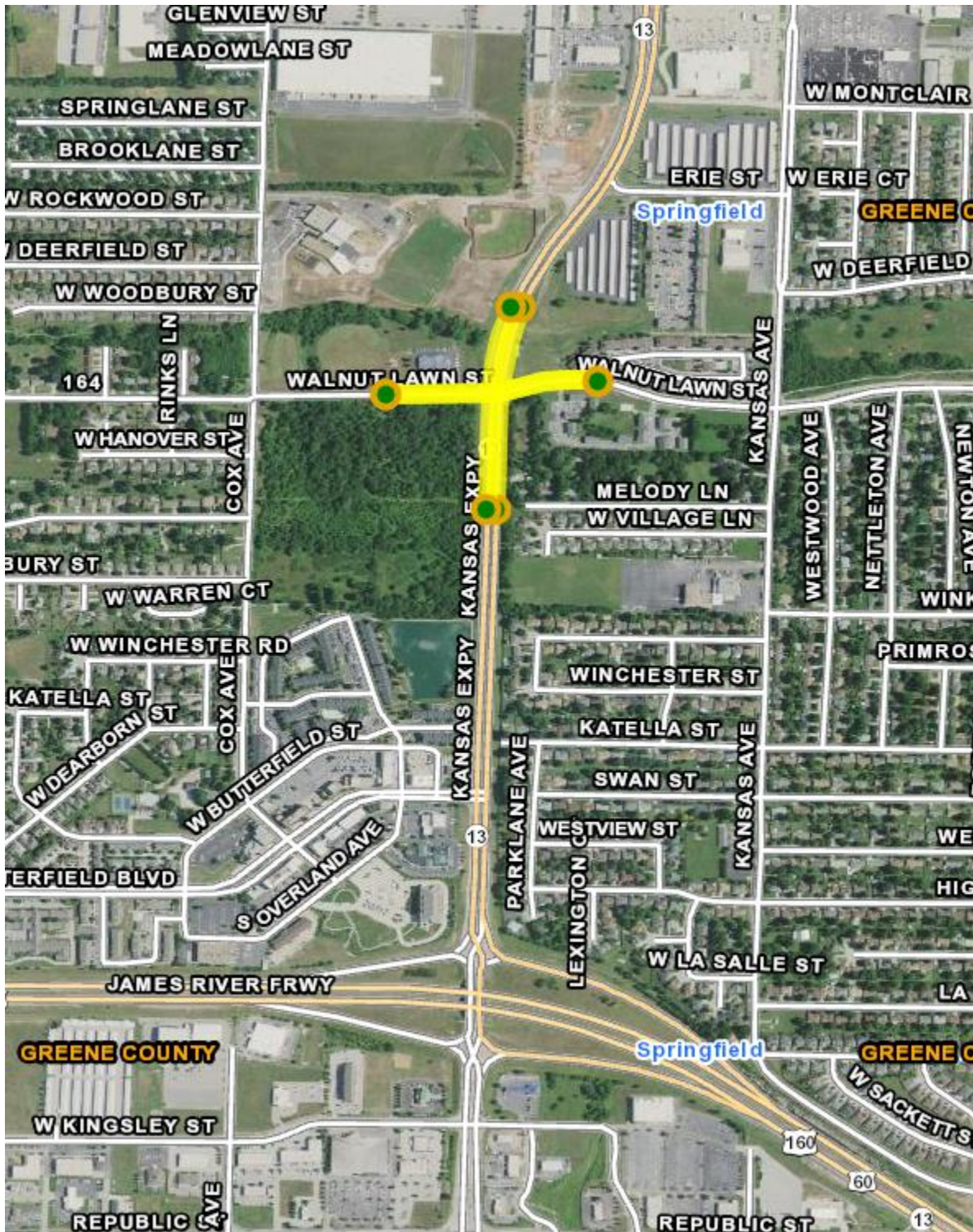


Exhibit B

Project Name:

Kansas Expressway & Walnut Lawn Intersection

MoDOT Job Number:

J8P3087F

Description:

Add turn lanes, signal improvements, and pedestrian accommodations at the intersection of Kansas Expressway (Rte. 13) and Walnut Lawn Street

Definition of "Total Project" for Cost Apportionment Includes:

Preliminary Engineering	ROW Incidentals	Utilities
ROW	Construction	Construction Engineering

Definition of "Total Project" for Cost Apportionment Excludes:

Cost to Accelerate Project		

Project Estimate

	Current Estimate and Inflation	Cost Apportionment Eligible
Preliminary Engineering	\$ 413,000	\$ 413,000
Right-of-way	\$ 178,000	\$ 178,000
Right-of-way Incidentals	\$ 8,000	\$ 8,000
Utilities	\$ 289,626	\$ 289,626
Construction w/ Contingency	\$ 1,934,020	\$ 1,934,020
Non-contractuals	\$ -	\$ -
Inspection and Letting	\$ 272,000	\$ 272,000
Total	\$ 3,094,646	\$ 3,094,646

Project Responsibilities

Preliminary Engineering	MoDOT
ROW Acquisition	MoDOT
Letting	MoDOT
Inspection	MoDOT

Financial Responsibilities

City of Springfield Local Funds	\$ 309,465	Total Local Share
City of Springfield STBG-U	\$ 1,237,858	\$ 1,547,323
Local Reserved 3		50.0%
MoDOT SW in-kind	\$ 693,000	Total MoDOT Share
MoDOT Flexible Funds	\$ 854,323	\$ 1,547,323
MoDOT Reserved 3		50.0%

How are overruns and underruns handled?

The City and Commission shall share responsibility for the balance of the project cost in excess of \$3,094,646.00 equally. The City will pay local funds for its share of overruns. The Commission and City will share cost underruns equally, with the City's share of underruns at their prorata share of the investment.

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit 2

Budget Adjustment
034

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46040	20	73020	416010	102823	00000	\$ 1,237,858	Federal STBG Grant Revenues - Kansas Expressway & Walnut Lawn Intersection Improvements
Net Revenue Adjustment						\$ 1,237,858	

Expenditures:

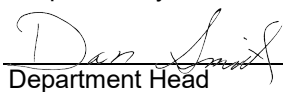
Fund	Dept	Org	Account	P&G	Location	Amount	Description
46040	20	73020	509110	102823	00000	\$ 1,237,858	Kansas Expressway & Walnut Lawn Intersection Improvements
Net Expenditure Adjustment						\$ 1,237,858	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To appropriate federal STBG grant funds of \$1,237,858.00 for 80% of the City's share of estimated costs of the Kansas Expressway and Walnut Lawn Intersection Improvements based on the proposed Municipal & Cost Apportionment Agreement. The remaining 20% of estimated costs for the City's share \$309,465 will be funded by the 1/8 Cent Transportation Sales Tax that is already budgeted.

Requested By:


Department Head

5/12/20
Date

Approved By:


Director of Finance

5/12/20
Date

Authorization:

Council Bill No. 2020-100
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager

Date

One-rdg. X
P. Hrngs.
Pgs. 11
Filed: 05-12-20

Sponsored by: Schilling

First Reading:

Second Reading:

COUNCIL BILL 2020-101

SPECIAL ORDINANCE

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to enter into a partnership with
2 the James River Basin Partnership and to receive federal funds
3 through the James River Basin Partnership for the purpose of a
4 Stormwater Improvement Project to Fassnight Creek at the
5 Springfield Art Museum, and amending the budget of the
6 Department of Public Works for Fiscal Year 2019-2020 in the
7 amount of \$141,500.00.
8
9

10 WHEREAS, the James River Basin Partnership ("JRBP") has applied for a grant
11 from the U.S. Environmental Protection Agency in the amount of \$141,500.00 for
12 riparian restoration and conversion of impervious to pervious surface and tree planting;
13 and
14

15 WHEREAS, JRBP has offered to contribute these funds to a partnership project
16 to mitigate stormwater through channel naturalization and improve water quality; and
17

18 WHEREAS, these funds will be used along with other budgeted funds providing
19 for the Fassnight Creek Stormwater Improvement Project.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – The City Manager, or his designee, is hereby authorized to accept
25 funds in the amount of \$141,500 from the James River Basin Partnership, for use in the
26 Fassnight Creek Stormwater Improvement Project at the Springfield Art Museum and to
27 enter into an agreement in substantial compliance with "Exhibit C," which is attached
28 hereto and incorporated herein by this reference, provided the form of any such contract
29 is approved by the City Attorney, or designee.
30

31 Section 2 – The budget of the Department of Public Works, for Fiscal Year 2019-
32 2020, is hereby authorized to be amended in the accounts and in the amounts as
33 shown on Budget Adjustment No. 052 in the Amount of \$141,500.00, a copy of which is

34 attached hereto and incorporated herein by reference as "Exhibit E" upon receipt of
35 funds from the JRBP.

36
37 Section 3 – City Council finds that the proposed budget adjustment above has
38 been recommended by the City Manager.

39
40 Section 4 – The City Manager is directed to cause the appropriate accounting
41 entries to be made in the books and records of the City.

42
43 Section 5 – This Ordinance shall be in full force and effect from and after
44 passage.

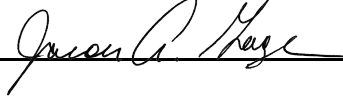
45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

54
55
56 Approved as to form: , Assistant City Attorney

57
58
59 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-101

FILED: 05-12-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Authorizing the City Manager, or his designee, to enter into a partnership with the James River Basin Partnership and to receive federal funds through the James River Basin Partnership for the purpose of a Stormwater Improvement Project to Fassnight Creek at the Springfield Art Museum, and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$141,500.00.

BACKGROUND INFORMATION: The available Environmental Protection Agency (“EPA”) Section 319 federal grant funds are administered by the Missouri Department of Natural Resources (“MDNR”) and are applicable toward projects that demonstrate: riparian restoration, infiltration enhancement by conversion of impervious to pervious surface, and tree planting for enhanced infiltration. The grant application to the MDNR was completed by JRBP in March 2020 with the intention of partnering with the City’s Fassnight Creek project and committing \$141,500 of eligible federal grant funds toward removal of impervious concrete surfaces and construction of pervious channel lining. The engineer’s estimate of construction cost of this project is \$2,317,134.60.

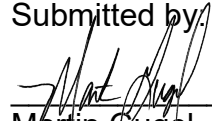
As part of the Master Plan for the Springfield Art Museum, Fassnight Creek will be restored to a naturalized channel for flood mitigation, and to provide benefits to water quality. The project will improve approximately 1,000 linear feet of existing concrete channel. The project construction activities shall include demolition and removal of the existing concrete channel lining, channel cross section modification, and site vegetation restoration. The primary project objectives are to naturalize the channel and reduce the risk of flooding to the Art Museum and surrounding residential properties. This project is consistent with channel improvements shown in the Art Museum Master Plan.

REMARKS: This Council Bill will authorize the City of Springfield to accept the grant if awarded. Matching funds for construction will be provided through 1/4-Cent Capital Improvements Sales Tax fund balance reserves that are being budgeted by a separate Council Bill. Public Works recommends approval of this Council Bill and budget adjustment.

This project supports the following City Council Priorities:

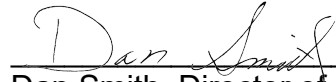
- Quality of Place
- Economic Vitality

Submitted by:



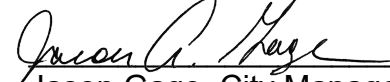
Martin Gugel, Assistant Director of Public Works

Recommended by:



Dan Smith, Director of Public Works

Approved by:



Jason Gage, City Manager

Scope of Work

The City of Springfield will manage and construct Stormwater Improvements for Fassnacht Creek at the Springfield Art Museum in accordance with City of Springfield capital improvement plan number: 2019PW0032. As part of the Master Plan for the Springfield Art Museum, Fassnacht Creek will be restored to a naturalized channel for flood mitigation and to provide benefits to water quality. The project will improve approximately 1,000 linear feet of existing concrete channel. The project construction activities shall include demolition and removal of the existing concrete channel lining, channel cross section modification, and site vegetation restoration with selected Missouri native plantings. The primary project objectives are to naturalize the channel and reduce the risk of flooding to the Art Museum and surrounding residential properties. This project is consistent with the stormwater channel improvements shown in the Art Museum Master Plan.

The James River Basin Partnership (JRBP) has determined that grant funds can be applied to eligible construction line items for construction of pervious channel lining (applicable line items listed below). JRBP will provide partial reimbursement for construction line items below, up to a total of reimbursement of \$141,500, paid to the City in accordance with the "Schedule" in Exhibit B.

- Void Filled Rock Rip Rap, Type VL with River Cobble
- Soil Filled Rock Rip Rap, Type L

Schedule for Payment

The City of Springfield will request reimbursement of qualifying expenses from James River Basin Partnership (JRBP) on a quarterly basis and provide reasonable documentation, consisting of cover letter and progress pay estimate with eligible line items identified for reimbursement under this grant obtained by JRBP.

It is expected that the JRBP will receive grant funds from the Missouri Department of Natural Resources (MDNR) on a reimbursement basis. Therefore, it is expected that the JRBP will submit quarterly reimbursement requests to MDNR by January 15, April 15, July 15, and October 15 of each calendar year as required by MDNR. The City will submit reimbursement requests quarterly by January 1, April 1, July 1, or October 1 as may fall within the project timeline. Once the JRBP receives the grant funds from MDNR (estimated 6 to 8 weeks from reimbursement request to MDNR), the JRBP will forward reimbursement to the City within 10 business days.

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF SPRINGFIELD, MISSOURI,
AND THE JAMES RIVER BASIN PARTNERSHIP**

This Interlocal Agreement is made and entered into this ____ day of _____ 2020, by and between the City of Springfield, acting by and through its governing body the City Council ("City") and the James River Basin Partnership ("JRBP"), all of Greene County, State of Missouri.

WHEREAS, this Agreement is made under the authority of City Council, Special Ordinance No. _____, passed the ____ day of _____ 2020; and

WHEREAS, JRBP submitted an application under the United States Environmental Protection Agency (EPA) 319 Nonpoint Source Grant Program for federal funds for Wilsons Creek Implementation Project. Funds shall be applied toward projects and demonstrations that convert impervious area to pervious area; JRBP has received funding and approval from the Missouri Department of Natural Resources (MDNR) in accordance with the Amended Grant Agreement dated September 28, 2018.

WHEREAS, the City wants to partner with JRBP and has proposed to partner on the Stormwater Improvements for Fassnight Creek at the Springfield Art Museum ("the Project") to be partially funded by this 319 Grant Program in the maximum amount of \$141,500. The City will manage and construct the Project with eligible grant funds applied to specific construction line items such as removal of existing concrete surface and installation of pervious, void-filled rock channel lining.

NOW THEREFORE, the City of Springfield and the JRBP agree as follows:

Section 1. Services by City. The City agrees to construct the Project as set forth in the Scope of Work attached as Exhibit A and incorporated herein ("Scope of Work").

Section 2. Payment for Services. JRBP agrees to pay the City for work on the Project in accordance with the schedule set forth in Exhibit B and incorporated herein ("Schedule").

Section 3. Other Terms and Conditions. The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

- a. Conflicts. No salaried officer or employee of the JRBP, the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void.
- b. Liability. Each party agrees to mutually indemnify each other to the extent allowed by law, and will carry liability insurance limits in the amount of at least Two Million and no/100 Dollars (\$2,000,000.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Thirty-Five Thousand Eight Hundred Forty-Nine and no/100 Dollars (\$435,849.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least \$1,000,000.00 for all claims

to property arising out of a single occurrence and at least \$100,000 to any one owner with respect to damages to property, adding the other as an additional insured and providing certificates reflecting same.

- c. Compliance with Laws. The City and JRBP agree to comply with all laws, statutes, and regulations applicable to this Agreement.
- d. Assignment. No assignment of this Agreement can be made by either party without the prior written consent of the other party.
- e. Notices. All notices required or permitted herein under and required to be in writing may be given by first class mail addressed to Kirkland Preston, 840 Boonville Ave., Springfield, MO 65802, and to the James River Basin Partnership Executive Director, 901 S. National Ave., PCOB, Springfield, MO 65806.
- f. Jurisdiction. This Agreement and every question arising thereunder shall be construed and determined according to the laws of the State of Missouri. Should any part of this Agreement be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.
- g. Term of the Agreement. The term of this Agreement shall be from _____ to _____. This Agreement may be amended in writing by both parties.
- h. Entire Agreement. This Agreement constitutes the entire and only agreement between the parties relating to the Project. No agreements altering or supplementing the terms hereof may be made except by means of a written document signed by the duly authorized representatives of the parties.

IN WITNESS WHEREOF the parties have executed this Agreement effective as of the _____ day of _____, 20____ by and through their authorized representatives.

Assistant City Attorney

CITY OF SPRINGFIELD, MISSOURI

By: _____
Collin Quigley, Deputy City Manager

Approved as to Form:

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefore.

David Holtmann, Director of Finance

JAMES RIVER BASIN PARTNERSHIP

By: _____
Brent Stock, Executive Director



(417) 836-8878 BRENT STOCK
(417) 836-4847 TODD WILKINSON
(417) 836-3756 TIM SMITH
FAX: (417) 836-8879

MAILING ADDRESS:
901 S. NATIONAL, PCOB
SPRINGFIELD, MO 65897

PHYSICAL ADDRESS:
117 PARK CENTRAL SQUARE
SPRINGFIELD, MO 65806

BOARD OF DIRECTORS:

PRESIDENT

- DAVE COONROD

PRESIDENT-ELECT

- STEVE CHILDERS

SECRETARY

- TRAVIS COSSEY

TREASURER

- JIM LUMPE

- DAN CHILES

- LOUANNE DANNER

- GORDON DAY

- JESSICA HAYES

- BUD HOGAN

- RAY JONES

- BRIAN SHIPMAN

- MILES SWEENEY

- MARK WOOD

EXECUTIVE DIRECTOR

- BRENT STOCK

PROJECT MANAGER

- TODD WILKINSON

STAFF:

- TIM SMITH

- LORING BULLARD

SUPPORTED IN PART BY:

- OUR MEMBERS

- MISSOURI DEPARTMENT OF
NATURAL RESOURCES

- MISSOURI STATE UNIVERSITY

- BASS PRO SHOPS

- GREENE COUNTY

- CITY OF NIXA

- CITY OF OZARK

- CITY OF SPRINGFIELD

- CITY OF REPUBLIC

May 7, 2020

Exhibit D

Mr. Dan Smith, PE, Director
Department of Public Works
840 Boonville Avenue
Springfield, MO 65802

Dear Dan:

The James River Basin Partnership (JRBP) is pleased to be able to work in partnership with the City of Springfield on the Stormwater Improvements for Fassnacht Creek. This project provides a valuable opportunity for us to apply \$141,500 in funding from our Wilson Creek "319" grant toward a project that will demonstrate practices that are beneficial for protection and restoration of water quality in Wilson Creek and the James River.

Goals to be achieved as a part of this grant include restoration and enhancement of stream corridors and reduction of impervious areas. The Fassnacht Creek project will accomplish both of these goals through removal of the existing concrete channel and replacement with a channel that allows for soil infiltration and establishment of native plants.

One of the most important aspects of the grant, and of our mission at JRBP, is to educate the public with regard to best practices for stormwater quality. This grant was originally planned to provide numerous small-scale demonstrations throughout the Wilson Creek watershed. When we learned of the Fassnacht Project we were excited to be able to participate in a project of a more meaningful scale that has the potential to reach a much wider audience. It is our hope that this project will provide a valuable educational opportunity, not only for patrons of the art museum, but also to students of all ages, design professionals, contractors and public officials.

The JRBP was formed in 1997 as a result of water quality concerns in the James River and the James River arm of Table Rock Lake. Through the efforts of the City of Springfield the algae blooms that plagued the lake 20 years ago are no longer present. Water quality in Wilson Creek has been improved to again allow species such as smallmouth bass to thrive. More importantly, the City and JRBP have forged an excellent working partnership.

We look forward to working with the City of Springfield to preserve our beautiful streams and lakes for us and future generations.

Sincerely,

Brent Stock, Executive Director

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit E

Budget Adjustment
052

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46050	20	73020	416010	000000	00000	\$ 141,500	Federal EPA Grant Revenues - Fassnight Creek Stormwater Imp. (administered by James River Basin Partnership through Missouri Department of Natural Resources)
Net Revenue Adjustment						\$ 141,500	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46050	20	73020	509110	000000	00000	\$ 141,500	Fassnight Creek Stormwater Improvements at the Art Museum
Net Expenditure Adjustment						\$ 141,500	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To appropriate federal EPA grant funds of \$141,500 for partial funding of the Fassnight Creek Stormwater Improvements near the Art Museum.

Requested By:

Dan Smith 5/12/20
Department Head Date

Approved By:

DL Hill 5/12/20
Director of Finance Date

Authorization:

Council Bill No. 2020-101
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 05-12-20

Sponsored by: Ollis

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 102

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to accept a grant from the
2 Missouri Foundation for Health for the purchase of COVID-19
3 testing materials in the amount of \$364,000.00; entering into
4 necessary agreements to carry out the grant; and amending the
5 budget of the Springfield-Greene County Health Department for
6 Fiscal Year 2019-2020 in the initial amount of \$84,000.00, to
7 appropriate the grant funds.
8 _____
9

10 WHEREAS, the City has the opportunity, through the Springfield-Greene County
11 Health Department ("SGCHD"), to accept grant funding of up to \$364,000.00, from the
12 Missouri Foundation for Health, for the purchase of up to 16,000 COVID-19 test kits;
13 and
14

15 WHEREAS, the grant calls for the disbursement of funds to the SGCHD in the
16 initial amount of \$84,000.00, for the purchase of 3,000 test kits and subsequent
17 amounts may be disbursed for additional test kits if requested by the SGCHD and if
18 funds remain available; and
19

20 WHEREAS, an amendment to the budget provided for the SGCHD for Fiscal
21 Year 2019-2020 has been approved and recommended by the City Manager and the
22 Director of Health.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The City Manager, or his designee, is hereby authorized to accept
28 grant funding of up to \$364,000.00, including an initial disbursement of \$84,000.00, from
29 the Missouri Foundation for Health as referenced in the attached "Exhibit A," for the
30 receipt and use by the SGCHD to acquire COVID-19 test kits, and to do all things
31 necessary to carry out the grant, including the execution of contracts, provided the form
32 of the contract is approved by the City Manager's and the City Attorney's respective
33 offices.

34
35 Section 2 – The budget of the SGCHD for Fiscal Year 2019-2020 is hereby
36 amended in the accounts and in the amounts as shown on Budget Adjustment No. 053,
37 a copy of which is attached hereto and incorporated herein by reference as “Exhibit B.”
38

39 Section 3 – City Council finds that the budget adjustment made above has been
40 recommended by the City Manager.
41

42 Section 4 – The City Manager is directed to cause the appropriate accounting
43 entries to be made in the books and records of the City. In the event additional funding
44 is provided under this grant by the grantor, the Finance Director of the City is hereby
45 authorized to adjust this appropriation by an amount not to exceed 20 percent of the
46 total grant sum of \$364,000.00.
47

48 Section 5 – This Ordinance shall be in full force and effect from and after
49 passage.
50

51
52 Passed at meeting: _____
53

54
55 _____
56 Mayor

57 Attest: _____, City Clerk
58

59 Filed as Ordinance: _____
60

61
62 Approved as to form: Don Wells, Assistant City Attorney
63

64
65 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020-102

ORIGINATING DEPARTMENT: Health

FILED: 05-12-20

PURPOSE: Authorizing the City Manager, or his designee, to accept a grant from the Missouri Foundation for Health for the purchase of COVID-19 testing materials in the amount of \$364,000.00; entering into necessary agreements to carry out the grant; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2019-2020 in the initial amount of \$84,000.00 to appropriate the grant funds.

BACKGROUND: This funding from Missouri Foundation for Health (“MFH”) will be used to purchase SARS-CoV-2 materials, which will allow for COVID-19 testing in the laboratory’s current Panther system. This will increase the COVID-19 testing capacity for the community and serve as a key element in mitigating the spread of the disease. The testing capacity is anticipated to be available mid-May 2020. The grant calls for the disbursement of funds to the SGCHD in the initial amount of \$84,000.00. Subsequent amounts may be disbursed if requested by the SGCHD and if funds remain available in the amounts of \$84,000.00, \$84,000.00, \$56,000.00, and \$56,000.00.

This budget adjustment accepts the increase in funds and budgets the amount of \$84,000 in expenditures in the SGCHD Fiscal Year 2019-2020 budget.

Submitted by:

Approved by:



Director of Health or Designee



City Manager or Designee

Exhibit A

PANTHER FUSION PROPOSAL Springfield-Greene County Health March 2019

Background

The mission of Springfield-Greene County Health (SGCH) is to protect and improve community health through education, collaboration, and prevention. This mission helps seek our vision of helping people live longer, healthier, happier lives. SGCH serves a municipal population of 168,122, a county population of 289,805, and a regional population exceeding 800,000.

Summary

In the current state of emergency, SGCH is currently unable to process laboratory test samples for COVID-19. The following proposal would expand the service opportunities available to our region to allow SGCH to process tests for COVID-19 in a timely manner, which is a key factor in containment. Along with addressing this current pandemic issue, this proposal would expand testing abilities and increase service capacity.

Proposal

SGCH is requesting funding assistance in the amount of \$459,000 to purchase the Panther Fusion as an addition to our current Panther equipment. This will provide sufficient funding to purchase the required instrument and 13,000 COVID-19 tests to process for the region over the first year of operation.

Funding Details:

- \$95,000	Fusion Equipment
- \$364,000	COVID-19 Tests (13,000 tests @ \$28/test)
- \$459,000	TOTAL

Capacity Improvements:

- 500 tests per 8 hours (165 current tests per 8 hours + 335 additional tests per 8 hours)
- First results available in 2.4 hours
- Additional Testing:
 - o COVID-19
 - o Group B Strep
 - o Influenza A/B/RSV (Respiratory Syncytial Virus)
 - o Parainfluenza Type 1, 2, 3 and 4
 - o Adv/hMPV/RV (Adenovirus/Human Metapneumovirus/Rhinovirus)
 - o Bordetella and GI Panel*
 - *In development – Once available, testing will also be expanding to include a GI panel as well as *Bordetella pertussis*.

Additional Improvements:

- Ability to run 3 PCR reactions from a single (360 µL) patient extraction. This will decrease the number of nasals swabs, which will improve the patient experience, decrease lab supplies, and improve operational efficiency.
- Increasing staff time spent on testing instead of preparing reagent kits, as the Fusion instrument does not require reagent management.

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
053

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27150	11	50010	416020	102835		\$ 364,000	Funds from Missouri Foundation for Health for COVID-19
Net Revenue Adjustment						\$ 364,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27150	11	50010	501130	102835		\$ 364,000	COVID-19 Testing funded by MO Foundation for Health
Net Expenditure Adjustment						\$ 364,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2019-20 budget by appropriating Missouri Foundation for Health grant funds for COVID-19 testing kits.

Requested By:

W.C. Gaddard 5/12/20
Department Head Date

Approved By:

D.J. Hill 5/12/20
Director of Finance Date

Authorization:

Council Bill No. 2020-102
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 05-12-20

Sponsored by Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-105

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, on behalf of the City of
2 Springfield, to enter into a Third Addendum to Interlocal
3 Governmental Agreement City/County Park Initiative dated August
4 21, 2001; and authorizing certain other documents and actions in
5 connection therewith. (Park Board recommends approval.)
6 _____
7

8 WHEREAS, the City of Springfield, Missouri (the "City"), is a constitutional home
9 rule charter city and political subdivision of the State of Missouri, duly created,
10 organized and existing under and by virtue of the Constitution and laws of the State of
11 Missouri, and the City's Charter; and
12

13 WHEREAS, the City, by and through the Springfield-Greene County Park Board
14 (the "Park Board") and Greene County, Missouri (the "County"), have previously entered
15 into an agreement dated August 21, 2001 (as amended and described below, the "2001
16 Park Sales Tax Agreement"), related to the use of a park sales tax levied by the County
17 under Section 644.032 of the Revised Statutes of Missouri; and
18

19 WHEREAS, the 2001 Parks Sales Tax Agreement has previously been amended
20 twice, by Addendums dated January 11, 2011, and January 24, 2011; and
21

22 WHEREAS, in order to facilitate the refinancing of certain bonds issued by the
23 County for the purpose of constructing the Dan Kinney Park and Family Center and
24 other improvements, the parties desire to enter into a "Third Addendum to the Interlocal
25 Governmental Agreement City/County Park Initiative dated August 21, 2011 (the "Third
26 Addendum").
27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 SPRINGFIELD, MISSOURI, as follows, that:
30

31 Section 1 - The Third Addendum is hereby approved in substantially similar form
32 as the document attached hereto and incorporated herein by this reference as "Exhibit
33 A," and the City is hereby authorized to execute and deliver the Third Addendum with

34 such changes therein as shall be approved by the officers of the City executing the
35 Third Addendum, such officers' signatures being conclusive evidence of their approval
36 and the City's approval thereof.
37

38 Section 2 – The City Manager, or his designee, is hereby authorized to execute
39 and deliver the Third Addendum for and on behalf of and as the act and deed of the
40 City. The City Clerk is hereby authorized to attest the Third Addendum.
41

42 Section 3 - The officers of the City, including the Mayor, the City Manager, the
43 Director of Finance, the City Attorney, and the City Clerk, or their designees, are hereby
44 authorized and directed to execute all documents and take such actions as they may
45 deem necessary or advisable in order to carry out and perform the purposes of this
46 Ordinance and to make ministerial alterations, changes or additions in the foregoing
47 agreements, statements, instruments and other documents herein approved, authorized
48 and confirmed which they may approve, and the execution or taking of such action shall
49 be conclusive evidence of such necessity or advisability.
50

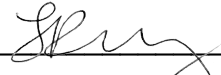
51 Section 4 - This Ordinance shall take effect and be in full force and effect
52 immediately after its passage.
53

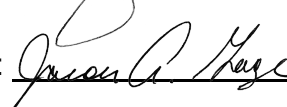
54 Passed at meeting: _____
55

56 _____
57 Mayor
58

59 Attest: _____, City Clerk
60

61 Filed as Ordinance: _____
62

63
64 Approved as to Form:  _____, Assistant City Attorney
65

66
67 Approved for Council Action:  _____, City Manager

EXPLANATION TO COUNCIL BILL 2020 - 105

FILED: 05-12-20

ORIGINATING DEPARTMENT: Parks.

PURPOSE: Authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into a Third Addendum to Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2001; and authorizing certain other documents and actions in connection therewith. (Park Board recommends approval.)

BACKGROUND INFORMATION: On August 21, 2001, the City of Springfield ("City"), the Springfield-Greene County Park Board ("Park Board") and Greene County ("County") entered into an "Interlocal Governmental Agreement City/County Park Initiative" (the "Original Agreement"), setting forth the terms for distribution of revenues from a park sales tax approved by the voters in 2001 ("2001 County Park Sales Tax"). The First Addendum of this Agreement provided for the use of a portion of the 2001 County Park Sales Tax for debt service on bonds to be issued to finance improvements at Dan Kinney Park and Family Center. Based upon market opportunities, the Park Board is now interested in refinancing this debt service on the Dan Kinney Park Series Bonds issued in 2011.

If refunded in the current market, the Park Board has an opportunity of realizing potential savings in debt service payments. The maturity date will remain unchanged (i.e. no extension of the existing debt service maturity date of fiscal year ending June 30, 2027) and, because of the short timeframe for repayment, there will be no option for early pay off. There will also be no out-of-pocket costs for the Park Board for refinancing because all costs will be included in the re-structured debt service payments.

REMARKS: Given the Park Board's current budget constraints and the potential to realize annual savings in the Park Board's debt service payments, the Park Board respectfully requests that City Council approve this Third Addendum to Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2001, and authorize certain other documents and actions in connection therewith.

Submitted by:

Approved by:


Bob Belote, Director of Parks


Jason Gage, City Manager

THIRD ADDENDUM TO INTERLOCAL GOVERNMENTAL AGREEMENT
CITY/COUNTY PARK INITIATIVE DATED AUGUST 21, 2001

This Third Addendum to the “Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2011” (“Third Addendum” hereinafter), is hereby made and entered into on the ____ day of _____, 2020, by and between the City of Springfield, Missouri, (“City” hereinafter), the Springfield/Greene County Park Board, (“Park Board” hereinafter), and Greene County, Missouri, (“County” hereinafter).

WHEREAS, the above named parties entered into an “Inter-local Governmental Agreement City/County Park Initiative dated August 21, 2001” (the “Original Agreement” hereinafter) which was amended by an Addendum dated January 24, 2011 (the “Addendum” hereinafter), and a First Addendum to Interlocal Governmental Agreement City/County Park Initiative Dated August 21, 2001” dated January 11, 2011 (the “First Addendum” hereinafter), setting forth the terms for distribution of revenues from a park sales tax approved by the voters in 2001 (“2001 County Park Sales Tax” hereinafter); and,

WHEREAS, the County, the City and the Park Board, have cooperated in the design, development and construction of the Dan Kinney Park which was financed in part by bonds issued by the County (the “2011 Bonds”); and

WHEREAS, by execution of the First Addendum the parties made provision for repayment of the 2011 Bonds in the manner set forth in the First Addendum; and

WHEREAS, the parties desire to refinance the 2011 Bonds with a series of bonds (the “Refunding Bonds”) to be issued by the County for the purpose of creating a more advantageous plan of finance; and

WHEREAS, the parties desire to make arrangements for the use of a portion of the Park Board’s 2001 County Park Sales Tax funds for repayment of the Bonds.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, it is mutually agreed:

1. The following paragraph shall be added to the Original Agreement and shall replace the paragraph added to the Original Agreement by the First Addendum as an additional paragraph, placed between existing paragraph 8 and paragraph 9 of the Original Agreement, provided that such substitution shall not be effective until the Refunding Bonds are issued:

Notwithstanding anything in this Agreement to the contrary, in the event that the County issues bonds (the “Refunding Bonds”) to refund bonds that were issued in 2011 to fund construction of a portion of Dan Kinney Park (the “2011 Bonds”), the County shall be entitled on a monthly basis to withhold (a) a proportional amount of the interest due on the first interest payment date for the Refunding Bonds and a proportional amount of the principal due on the Refunding Bonds on the first principal payment date for the Refunding Bonds (by way of illustration if the Refunding Bonds are issued in July, 2020, and the first interest payment and first principal payment are due November 1, 2020, then the County may withhold 1/3 of the amount of interest due on November 1, 2020 and 1/3

of the amount of principal due on November 1, 2020 in each of the months August through October, 2020), (b) subsequent to the first interest payment date, an amount equal to 1/6 of the next succeeding interest payment on the Refunding Bonds, (c) subsequent to the first principal payment date, an amount equal to 1/12 of the next succeeding principal payment coming due on the Refunding Bonds, all from the amount of the 2001 County Park Sales Tax to be remitted to the City and Park Board under this Agreement in accordance with this paragraph. Subject to annual appropriation, any amounts so withheld shall be used by the County for payment of principal of and interest on the Refunding Bonds, and if not so used shall be remitted to the City and Park Board as set forth in this Agreement. In addition to amounts withheld for principal and interest, the County may withhold an amount equal to \$2,500 on an annual basis for payment of the trustee for the Refunding Bonds. The right to withhold funds as described in this paragraph shall commence in the month following the month in which the Refunding Bonds are issued. The amount eligible to be withheld shall be calculated taking into account proceeds of the Bonds (or with respect to the first principal and interest payment dates, amounts on deposit with the County withheld pursuant to the First Addendum) available to pay principal and interest on the Refunding Bonds, if any. Upon the issuance of the Refunding Bonds, the parties shall create a mutually agreed upon schedule of the amount of anticipated monthly withholdings consistent with this paragraph which shall be attached as an addendum to this Agreement, and which may be revised from time to time upon agreement of the parties to insure consistency with the provisions hereof. Such schedule shall replace the schedule created with respect to the 2011 Bonds. Amounts not withheld under the provisions of this paragraph shall be remitted by the County to the City and Park Board as otherwise set forth in this Agreement. Once the Refunding Bonds have been paid in full, the County shall have no right to withhold any payments thereafter and all 2001 County Park Sales Tax revenues due and owing to the city and Park Board shall be paid as set out in this agreement and otherwise.

2. The parties hereby agree that the remaining terms of the Original Agreement, as otherwise amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals and hereby affirm that they are duly authorized by their respective organizations, boards or other authority to enter into this First Addendum on behalf of and to bind their respective organizations, boards or entities.

GREENE COUNTY COMMISSION

CITY OF SPRINGFIELD, MO

Presiding Commissioner Bob Dixon

Jason Gage, City Manager

Commissioner 1st District, Harold Bengsch

Commissioner 2nd District, John Russell

ATTEST:

ATTEST:

Greene County Clerk Shane Schoeller

City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

County Counselor

City Attorney or Assistant City Attorney

CITY OF SPRINGFIELD, MO, BY AND
THROUGH THE SPRINGFIELD/GREENE
COUNTY PARK BOARD

Carolyn Gerdes, Chair

Attest:

Bob Belote, Secretary of the Board and Director of
Parks

One-rdg. _____
P. Hrngs. _____
Pgs. 3
Filed: 05-12-20

Sponsored by: Lear

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-106

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 70, 'Licenses, Permits and
2 Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan
3 Establishments,' Section 70-727, 'Definitions' to revise the definition of a
4 'Short-Term Loan Establishment.'
5 _____
6

7 WHEREAS, on May 4, 2020, City Council adopted regulations for 'Short-Term
8 Loan Establishments' in General Ordinance 6588; and
9

10 WHEREAS, the adopted regulations were not intended to apply to traditional
11 installment loans, and this Council bill will revise the definition of 'Short-Term Loan
12 Establishment' to make that clear.
13

14 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
15 SPRINGFIELD, MISSOURI, as follows, that:
16

17 NOTE: Language being added is underlined and language being deleted is
18 ~~stricken~~.
19

20 Section 1 – Springfield City Code, Chapter 70, 'Licenses, Permits and
21 Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,'
22 Section 70-727, 'Definitions,' '*Short-Term Loan Establishment*' is hereby amended as
23 follows:
24

25 *Short-Term Loan Establishment* means an establishment which: (a) engages in the
26 business of providing money to customers on a temporary basis, wherein such loans
27 are secured by post-dated check, paycheck, or car title, or (b) is registered as a lender
28 under state or federal law. This classification does not include a state or federally
29 chartered bank, savings and loan association, credit union, mortgage broker or
30 originator, or a traditional installment loan lender as defined by state law. This
31 classification does not include nonprofit organizations exempt from taxes under Section
32 501(c)(3) of the Internal Revenue Code of 1986 as amended, nor does it include
33 organizations certified as Community Development Financial Institutions by the U.S.

Treasury. Further, this classification does not include the businesses of licensed pawnbrokers or establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan businesses.

Section 2 – Severability Clause. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, sentences, clauses, or phrases be declared invalid.

Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or cause of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4 – This Ordinance shall be in full force and effect from and after passage, except the provisions contained herein which have different effective date shall be effective on and after such date.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Rhonda Lewood, City Attorney

Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020-106

FILED: 05-12-20

ORIGINATING DEPARTMENT: Law

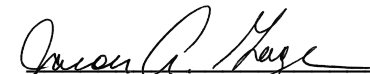
PURPOSE: Amending Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' Section 70-727, 'Definitions' to revise the definition of a 'Short-Term Loan Establishment.'

BACKGROUND INFORMATION: On May 4, 2020, City Council adopted regulations for Short-Term Loan Establishments in General Ordinance 6588. The regulations are not intended to apply to traditional installment loan lenders. This Council bill revises the definition of "Short-Term Loan Establishment" to clarify the definition does not apply to traditional installment loan lenders.

Submitted by:

Approved by:


Rhonda Lewsader, City Attorney


Jason Gage, City Manager

One-rdg. X
P. Hmgs.
Pgs. 3
Filed 05-26-20

Sponsored by City Council

COUNCIL BILL 2020-133 RESOLUTION

A RESOLUTION

1 AFFIRMING City Council's commitment to our community that violent and
2 disrespectful treatment that degrades dignity or disregards human life
3 will not be tolerated.
4
5

6 WHEREAS, on May 25, 2020, George Floyd, an African American man died at
7 the hands of four Minneapolis, Minnesota, police officers; and
8

9 WHEREAS, according to reports, one of these officers knelt on Mr. Floyd's neck
10 for at least seven minutes while Mr. Floyd was handcuffed, lying face down on the street
11 and begging to breathe while three other police officers appeared to either assist or look
12 on; and
13

14 WHEREAS, this apparently unprovoked and intentional act of violence
15 represents a blatant disregard for the dignity and sanctity of human life; and
16

17 WHEREAS, the actions of these four Minneapolis, Minnesota, police officers do
18 not represent the thousands of men and women that serve and protect their respective
19 communities with the highest level of professionalism, but their action do impact the
20 relationships between those communities and their police departments; and
21

22 WHEREAS, this act of intolerable violence and other similar acts that have
23 occurred across this country in recent years are unpardonable and must serve as a
24 wake-up call to every human being that recognizes life as both a gift and a human right.
25

26 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – City Council, the City Manager, Springfield Police Department and all
30 City employees join with America in sharing its disbelief, sorrow, shame and anger.
31

32 Section 2 – City Council recognizes that we all come from a common thread as a
33 single human race and call on our country to recognize the value of human life.
34

35 Section 3 – City Council fully supports and strongly endorses peaceful unification

36 throughout this country opposing this and similar deplorable acts of violence against
37 persons of color and those of different ethnicity, religions, beliefs or expressions, both
38 now and in perpetuity.
39

40 Section 4 – City Council hereby commits to our community that our organization
41 does not and will not tolerate, nor accept in any way, the violent or disrespectful
42 treatment of others that degrades dignity or disregards human life.
43

44 Section 5 – Furthermore, City Council calls upon our community to join with us in
45 committing to introspective evaluation of ourselves as public servants, citizens and as
46 brothers and sisters regarding this event.
47

48 Section 6 – This Resolution shall be effective immediately upon adoption.
49

50 Passed at meeting: _____
51

52 _____
53 Mayor
54

55 Attest: _____, City Clerk
56

57 Filed as Resolution _____
58

59
60 Approved as to form: Rhonda Lewsader, City Attorney
61

62
63 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 -133

FILED: 05-26-20

ORIGINATING DEPARTMENT: City Manager's Office

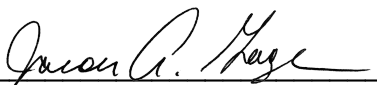
PURPOSE: To affirm City Council's commitment to our community that violent and disrespectful treatment that degrades dignity or disregards human life will not be tolerated.

BACKGROUND INFORMATION: On May 25, 2020, George Floyd, an African American man died at the hands of four Minneapolis, Minnesota, police officers. according to reports, one of these officers knelt on Mr. Floyd's neck for at least seven minutes while Mr. Floyd was handcuffed, lying face down on the street and begging to breathe while three other police officers appeared to either assist or look on.

This apparently unprovoked and intentional act of violence represents a blatant disregard for the dignity and sanctity of human life, and the actions of these four Minneapolis, Minnesota, police officers do not represent the thousands of men and women that serve and protect their respective communities with the highest level of professionalism. However, their actions do impact the relationships between those communities and their police departments.

This act of intolerable violence and other similar acts that have occurred across this country in recent years are unpardonable and must serve as a wake-up call to every human being that recognizes life as both a gift and a human right. This Council bill affirms City Council's commitment to our community that such actions will not be tolerated.

Submitted by:



Jason Gage, City Manager

One-rdg. X
P. Hrngs.
Pgs. 6
Filed: 05-26-20

Sponsored by: Hosmer

First Reading:

Second Reading:

COUNCIL BILL 2020-130

GENERAL ORDINANCE

AN ORDINANCE

1 SUSPENDING enforcement of the parking ratios for restaurants set forth in Section
2 36-455(2)(b)18 of the Zoning Ordinance in order to allow the use of
3 restaurant parking lots as outdoor dining spaces to provide additional
4 dining and service opportunities during the Mayor's declaration of civil
5 emergency; and declaring an emergency pursuant to City Charter
6 Section 2.12.
7
8

9 WHEREAS, on March 16, 2020, the Mayor of the City of Springfield, declared a
10 civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19")
11 pandemic; and
12

13 WHEREAS, on March 16, 2020, Springfield City Council, by its passage of
14 Special Ordinance 27293, prohibited certain public gatherings of 50 or more persons;
15 and
16

17 WHEREAS, Special Ordinance 27293 authorized the Mayor, during the duration
18 of the declaration of civil emergency, to issue additional orders amending which public
19 gatherings are prohibited; and
20

21 WHEREAS, the Mayor has issued subsequent "Stay at Home" and "Road to
22 Recovery" Orders since March 2020; and
23

24 WHEREAS, the current "Road to Recovery" Order limits customer occupancy of
25 restaurants and of lawfully approved patio seating to twenty-five percent of the result of
26 the total square footage of the restaurant divided by thirty, and is expected to be in
27 effect until June 15, 2020; and
28

29 WHEREAS, on June 15, 2020, occupancy restrictions of restaurants and of
30 lawfully approved patio seating will be restricted to fifty percent of the result of the total
31 square footage of the restaurant divided by thirty, provided state orders allow such level
32 of occupancy and the measures tracked on the Springfield-Greene County Health
33 Department's COVID-19 Recovery Dashboard indicate reopening further is prudent;

34 and
35

36 WHEREAS, City Council, recognizing the impact of these restrictions on the
37 ability of restaurants to effectively and efficiently operate, desires to suspend the
38 enforcement of the off-street parking requirements found at Section 36-455(2)(b)18 of
39 the Zoning Ordinance; and
40

41 WHEREAS, City Council finds that suspending this requirement for the duration
42 of the Mayor's declaration of civil emergency, or any amendment thereto, reduces the
43 negative impact of occupancy restrictions on restaurants and eases compliance with
44 said restrictions, and therefore furthers the important public health goal of limiting
45 person to person contact; and
46

47 WHEREAS, City Council finds that the enactment of this Ordinance constitutes
48 an emergency pursuant to City Charter section 2.12 in that occupancy restrictions
49 remain necessary to preserve public health, and aiding compliance with these
50 occupancy restrictions relates to an immediate need to preserve public health and
51 safety.
52

53 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
54 SPRINGFIELD, MISSOURI, as follows, that:
55

56 Section 1 – City Council hereby suspends, and directs the City Manager to
57 suspend, enforcement of Section 36-455(2)(b)18 of the Zoning Ordinance against
58 applicants who comply with the following:
59

60 (a) Any person seeking to establish outdoor dining facilities in a private parking
61 lot shall make application to the Director of Planning and Development, or the
62 Director's designee, provided that the requested outdoor dining facilities shall
63 abut real property owned or leased by the applicant. Applications shall be
64 submitted on forms approved by the Director of Planning and Development
65 and shall include the following:
66

- 67 1. A dimensioned site plan that includes the layout of the dining area,
68 distance to restaurant, and location of tables and chairs in compliance
69 with the Centers of Disease Control social distancing requirements;
70
- 71 2. The applicant must identify indoor and outdoor dining occupancy and
72 the number of parking spaces remaining after establishment of the
73 outdoor dining area;
74
- 75 3. Parking lots may not be used for yard games or other activities that
76 encourage people to congregate or share equipment.
77

78 (b) The Director of Planning and Development may approve an application to
79 establish outdoor dining facilities in a private parking lot upon the Director's or

Director's designee's determination that:

1. The proposed outdoor dining facilities are not likely to create a dangerous condition upon public or private property;
2. The proposed outdoor dining facilities will not materially interfere with the use of public or adjacent private property;
3. The proposed outdoor dining facilities meet all applicable codes and ordinances of the city;
4. The proposed outdoor dining facilities do not create a nuisance or endanger the public health, safety and welfare of the community;
5. The placement or use of the proposed outdoor dining facilities does not violate any other provision of city, state or federal law or regulation;
6. The proposed outdoor dining facilities conform with all applicable city plans and policies of the city;
7. The Director of Planning and Development does not object to the proposed encroachment.

(c) The City shall not impose any application or permit fee for outdoor dining facilities that comply with the requirements of this Ordinance.

(d) Any outdoor dining facilities in a private parking lot shall be removed no later than seven days after the suspension of enforcement of Section 36-455(2)(b)18 ceases.

All other provisions of City Code shall remain in effect provided they are not inconsistent with this Ordinance.

Section 2 – The suspension authorized by this Ordinance shall remain in effect until restaurants are permitted one hundred percent occupancy under the Mayor's declaration of civil emergency and any amendment or extension thereto, until the Mayor's declaration of civil emergency is withdrawn, or until November 30, 2020, whichever is earlier.

Section 3 – City Council hereby finds and declares that an emergency exists in that temporarily suspending enforcement of parking ratios for restaurants will aid in compliance with occupancy restrictions during the COVID-19 pandemic and therefore this Ordinance relates to the preservation of public health and safety pursuant to section 2.12 of the City Charter and may be passed in one reading. This Ordinance shall be in full force and effect from and after passage.

126 Passed at meeting: _____

127

128

129

130

131

132

133

134

135

136

137

138

139

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle T. [Signature], Assistant City Attorney

Approved for Council action: [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020-130

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Suspending enforcement of the parking ratios for restaurants set forth in Section 36-455(2)(b)18 of the Zoning Ordinance in order to allow the use of restaurant parking lots as outdoor dining spaces to provide additional dining and service opportunities during the Mayor's declaration of civil emergency; and declaring an emergency pursuant to City Charter Section 2.12.

BACKGROUND INFORMATION: On March 16, 2020, the Mayor declared a civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19") pandemic. In addition, City Council adopted Special Ordinance 27293 on that same day. Special Ordinance 27293 prohibited certain public gatherings and authorized the Mayor to issue additional orders amending which public gatherings are prohibited during the pendency of the civil emergency declaration.

The Mayor has issued subsequent Stay at Home and Road to Recovery Orders over the past two months. The current Road to Recovery Order limits customer occupancy in restaurants to the result of the total square footage of the restaurant divided by 30 times 25%. Customer occupancy of lawfully approved patio seating is similarly restricted. This restriction is expected to be in effect until June 15, 2020, at which time occupancy will be restricted to the result of the total square footage of the restaurant divided by 30 times 50% provided state orders allow such level of occupancy and the measures tracked on the Springfield-Greene County Health Department's COVID-19 Recovery Dashboard indicate reopening further is prudent.

Recognizing the impact that these restrictions have had on the ability of restaurants to effectively and efficiently operate, this ordinance temporarily suspends enforcement of required parking ratio for restaurants in order to allow the use of restaurant parking lots as outdoor dining space. All other local and state regulations remain in effect.

Prior to establishing outdoor seating in a private parking lot, the applicant must register with the City and provide a dimensioned site plan that includes the layout of the dining area, distance to restaurant and location of tables and chairs in compliance with the Centers for Disease Control social distancing requirements. The applicant must also identify the indoor and outdoor dining occupancy and the number of parking spaces remaining after establishment of the temporary outdoor dining area. The City will not charge for the review of the proposed temporary outdoor dining area.

This ordinance suspends enforcement of parking ratios for the sole purpose of allowing outdoor dining and customer pick-up and carry-out services in private parking lots. The suspension does not apply to the use of parking lots for yard games or other similar activities that would encourage people to congregate or share equipment.

This Ordinance will terminate when occupancy restrictions for restaurants are lifted or November 30, 2020, whichever is earlier. Upon termination, restaurants will have 7 days to remove outdoor dining facilities and restore all parking areas to parking.

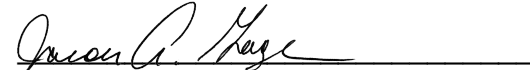
REMARKS: Staff recommends approval.

Submitted by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

lawfully approved patio seating are expected to be restricted to fifty percent of the result of the total square footage of the restaurant divided by thirty, provided state orders allow such level of occupancy and the measures tracked on the Springfield-Greene County Health Department's COVID-19 Recovery Dashboard indicate reopening further is prudent; and

WHEREAS, City Council, recognizing the impact of these restrictions on the ability of restaurants to effectively and efficiently operate, desires to authorize issuance of temporary encroachment licenses for temporary sidewalk cafés or temporary street café permits to restaurants located within either the Downtown Springfield Community Improvement District or Commercial Street Community Improvement District; and

WHEREAS, the City has exclusive control over its public streets, alleys and sidewalks pursuant to Section 82.190, RSMo; and

WHEREAS, the City previously adopted General Ordinance 5328 on December 8, 2003, to implement a permitting process to allow certain encroachments, including sidewalk cafés, upon the public streets, public sidewalks and public rights-of-way; and

WHEREAS, the City now wishes to allow for certain sidewalk cafés and street cafés to be issued temporary permits as set forth herein; and

WHEREAS, City Council finds that the enactment of this Ordinance constitutes an emergency pursuant to City Charter section 2.12 in that occupancy restrictions remain necessary to preserve public health, and aiding compliance with these occupancy restrictions relates to an immediate need to preserve public health and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Language to be added is underlined. Language to be deleted is ~~stricken~~.

Section 1 – Springfield City Code, Chapter 98, 'Streets, Sidewalks and Public Places,' Section 98-323, 'Certain encroachments authorized by the director of public works,' is hereby amended as follows:

Sec. 98-323. - Certain encroachments authorized by the director of public works—
Procedures related thereto.

- (a) The director of public works is hereby authorized to allow, on, in, or over a public street, public sidewalk or public right-of-way, pursuant to this section, the following types of encroachments: awnings, canopies, planters, street furniture, sidewalk cafes, projecting signs, and bicycle docks associated with a bicycle share program.

(b) Any person who desires to construct, install or place an encroachment provided for in subsection (a) on, in, or over a public street, public sidewalk or public right-of-way, shall first make application to the director of public works for an encroachment permit and license, provided that the requested encroachment shall abut land owned or leased by the applicant unless the requested encroachment is a bicycle dock. Applications for a permit and license shall be submitted on forms approved by the director of public works and shall include the following:

- (1) The location, nature, size and purpose of the proposed encroachment.
- (2) Plans, specifications, drawings and other information as required by the director of public works.
- (3) Detailed information as to any signage and markings that will be applied to the proposed encroachment.
- (4) An application fee according to the approved fee schedule filed with the city clerk. If the proposed encroachment is for a sidewalk café intended to operate on a temporary basis during the Mayor's declaration of civil emergency, and the application is submitted both before November 30, 2020, and while restaurant occupancy is restricted to less than one hundred percent occupancy, no permit fee shall be required. Any such sidewalk café for which no permit fee is paid shall be removed no later than seven days after the earlier of November 30, 2020, restaurant occupancy being restored to one hundred percent occupancy, or the withdrawal of the Mayor's declaration of civil emergency. Upon removal, any sidewalk, parking area, or other public right-of-way shall be restored to its previous use as a sidewalk, parking area, or other public right-of-way.

An encroachment permit or license may be issued pursuant to this section only after demonstrated consideration has been given to any city "Encroachment Design Guidelines" which are on file in the office of the director of public works.

- (c) If the application is approved, the applicant may be issued an encroachment permit from the director of public works provided the applicant enters into an encroachment license agreement with the city as set forth in section 98-325.
- (d) The cost of the encroachment permit shall be equal to the minimum building permit fee as found in the fee schedule on file with the office of the city clerk provided that no permit fee shall be required if the encroachment request is included within another project that requires a building permit. If the proposed encroachment is for a sidewalk café and the application is submitted between the dates of March 16, 2020 and November 30, 2020, no permit fee shall be required.

Section 2 – Springfield City Code, Chapter 98, 'Streets, Sidewalks and Public Places,' Section 98-325, 'Terms and conditions of an encroachment license agreement,' is hereby amended as follows:

Sec. 98-325. - Terms and conditions of an encroachment license agreement.

(a) An encroachment license agreement to construct and maintain, or retain, an encroachment authorized by section 98-323 shall be in a form approved by the city attorney, and shall be signed by either the applicant and/or building owner if the building owner wants to have an interest in such license. The license agreement may be recorded by the city in the office of the recorder of deeds of Greene County, Missouri. The license agreement shall include provisions requiring:

- (1) That the license to maintain the encroachment is revocable by the city upon reasonable written notice to the encroaching licensee;
- (2) That the licensee, and the licensee's grantees, successors and assigns, shall defend, indemnify and hold the city harmless from all claims of personal injury or property damage arising from construction, location and maintenance of the encroachment;
- (3) That the licensee and the licensee's grantees, successors and assigns, shall carry at all times adequate public liability insurance with limits up to or in excess of the limits set forth in RSMo 537.610, except that when the encroachment in question is a projecting sign, awning, or canopy, or the encroachment in question is a sidewalk café intended to operate on a temporary basis during the Mayor's declaration of civil emergency and for which no permit fee was paid, the limits required shall be reduced to up to or in excess of \$1,000,000.00, and provide for insurance to continue after the license is revoked or terminated for any reason for a sufficient period of time to protect the city from claims not yet filed, in all cases the city shall be named as an additional insured;
- (4) That the licensee, and the licensee's grantees, successors and assigns, will maintain the encroachment in a safe and presentable condition;
- (5) That the licensee and the licensee's grantees, successors and assigns, grant an irrevocable license to the city to enter upon the abutting property as may be necessary to remove the encroachment at the costs of such licensee;
- (6) That the licensee, the licensee's grantees, successors and assigns, shall be required to remove the encroachment from the public right-of-way upon receipt of written notice from the city to do so, within the time

- 172 specified in the notice and at no cost to the city; and
- 173
- 174 (7) That the license terminates upon transfer of the abutting property to a
- 175 new owner within 30 days, provided that the obligation to indemnify and
- 176 insure on behalf of the city shall survive and continue to run with the land
- 177 until the encroachment and all parts thereof have been removed or a
- 178 new license with adequate insurance and indemnification guarantees are
- 179 provided to the city;
- 180
- 181 (8) That the license shall be recordable in the land records of the Greene
- 182 County recorder's office; and
- 183
- 184 (9) Such other terms and conditions as adjudged by the director of public
- 185 works or the city attorney as necessary in the public interest.
- 186
- 187 (b) In addition to the requirements of subsection (a), any proposed bicycle dock
- 188 encroachment, shall not be permitted or allowed unless the applicant and city
- 189 are parties to an existing cooperative agreement to regulate the placement
- 190 and management of any approved bicycle docks. The director of public works
- 191 is hereby authorized to enter into such cooperative agreements so long as
- 192 said cooperative agreement is consistent with this article. Such cooperative
- 193 agreement shall include, at least the following terms:
- 194
- 195 (1) That any encroachment permit for the placement of any of the applicant's
- 196 bicycle docks may be revoked upon breach of any of the terms of the
- 197 agreement;
- 198
- 199 (2) That the applicant shall be solely responsible for recovering any bicycles
- 200 abandoned or misplaced and any costs associated therewith;
- 201
- 202 (3) That the applicant shall be solely responsible for any injury or damage
- 203 caused by any bicycles used in connection with applicant's bicycle
- 204 docks;
- 205
- 206 (4) That the placement of any logos or sponsorship information, shall
- 207 comply with all applicable federal, state, and local regulations and shall
- 208 not be used as a public forum for public debate;
- 209
- 210 (5) That the placement of any logos or sponsorship information may be
- 211 limited to certain areas of the bicycle dock and that the available area in
- 212 which a logo or any sponsorship information may be placed may be
- 213 limited so as to address the public safety concerns inherent with signs,
- 214 logos, and decals placed near streets and the traveling public;
- 215
- 216 (6) That the term of any cooperative agreement shall be limited to not more
- 217 than one year; and

- 218
219 (7) Such other terms and conditions as adjudged by the director of public
220 works as necessary to comply with the intent of this article.
221

222 Section 3 – Springfield City Code, Chapter 10, Alcoholic Beverages, Section 10-
223 61, 'Definitions,' is hereby amended as follows:
224

225 The following words, terms and phrases, when used in this division, shall have
226 the meanings ascribed to them in this section, except where the context clearly
227 indicates a different meaning:
228

229 *Applicant* means any person applying for a liquor license.
230

231 *Exempt organization* means any charitable, religious, or service organization which has
232 obtained an exemption from the payment of federal income taxes as provided in Title
233 26, Subchapter F, Section 501(c)(3) of the United States Internal Revenue Code of
234 1986, as amended, and who is qualified to conduct business in the state and must be
235 either chartered or operating for a period of not less than six months prior to the date of
236 application for a liquor license.
237

238 *General merchandise store* means any retail establishment whose liquor and beer sales
239 constitute less than 30 percent of the gross annual sales, and which does not sell liquor
240 or beer by the drink.
241

242 *Liquor license* means:

- 243 (1) Retail liquor by the drink;
244 (2) Retail five percent beer by the drink;
245 (3) Retail liquor in the original package; and
246 (4) Retail three and two-tenths percent beer by the drink;
247 but shall not include any other authorized intoxicating beverage license.
248

249 *Premises* means those areas in which the liquor license authorizes the sale of
250 intoxicating beverages, sidewalk cafés constructed on a temporary basis and for which
251 no permit fee was paid, and outdoor dining facilities in a private parking lot that have
252 been approved by the Director of Planning and Development as authorized by Council
253 Bill 2020-130.
254

255 *Restaurant* means any establishment which has over \$50,000.00 in gross annual food
256 sales; however, not more than 50 percent of gross annual food sales can be for
257 consumption off the premises.
258

259 *Street upon which the premises fronts* means the street upon which a public entrance is
260 located.
261

262 Section 4 – City Council hereby finds and declares that an emergency exists in
263 that temporarily waiving application fees and amending insurance requirements will aid

in compliance with occupancy restrictions during the COVID-19 pandemic and therefore this Ordinance relates to the preservation of public health and safety pursuant to section 2.12 of the City Charter and may be passed in one reading. This Ordinance shall be in full force and effect from and after passage.

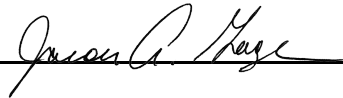
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-131

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Amending Chapter 98 of the Springfield City Code, Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain encroachments authorized by the director of public works—Procedures related thereto,' to waive application fees for encroachment permits for sidewalk cafés; and Section 98-325, 'Terms and conditions of an encroachment license agreement,' to modify the insurance requirement for sidewalk cafés during the Mayor's declaration of civil emergency; and declaring an emergency pursuant to City Charter Section 2.12.

BACKGROUND INFORMATION: On March 16, 2020, the Mayor declared a civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19") pandemic. In addition, City Council adopted Special Ordinance 27293 on that same day. Special Ordinance 27293 prohibited certain public gatherings and authorized the Mayor to issue additional orders amending which public gatherings are prohibited during the pendency of the civil emergency declaration.

The Mayor has issued subsequent Stay at Home and Road to Recovery Orders over the past two months. The current Road to Recovery Order limits customer occupancy in restaurants to the result of the total square footage of the restaurant divided by 30 times 25%. Customer occupancy of lawfully approved patio seating is similarly restricted. This restriction is expected to be in effect until June 15, 2020, at which time occupancy will be restricted to the result of the total square footage of the restaurant divided by 30 times 50% provided state orders allow such level of occupancy and the measures tracked on the Springfield-Greene County Health Department's COVID-19 Recovery Dashboard indicate reopening further is prudent.

Recognizing the impact that these restrictions have had on the ability of restaurants to effectively and efficiently operate, this ordinance provides an opportunity for sidewalk cafes to operate on a temporary basis during the Mayor's declaration of civil emergency prior to November 30, 2020, and while restaurant occupancy is restricted to less than one hundred percent occupancy.

This ordinance decreases the amount of general liability insurance required for sidewalk cafes and street cafes and waives the fee for encroachment licenses for the same. This ordinance will terminate when occupancy restrictions for restaurants are lifted or November 30, 2020, whichever is earlier. Upon termination, restaurants will have 7 days to remove outdoor dining facilities and restore the sidewalk or street to its original condition.

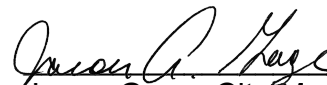
REMARKS: Staff recommends approval.

Submitted by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

34
35 WHEREAS, this appropriation benefits public health, safety and welfare of the
36 citizens of the City of Springfield and serves the public purpose of supporting timely
37 response to and recovery from the impacts of the COVID-19 pandemic; and
38

39 WHEREAS, public input has been sought via a public hearing of the Citizen's
40 Advisory Committee for Community Development on May 19, 2020, the distribution of a
41 Housing and Community Needs Survey, and staff assessments of current borrowers,
42 local lenders, business associations, and business owners; and
43

44 WHEREAS, pursuant to City Charter Section 2.16(25) this Ordinance qualifies as
45 a one-reading bill because it relates to the acceptance of a grant from a federal agency.
46

47 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
48 SPRINGFIELD, MISSOURI, as follows, that:
49

50 Section 1 – City Council hereby makes and adopts the determinations and
51 findings contained in the recitals set forth above.
52

53 Section 2 – The City Manager, or his designee, is hereby authorized to accept
54 CDBG-CV funds allocated by HUD from the CARES Act as set forth in "Exhibit A,"
55 which is attached hereto and incorporated herein by this reference, and to enter into any
56 necessary agreements and exercise all powers necessary to accept and carry out the
57 grant, including the execution of contracts, provided the form of the contract is approved
58 by the City Attorney, or designee.
59

60 Section 3 – The Fiscal Year 2019 Annual Action Plan for the Community
61 Development Block Grant and HOME Investment Partnerships Program is hereby
62 amended to reflect additional CDBG funds from HUD to supplement existing
63 programs as set forth in "Exhibit A."
64

65 Section 4 – City Council hereby amends the budget of the City's Department of
66 Planning and Development for Fiscal Year 2019-2020 in the accounts and in the
67 amounts as shown on Budget Adjustment No. 054, a copy of which is attached hereto
68 and incorporated herein by reference as "Exhibit B."
69

70 Section 5 – City Council finds that the budget adjustment made above has been
71 recommended by the City Manager and further finds that the budget adjustment herein
72 is necessary to meet an immediate need for relevant public expenditure that cannot be
73 met by other financial resources.
74

75 Section 6 – City Council hereby finds and declares that this Ordinance authorizes
76 the acceptance of grant funds from a state or federal government agency and may be
77 passed as a one-reading ordinance pursuant to City Charter Section 2.16(25). This
78 Ordinance shall be in full force and effect from and after passage.
79

80 Passed at meeting: _____

81

82 _____
83 Mayor

84

85 Attest: _____, City Clerk

86

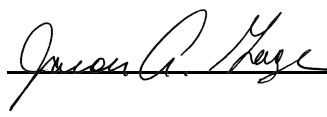
87 Filed as Ordinance: _____

88

89 Approved as to form: , Assistant City Attorney

90

91

92 Approved for Council action: , City Manager

93

EXPLANATION TO COUNCIL BILL: 2020- 109

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the City Manager, or his designee, to accept additional Community Development Block Grant funds allocated by the U.S. Department of Housing and Urban Development from the Coronavirus Aid, Relief, and Economic Security Act emergency funding and to enter into any necessary agreements and exercise all powers necessary to select and implement any projects for funding; amending the Fiscal Year 2019 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Program; amending the budget of the City's Department of Planning and Development for Fiscal Year 2019 in the amount of \$916,138.00; and declaring that this Ordinance qualifies as a one-reading bill pursuant to City Charter Section 2.16(25). (Staff recommend approval.)

BACKGROUND: There have been several declarations of emergency by the President of the United States, the Governor of the State of Missouri, the Mayor of Springfield, and the Director of the Springfield-Greene County Health Department regarding the Coronavirus pandemic. Congress enacted the CARES Act to supply emergency funds to prevent, prepare for, and respond to the coronavirus. HUD allocated \$916,138 in CDBG-CV funding for that purpose. HUD also provided emergency guidance along with certain waivers and suspensions of the HOME and CDBG regulations to enable prompt use of the funds (see "Exhibits A and B").

This amendment will allow the City to implement a rarely used criteria known as Urgent Need National Objective and to direct the funds for the purpose of assisting with the sustainability of the City's ongoing Loan Program and also support and assist with homeowner, tenant, business and non-profit agency activities. The funds will be applied to activities that meet HUD's eligibility criteria.

Public input has been sought via a public hearing of the Citizen's Advisory Committee for Community Development on May 19, 2020, the distribution of a Housing and Community Development Needs Survey and, staff assessments of our current borrowers, local lenders, business associations and business owners.

REMARKS: Staff recommends approval.

Submitted by:

A handwritten signature in black ink, appearing to read "Bob Jones", is written over a horizontal line.

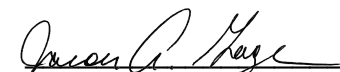
Bob Jones, Grants Administrator

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit A

FY-19 Annual Action Plan Amendment CARES ACT funding

CDBG-CV Projects	CDBG
CDBG-CV Economic Development Business Assistance	\$ 403,100.00
CDBG-CV Public Service/ Homelessness	\$ 330,038.00
CDBG-CV Affordable Housing Assistance	\$ 45,580.00 **
CDBG-CV Contingency	\$ 137,420.00
TOTAL	\$ 916,138.00

Due to the CARES ACT restrictions preventing duplication of payments from different sources, these allocations may be modified by up to 25% of these amounts for purposes of compliance; the total will not be adjusted only the allocation between projects.

**There will be an additional \$200,000 allocated to Affordable Housing Assistance from the FY-19 HOME Grant (\$100,000) and the FY-20 HOME Grant (\$100,000).

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
054

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
21110	17	60110	416010	100152	00000	\$ 916,138	CDBG-CV Stimulus Funds
Net Revenue Adjustment						\$ 916,138	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
21110	17	60110	504580	100152	00000	\$ 916,138	CDBG-CV Stimulus Funds
Net Expenditure Adjustment						\$ 916,138	

Fund Balance Appropriation:

Fund	Title	Amount
		-

Explanation: To amend the FY2019-20 budget by appropriating federal grant funding for the Community Development Block Grant CARES act funding in response to the Coronavirus pandemic.

Requested By:

Mary Lill Smith 05/26/20
Department Head Date

Approved By:

DD Holt 05/26/20
Director of Finance Date

Authorization:

Council Bill No. 2020-109
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date

One-rdg. X
P. Hrngs. X
Pgs. 6
Filed: 05-26-20

Sponsored by: Fisk

First Reading:

Second Reading:

COUNCIL BILL 2020-110

SPECIAL ORDINANCE

AN ORDINANCE

1 AMENDING the Citizen Participation Plan as part of the Consolidated Plan for the
2 administration of City programs funded by the U.S. Department of
3 Housing and Urban Development to accommodate certain emergency
4 situations; and declaring an emergency. (Staff recommends approval.)
5
6

7 WHEREAS, the Citizen Participation Plan ("CPP") is a U.S. Department of
8 Housing and Urban Development ("HUD") required document that describes the
9 procedures that the City uses to obtain local citizen input regarding HUD programs; and
10

11 WHEREAS, the CPP was approved by City Council in Ordinance 27087; and
12

13 WHEREAS, the CPP lacks provisions for responding to emergencies; and
14

15 WHEREAS, in situations of urgent need, HUD may waive or suspend some of its
16 regulations to allow prompt use of HUD funds in response; and
17

18 WHEREAS, appropriate responses may include modifying public-notice and
19 public-comment rules in HUD programs, including the HOME Investment Partnerships
20 ("HOME") and Community Development Block Grant ("CDBG") programs; and
21

22 WHEREAS, in response to the recent COVID-19 pandemic situation, HUD has
23 authorized a waiver for the City to reduce the usual notice and review period to only five
24 (5) days to allow prompt action; and
25

26 WHEREAS, adding the above-stated section to the CPP will clarify that the City
27 will implement a five-day review and notice period for any future declared emergency
28 where it is necessary to redirect HUD funds; and
29

30 WHEREAS, the proposed changes will only be used in the event of an
31 emergency declaration by the President of the United States, the Governor of the State
32 of Missouri, the Greene County Commission, and/or the Mayor of Springfield, Missouri.
33

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:

36
37 Section 1 –The Citizen Participation Plan is hereby amended to add a section set
38 forth in “Exhibit A”, titled “EMERGENCY RESPONSE WOULD NOT REQUIRE A
39 SUBSTANTIAL AMENDMENT,” said Exhibit A attached hereto and incorporated herein
40 by reference.

41
42 Section 2 – City Council finds and declares that this Ordinance relates to the
43 preservation of public peace, property, health, safety, or morals and therefore
44 constitutes an emergency under City Charter Section 2.12(1). Therefore, this Ordinance
45 shall be in full force and effect from and after passage

46
47 Passed at meeting: _____

48
49 _____
50 Mayor

51
52 Attest: _____, City Clerk

53
54 Filed as Ordinance: _____

55
56 Approved as to form: Duke M. Donald, Assistant City Attorney

57
58
59 Approved for Council action: Jason A. Hays, City Manager
60

EXPLANATION TO COUNCIL BILL 2020-110

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Citizen Participation Plan as part of the Consolidated Plan for the administration of City programs funded by the U.S. Department of Housing and Urban Development to accommodate certain emergency situations; and declaring an emergency. (Staff recommends approval.)

BACKGROUND INFORMATION: The Citizen Participation Plan (“CPP”) is a U.S. Department of Housing and Urban Development (“HUD”) required document that describes the procedures that the City will use to obtain local citizen input regarding these grant programs. The CPP was approved by City Council Ordinance 27087. There have been different types of emergencies through the years, such as the 2007 Ice Storm and the current COVID-19 emergency, that required quick response and the application of HUD Grant funds in ways that necessitated modifications to the normal process and loan parameters. In situations of urgent need such as these, HUD may issue waivers to or suspension of some of their regulations in order to allow prompt use of HUD funds in response to the emergency. In order to do this, the City needs to be able to modify the customary notice to the public and change the public comment period described by HUD for the HUD Grant Programs including the HOME Investment Partnerships Program (“HOME”), the Community Development Block Grant (“CDBG”) Program and other HUD programs.

During previous emergencies associated with other U.S. disasters, HUD has waived or suspended certain requirements to expedite funding allocation. In the recent COVID situation HUD has authorized a waiver for the City to reduce the usual notice and review period to only 5 days which will allow prompt action. This proposed change will amend the CPP to add and clarify that the City will implement a 5-day review and notice period for the changes to the Fiscal Year 2019 Grant and any future declared emergency where there is a need to redirect HUD funds.

The policy changes proposed will only be used in the event of an emergency declaration by the President of the United States, the Governor of the State of Missouri, the Greene County Commission, and/or the Mayor of Springfield.

“Exhibit A” is the proposed amendment to the CPP providing more flexible provisions and policy.

REMARKS: Staff recommends approval.

Submitted by:

A handwritten signature in black ink, appearing to read "Bob Jones", written over a horizontal line.

Bob Jones, Grants Administrator

Recommended by:

A handwritten signature in black ink, appearing to read "Mary Lilly Smith", written over a horizontal line.

Mary Lilly Smith, Director

Approved by:

A handwritten signature in black ink, appearing to read "Jason Gage", written over a horizontal line.

Jason Gage, City Manager

Exhibit A

DISASTER/EMERGENCY RESPONSE WOULD NOT REQUIRE A SUBSTANTIAL AMENDMENT

There have been situations that occur where the City experiences a natural disaster or emergency. Examples of these include the 1993 Ferguson Sinkhole Flood, the Ice Storm of 2007 and the 2020 COVID-19 virus pandemic. In these situations, either the Mayor of Springfield, the Greene County Commission, the Governor of the State of Missouri, and/or the President of the United States declared that emergency conditions existed. These events are not predictable as to when they will occur or what will be their impact on Springfield's residents, businesses, and/or the community resources.

Events that qualify as a declared disaster or emergency do not constitute a "substantial change," as defined in the Consolidated Plan, any Annual Action Plan, or amendments thereto. In such circumstances, requirements for formal adoption of an amendment to such plans are waived. In the event of a local, state, or federal disaster or emergency declaration for Springfield, the City may fund new activities and/or the reprogram funds, including canceling activities, to meet needs resulting from said disaster or emergency.

Therefore, the City of Springfield may utilize CDBG or HOME funds to meet these needs with a five (5) day public notice and comment period instead of a thirty (30) day public comment period, which is otherwise required for substantial amendments. For CDBG funding under FY 2019-2020, FY 2020-2021, and the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the City of Springfield may provide a five (5) day notice of a proposed off-cycle change beginning April 8, 2020 as allowed under a HUD waiver.

With respect to a declared disaster, the City may elect to use CDBG or HOME funds to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA), or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts undertaken by federal or local sources unless allowed by the federal government. Potential eligible uses of funds are those that are included in this Citizen Participation Plan, the Consolidated Plan, or any other CDBG or HOME eligible use. HUD may provide new guidance on eligible uses in which the City will comply with and may utilize as well.

WAIVER PROCESS

Upon determination of good cause, HUD has the authority to waive certain regulatory provisions of the CDBG, HOME, ESG and HOPWA programs subject to statutory limitations.

Examples of good cause for such waivers:

Presidential disaster declarations under Title IV of the Stafford Act.

The City of Springfield may seek a waiver to its Citizen Participation Process, in emergency situations when expedited assistance offered through Consolidated Plan/Annual Action Plan covered programs is deemed necessary by the Mayor.

HUD issues notices to waive deadlines for submission and reduction of public comment periods

Following HUD issuance of waiver notices or approval of a waiver requests, the City reserves the right to amend the Citizen Participation Plan comment period as follows:

A reduction in the public comment period for Consolidated Plan/Annual Action Plan substantial amendments from thirty (30) calendar days to five (5) calendar days.

A reduction in the public comment period from thirty (30) calendar days to five (5) calendar days in the event of a local “urgent needs” emergency or state/federally declared disaster.

Flexibility in determining what constitutes reasonable notice and opportunity to comment.

Forego public hearings when the emergency conditions dictate caution; however, the City, at its option, may hold virtual public hearings if determined to be necessary.

36

37

38 Approved as to form: Kyle T. [Signature], Assistant City Attorney

39

40

41 Approved for Council action: Jason C. [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020- 111

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Adopting the Analysis of Impediments to Fair Housing Choice.

BACKGROUND: The City is required to perform an Analysis of Impediments to Fair Housing Choice ("AI") to remain eligible for federal funding through the U.S. Department of Housing and Urban Development ("HUD"). The AI ("Attachment A") reviews statistics that might affect the ability of low- and moderate-income households to obtain housing and analyzes possible impediments to the choice of that housing.

Planning and Development Department staff analyzed the Census data updated by the American Community Survey ("ACS") data from 2010 to 2019 (as available) with some comparisons made to the 2010 census data that was used for the 2013 AI. This analysis shows how current economic and other trends relate to Fair Housing Choice for low- and moderate-income households in Springfield.

HUD requires a public participation process prior to adoption of the AI. As part of preparations for the HUD 5-year Consolidated Plan development process citizens were asked to provide input on impediments to fair housing choice as well. The major impediment identified by the citizen input was the lack of knowledge regarding fair housing by both owners and tenants.

The City Code gives the Mayor's Commission on Human Rights and Community Relations the responsibility to oversee fair housing practices and take complaints from those claiming to be injured by discriminatory practices. The Commission reviewed the draft AI in a public meeting on February 19, 2020, and they added a recommendation for an action item regarding the education of tenants and landlords be included in the plan to ameliorate this impediment. Their addition has been made to the attached document. This will provide the basis for other interaction with housing service and other non-profit agencies to develop a plan for furthering fair housing education.

The Community Partnership of the Ozarks' Housing Collaborative reviewed the AI at their public meeting on March 5, 2020. The Collaborative is comprised of members of over thirty community organizations having an interest in Fair Housing issues. No comments were made at that meeting or received after the meeting.

The document was sent to NAACP and Grupo Latino Americana for their comments, but none have been received to date.

REMARKS: The City is required by HUD to address impediments with appropriate activities as identified in this document- Staff recommends approval.

Submitted by:



Brendan K. Griesemer, AICP
Assistant Director

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit A



Analysis of Impediments to Fair Housing Choice

Update for 2020-2024 Consolidated Plan

City of Springfield, Missouri
January 2020

City Council Adopted



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I. Introduction and Executive Summary

Introduction

This document is the 2020 Analysis of Impediments to Fair Housing Choice (AI) for the City of Springfield, Missouri. An AI is a U.S. Department of Housing and Urban Development (HUD) required review in order to participate in the Community Development Block Grant (CDBG) and the Home Investment Partnerships Program (HOME) Grant programs.

HUD mandates that the City of Springfield certify that it will affirmatively further fair housing with each submission of their 5-year Consolidated Plan (CONPLAN). According to HUD, this means that the City of Springfield, receiving CDBG and/or HOME funds under the program will 1) complete a fair housing study, known as an Analysis of Impediments to Fair Housing Choice (AI); 2) develop strategies and activities to overcome the effects of identified impediments; and 3) maintain records that reflect the analysis and actions taken in this regard.

Federal Fair Housing Review Policy

Historically, the Federal Government's policy for this review of public and private policies or actions which may create barriers to furthering fair housing is based on:

- The Federal Fair Housing Act passed in 1968 and amended in 1988 which developed review criteria (24 CFR 570.904) and requires recipients of HUD funds to administer their program for housing and urban development in a manner which furthers fair housing.
- The National Affordable Housing Act of 1990 (NAHA) established a coordinated approach for Entitlement Jurisdictions for their fair housing efforts (24 CFR 91.21(c)).
- Executive Order 11063 as amended by Executive Order 12259 also apply (24 CFR 570.601) which identifies the protected classes.
- The current HUD definition of affirmatively furthering fair housing is in 24 CFR 5.152.

The HUD Fair Housing Planning Guide (FHPG) further describes the process for preparing an Analysis of Impediments to Fair Housing Choice (AI) leading to an Entitlement Jurisdiction's certification of its commitment to affirmatively further fair housing when using HUD's funds. Impediments to fair housing choice are defined in the FHPG as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choice or the availability of housing choice. Note, this planning guide adds additional criteria not included in the Public Laws or Executive Orders.
- Any actions, omissions, or decisions that have this effect.

This document provides an input for the City's proposed use and application of HUD grant funds for activities included in the Fiscal Year's 2020 – 2024 Consolidated Plan.

Springfield's AI Process, Participants, and Methodology

A. Who conducted the Analysis: This AI was developed by City Planning and Development staff using a process based on the Springfield Citizen Participation Plan (2018) and the Consolidated Plan consultation process.

B. Participants. Additional citizen input data was collected for this AI using both an online survey and over 35 face-to-face community meetings with agencies, business leaders, support groups, minority and neighborhood associations. There were over 850 participants that were asked to indicate which of these eleven options were the predominate fair housing barriers:

- Concentration of subsidized housing in certain neighborhoods
- Lack of affordable housing in certain areas
- Lack of accessible housing
- Lack of accessibility in certain neighborhoods'
- Lack of fair housing education
- State or Local laws and policies that limit housing choice
- Lack of knowledge among residents regarding fair housing
- Lack of knowledge among landlords/property managers on fair housing
- Lack of knowledge among real estate agents regarding fair housing
- Lack of knowledge among banker and lender regarding fair housing
- Lack of Fair Housing Organizations

C. Methodology

The approach to the City of Springfield's AI was based on the methodologies recommended in HUD's Fair Housing Planning Guide, Vol. I. The City's Planning & Development Department staff conducted the Analysis of Impediments to Fair Housing Choice (AI).

Information was gathered from numerous agencies, departments and data sources as shown below, and reviewed for relevance to this analysis.

- U.S. Census Bureau :The census data is based upon 2010 Census and the American Community Survey (ACS) data, as available.
- U.S. Department of Housing and Urban Development (HUD) databases
- City of Springfield: Municipal Codes and Policies
- The Housing Authority of the City of Springfield (HAS)
- HUD Fair Housing and Equal Opportunity (FHEO) data from complaints

D. Funding Source: The City's current CDBG administration funds were used for the preparation of this document.

E. Conclusions:

1. Impediments found:

a. Lack of Knowledge of Fair Housing by tenants and landlords: The citizen input from the survey and meetings identified the "Lack of knowledge of fair housing" as the primary fair housing barrier by 40% of the survey respondents. This includes a lack of knowledge on behalf of the alleged victims regarding their fair housing rights or how to file a complaint and a lack of knowledge on the part of alleged discriminators of what they may or may not do. The remainder of the responses were scattered over the 10 various categories with the next highest ranked category being location of affordable housing (18%).

b. Poverty -- Continuing poverty level of 25% of the Springfield Population with higher percentages for minorities. The household income often dictates the choice of where to live based on what they can afford.

c. Aging Population and associated accessibility requirements for persons with disabilities. Various types of impairments often prescribe the housing accommodations needed to age-in-place or relocation options.

d. Housing Cost increase vs. Income increases: Fair market rent increase of 20%; median single-family house sales price increase of 21% from 2016 to 2019; higher demand for rentals (56% renters vs. 44% owner-occupied); with median Income growth of only 17%

Tempering the impact of the above impediments are these factors:

- (1) Springfield overall cost of living is 12% below the national average; with housing costs 30% below
- (2) Post-recession unemployment rates within the City are as low as 2.2% (Oct 2019)—job growth and expanded work hours for employees.
- (3) The limited number of housing discrimination claims that have been filed with the local or the state commissions on human rights.
- (4) Continued zoning allowances to accommodate multi-family development commensurate with the higher demand for rental housing.
- (5) Active focus on housing homeless persons and providing impactful homeless prevention services by several non-profit and faith-based agencies
- (6) Expanded development of accessible or universal designed housing using HUD and LIHTC funds

2. Actions to address impediments:

a. Progressive anti-poverty actions by the Prosper Springfield organization of community leaders.

b. Missouri Career Center/Workforce Development focus on vocational training for “Living Wage” jobs. Currently using over \$7 million in grant funds for workforce enhancement and job skills training.

c. Promotion of Universal design with accessible features for City-funded housing activities as well as increased application of HUD funds for emergency home repairs and accessibility for low-income homeowners.

d. Emphasis on affordable housing development through low-interest loans for rental, homebuyers and homeowners. City endorsement and support for State funded LIHTC housing that supports households below 50% of Area Median Incomes.

e. Additional emphasis by the Mayor’s Commission on Human Rights and Community Relations (MCHRCR) and Community Partnership of the Ozarks (CPO) on landlord and tenant education programs; homeless prevention and diversion through The Ozarks Alliance to End Homelessness (OAEH) (a.k.a. Continuum of Care). The MCHRCR, upon review of this draft document, recognizes that collaboration will foster better support for persons seeking help with any discrimination situation. Recognizing that many agencies are working to improve Springfield, they recommend the production of Fair Housing/Equal Opportunity Resource Guide that includes each of these diverse groups and their visions and resources. The guide can be used by anyone (case workers, agency staff, community leaders, etc.) who may connect with a person dealing with discrimination.

The City of Springfield places a great deal of emphasis on the development of affordable housing, a key component to fair housing choice. A review of impediments identified in previous AI’s indicates that the City is making progress to address the affordable housing concerns. However, as with most other communities, many of the problems are difficult to address with limited funds and resources.

II. Springfield's Background Data

There have been some demographic changes in Springfield's population with a 4.9% population growth since 2010. However, the total reported minority population remains relatively steady from the 2013 AI at just under 12%.

Springfield has not experienced any significant level of change in community factors from the 2013 AI that would be thought to have a substantial impact on fair housing.

A. DEMOGRAPHIC DATA:

1. Population and Race Characteristics

According to U.S. Census Bureau estimates, Springfield's population grew by nearly five percent (4.9%) between 2010 and 2017 (Table 1). During the seven (7) year period, Springfield's white population saw a very slight decline (-0.3%) relative to other races at just over 88% of the total population. As indicated below, Springfield has a comparatively small minority population, compared to Missouri and the United States, at slightly more than eleven percent (11.6%) of the total population. However, it is gradually becoming more racially diverse with all races, other than white, increasing proportionately, also in keeping in line with trends in Missouri and the United States. The Black / African American population grew by fourteen percent (14%) during this period to become almost five percent (4.7%) of total population. The population which identified as being of a Hispanic ethnicity, increased by over twenty-three percent (23.5%) during this seven-year period.

Table 1: RACE PERCENTAGE COMPARISON			
2017 - With Estimated Percentage Changes From 2010 Percentages			
	United States – 2017	Missouri – 2017	Springfield – 2017
Estimated changes from 2010 are in parentheses			
Total Population	325,719,178 (+5.5%) ****	6,113,532 (+2.1%) ****	167,376 (+4.9%) ***
Race and Hispanic Origin			
White	76.6% (+5.8%)	83.1% (+0.4%)	88.4% (-0.3%) ****
Black or African American	13.4% (+6.3%)	11.8% (+1.7%)	4.7% (+14.0%) ****
American Indian*	1.3% (+0.2%)	0.6% (+0.1%)	0.6% (-0.2%) ****
Asian	5.8% (+20.8%)	2.1% (+31.3%)	2.1% (+10.5%) ****
Native Hawaiian**	0.2%	0.1%	0.2%
Two or More Races	2.7% (-6.9%)	2.3% (+9.5%)	3.1% (-3.1%) ****
Hispanic/Latino***	18.1% (+11.0%)	4.2% (+20.0%)	4.2% (+23.5%) ****
*American Indian, Alaska Native			
**Native Hawaiian and other Pacific Islanders			
***Hispanic/Latino considered an ethnicity, not a race			
****Estimated percentage change since 2010			
*****Estimated percentage change from 2010 percent			

Of interest to HUD is any census tract that may be classified as a Racially or Ethnically Concentrated Area of Poverty (R/ECAP). By HUD's definition, **R/ECAP** areas are census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area (with revisions to these formula for non-urban areas). There are no R/ECAP census tracts in Springfield even with the relative high rate of poverty.

Even the LIHTC rental housing developments are spread in diverse census tracts which promotes diversity in income by location.

Springfield's HUD-assisted rental housing developments target area covers 18 different census tracts to avoid any specific concentration of low-income housing.

2. Age Characteristics

The populations of Springfield, the state of Missouri and the nation are aging (Tables 2 and 3). Between 2010 and 2017 it is estimated that the percentage of Springfield's population under 18 years of age decreased at a much lessor rate (-1.1%) than Missouri's (-5.0%) and the nation's (5.8%). That population cohort (under 18) within the City is smaller than that of either Missouri or the United States at approximately eighteen percent (18.1%) of the total population, versus almost twenty-three percent (22.6%) for the State and the nation. The percentage of those sixty-five (65) and over is increasing, although Springfield's population is aging less rapidly than that of the United States and Missouri. This older age cohort is almost fifteen percent (14.9%) of the City's total population, slightly lower than the population of Missouri or the nation. Springfield's median age has increased more slowly than the nation's and Missouri's and our median age is younger than the nations and Missouri's by approximately five (5) years.

Table 2: POPULATION AGE COMPARISON			
2017 Data – With Percentage Changes From 2010			
	United States – 2017	Missouri – 2017	Springfield – 2017
Underage 18	22.6%** (-5.8%)*	22.6%** (-5.0%)*	30,295 (18.1%)** (-1.1%)*
Age 65 and Over	15.6%** (+20.0%)*	16.5%** (+17.9%)*	24,939 (14.9%)** (+2.8%)*
Median Age - years	37.7 (+0.5 yrs)	38.3 (+0.4 yrs)	32.8 (+0.4 yrs)
*Estimated percentage change from 2010 percentage			
**Estimated percentage of entire population			
***Source U.S. Census Bureau American Community Survey Population Estimates			

3. Population Change

TABLE 3: Population change 2010 to 2018						
Total Population Change	Natural Increase	Vital Events		Net migration		
		Births	Deaths	Total	International	Domestic
30,269	12,679	46,911	34,232	3,388	397	2,991

4. Household Characteristics

A review of selected City of Springfield household characteristics (Table 4) may reveal the types of housing units needed to house the city's special populations. The total number of households in Springfield has increased by 14.% from 2010. The percentage of households with children under 18 years dropped 16 percent. The number of female-headed households, with children under 18 years decreased 14%. The number of householders living alone increased by 28%. Householders living alone and over 65 years increased over 49%. Additional estimates for grandparent households is added this year.

TABLE 4: SELECTED HOUSEHOLD CHARACTERISTICS (ACS 2018 DATA) With percentage change from 2010	
Total households	79,220
Family households w/ Children under 18)	13,661 (17.2%)
Female householder, w/Children under 18	4,013 (5.1%)
Nonfamily households	33,406
Nonfamily households; 65 years or over living alone	12,268 (15.5%)
Households with one or more people under 18 years	15,638 (19.7%)
Households with one or more people 65 years and over	22,353 (28.2%)
Average family size	2.74
Grandparents w/ own grandchildren under 18 years	2,280 (N/A)
Number of grandparents living with own grandchildren under 18 years	1,387 (N/A)

TABLE 4A: Disability Data	Population	% of total Population	# Disabled	% Disabled of total	Percent of cohort
SGF Population	164,701	100.0%	32,283	19.6%	N/A

Population Under 18 years	28,750	17.5%	2,218	1.3%	7.7%
Population 18 to 64 years	107,562	65.3%	17,582	10.7%	16.3%
Population 65 years and over	28,389	17.2%	12,483	7.6%	44.0%
Source ACS 2018 data					

B. SPRINGFIELD INCOME DATA

Springfield's 2018 household median income was \$33,879 (Table 5), an 18% increase from \$28,697 in 2010. Broken down, 36.4 percent of households in 2018 earned less than \$25,000. About 30.8 percent of Springfield's households earned between \$25,000 and \$50,000 and about 32.8 percent earned more than \$50,000. The increases may be attributable to the low unemployment rate and a recent economic recovery from the recession. Table 6 indicates a much lower household income for Springfield's center city area (Zip Code 65806), with the higher incomes concentrated in the south and east sections of Springfield (Zip Codes 65809 and 65810). Table 7 shows the Per Capita income growth trend for the Springfield MSA area which includes Greene, Christian, and Webster counties.

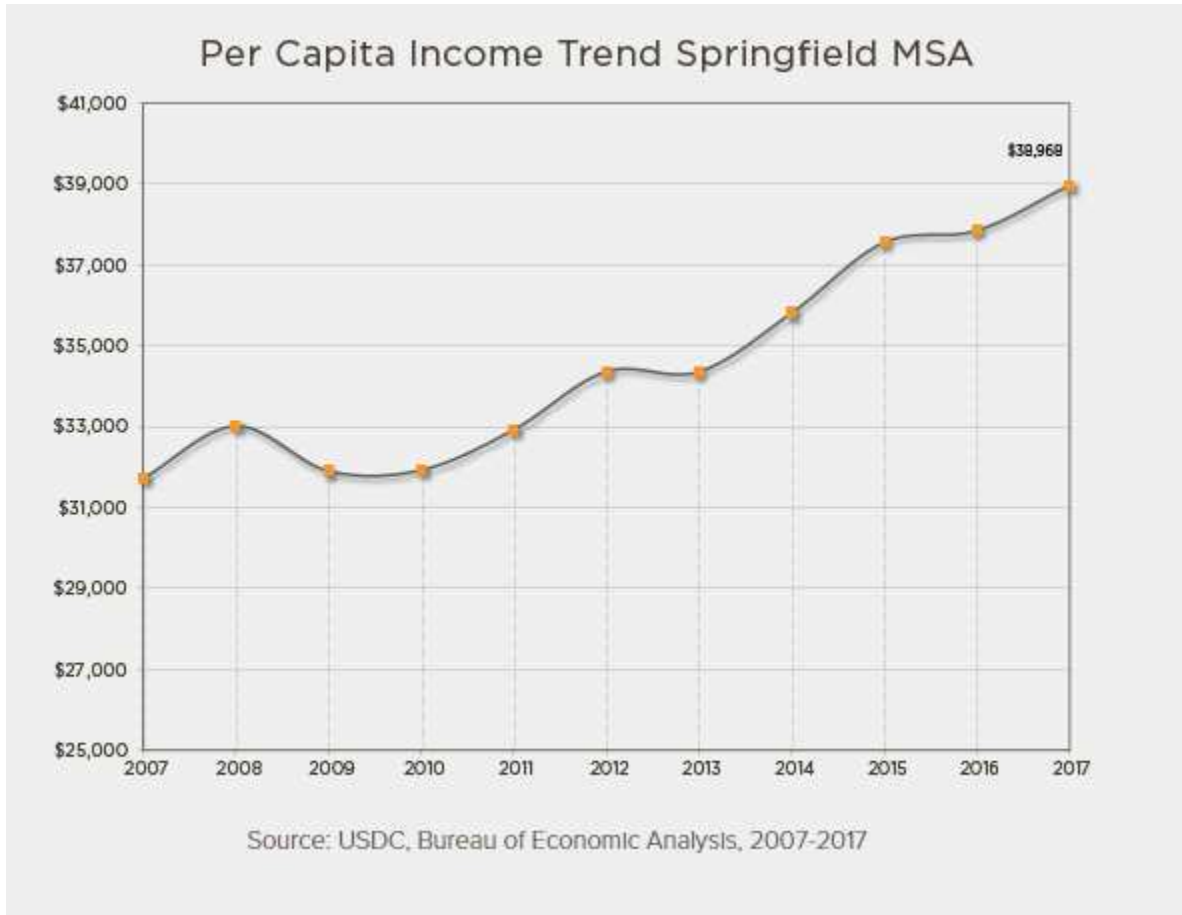
**Table 5: SPRINGFIELD HOUSEHOLD INCOME
2018 – With Percentage Changes Since 2010**

Annual Household Income	Percentage of all Households – 2018	Percentage Change since 2010**
Less than \$10,000	10.5%	-3.3%
\$10,000 to \$14,999	11.8%	+1.2%
\$15,000 to \$24,999	14.1%	-5.5%
\$25,000 to \$34,999	14.5%	-0.6%
\$35,000 to \$49,999	16.3%	+2.3%
\$50,000 to \$74,999	16.5%	+1.3%
\$75,000 to \$99,999	7.7%	+2.3%
\$100,000 to \$149,999	4.9%	+1.2%
\$150,000 to \$199,999	1.9%	No change
\$200,000 or more	1.8%	+1.1%
Household Median Income	\$33,879	+18.0%

**TABLE 6: Median income and poverty rates by zip codes;
ACS 2013-2017 CENSUS DATA**

Zip Code	Poverty Rate	Median Household Income
65806	51.0%	\$16,357
65802	25.7%	\$34,649
65803	23.8%	\$35,871
65807	22.4%	\$38,862
65804	12.8%	\$48,214
65810	6.7%	\$68,597
65809	6.0%	\$98,043

TABLE 7: INCOME DATA FOR SPRINGFIELD MSA



C. EMPLOYMENT DATA

The City of Springfield is recognized as a community with a diverse labor force. This has been a factor in maintaining a relatively consistent unemployment rate. Table 8 shows the top 10 employers in Springfield at the time of the original previous Analysis of Impediments report in 2013 compared with the current top 10 employers. Springfield has a strong health care industry, as evidenced by the employers in the top two positions. The employers are not concentrated in any one geographic area of the city.

The City of Springfield Planning and Development and the Workforce Development (WD) Departments continues to work with other government and local partners to retain existing employers and secure new employers who will provide jobs at wage levels needed to provide a living wage for area residents. WD uses a variety of grants targeted for living wage job skills training and preparation for those seeking their first job as well as a higher job. Many skills development programs are affiliated with or offered through the local Springfield universities and community colleges. The Springfield Public Schools piloted the Greater Ozarks Center for Advanced Professional Studies (GOCAPS) that is designed to immerse high school students in professional environments for careers they may consider in the future.

The post-recession non-seasonally adjusted unemployment rate for Springfield is a low as 2.8% (U.S. Bureau of Labor Statistics November 2019).

Table 8: TOP 10 EMPLOYERS IN SPRINGFIELD AREA*
(Comparison of Summer 2011 with Summer 2018)

1	Mercy Health System (St. John's)	9,036	Cox Health Systems	11,669
2	Cox Health Systems	7,560	Mercy Health System (St. John's)	10,950
3	Wal-Mart Stores, Inc.	4,000	Wal-Mart Stores, Inc.	5,372**
4	Springfield Public Schools	2,911	Springfield Public Schools	4,100
5	United States Government	2,500	State of Missouri	4,018
6	Bass Pro Shops/Tracker Marine	2,363	Bass Pro Shops/Tracker Marine	3,341
7	State of Missouri	2,306	United States Government	3,005
8	Missouri State University	2,149	Missouri State University	2,174
9	O'Reilly Auto Parts (HQ)	1,673	Jack Henry & Associates, Inc.	2,174
10	Citizens Memorial Healthcare	1,600	O'Reilly Auto Parts (HQ)	2,042

*Data provided by the Springfield, Missouri Regional Economic Partnership

**Source: Hovers (employee count may not be full time equivalent)

D. Housing Profile

1. Selected Springfield Housing Characteristics

Changes to selected housing characteristics between the years 2010 and 2017 inside the City of Springfield, using U.S. Census data for those years, are shown in Table 8. The City's total number of housing units increased by 3.8%. By comparison, the City's total population increased by 4.9% (Table 1) and the number of households increased by fourteen percent (Table 4). The owner/renter ratio in occupied housing units continued to decline with owner occupied housing units decreasing to 44.9% of all housing units in the City by 2017, while renter occupied housing increased to 55.1% of all housing units. The average household size for owner occupied units and for rental occupied units remained constant at 2.19 and 2.08 respectively. The percentage of vacant owner-occupied units increased by 1% while the percentage of vacant renter housing increased significantly to over 8%.

**Table 8: SPRINGFIELD SELECTED HOUSING CHARACTERISTICS
2017 - Comparisons With 2010**

	2010	2017
Total housing units	78,070	81,045 (+3.8%)**
Owner occupied housing units	34,290 (49.2%)*	32,671 (44.9%)*
Renter occupied housing units	35,464 (50.8%)*	40,094 (55.1%)*
Vacant housing units	7,010 (9.1%)*	8,280 (10.2%)*
Owner occupied vacancy rate	2.3%*	3.3%*
Renter occupied vacancy rate	13.2%*	8.2%*
Average Household size – Owner occupied	2.19	2.19 (-0.0%)**
Average Household size – Renter occupied	2.08	2.08 (+0.0%)**
Single family dwellings (detached and attached)	51,698 (66.2%)*	53,086 (65.5%)*
Mobile homes	1,920 (2.8%)*	1,695 (2.1%)*
Duplex dwellings	2,923 (3.7%)*	3,201 (2.1%)*
Dwellings in Apartments (3 or more dwellings per structure)	21,529 (27.6%)*	23,021 (28.3%)* (+6.9%***)
Units Lacking Complete Plumbing Facilities	1.1%*	0.2%*
Units Lacking Complete Kitchen Facilities	2.3%*	0.9%*
*Percentage of total		
**Percentage change from 2010		
***Percentage change from 2010 percentage		

Single-family housing units (both detached and attached) are the predominant housing type in Springfield. While the number of single-family units increased in those ten years, their percentage of all housing units remained steady at about 65 percent of the housing stock. Both mobile home and duplex units continued to decline in both total numbers and percentages of all housing units. The percentage of structures inside the City with three or more housing units (labeled apartments in this table) increased slightly. Two characteristics in Table 8, units lacking complete plumbing facilities and those lacking complete kitchen facilities, demonstrate housing conditions in Springfield. The percentages of all the housing units in both categories decreased.

2. Public Housing

The Housing Authority of the City of Springfield (HAS) currently has 756 units (a drop from 765 in 2013) Public Housing units and 913 Section 8 and special purpose vouchers (an increase from 584 in 2013). The latest Public Housing inventory is detailed in Table 10. HAS maintains a 2-year waiting list for rental assistance. The U.S. Department of Housing and Urban Development “rates” each housing authority. HAS received a rating of “Standard Performance” in 2016-2018 which is the 2nd highest rating. HAS is in transition to convert its housing portfolio in Project-based Section 8 housing under HUD’s Rental Assistance Demonstration (RAD) program which is expected to further enhance the housing conditions of their existing housing units and add new units as well in the next few years.

Table 10: PUBLIC HOUSING AUTHORITY INVENTORY*							
Project	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heritage Tower, 515 Mt. Vernon	98	64	33	1			
Madison Tower, 421 West Madison	130	100	30				
South Tower, 770 South Avenue	84	63	21				
Cedarbrook Apts., 811 N. Cedarbrook	80		24	32	16	8	
Villa Marie Apts., Villa Marie & Norton Road	32		3	15	10	4	
Bolivar Rd. Apts., 2336 Bolivar Rd	81		18	33	20	8	2
Glenwood Apts., 722 E. Glenwood	33			13	20		
Circle Apts., S. Wedgewood, S. Weaver, N. Delaware	20		5	12	3		
Stillwell Columns, 525 S. Campbell	142		141	1			
Dogwood Square (2 sites)	24		24				
Scattered Sites	32			16	16		
Totals	765	227	298	133	85	20	2

*From the Housing Authority of Springfield

3. Area Housing Costs

Sales prices increased in the entire city by 21.3 % between 2016 and the 3rd Quarter of 2019.

TABLE 11: MEDIAN SINGLE FAMILY HOME SALES PRICES					
National Association of REALTORS®					
Median Sales Price of Existing Single-Family Homes for Metropolitan Areas					
44180 Springfield MO	2016	2017	2018	2019.Qtr 3	% Change
Median Sales price (000's)	\$130.30	\$134.30	\$143.10	\$158.10	21.3%

Dwelling unit rents continue to rise. (Table 12). Sixty percent of rental units rented for \$500 or less in 2000. That percentage dropped to 31% in 2010 and 60% rented for \$500 or more. Median rent

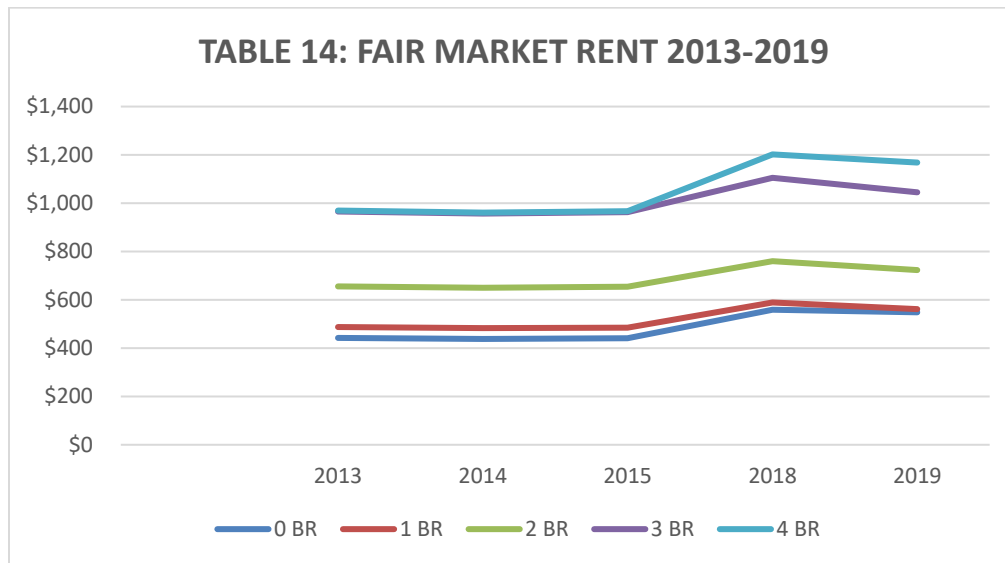
increased by 17% to \$711 since 2010. The U.S. Department of Housing and Urban Development uses 30% of a household's income as a benchmark for the appropriate amount a household should pay for rent. 51.7 percent of renters paid more than 30% of their income for rent in 2017; a drop from 58% in 2010.

TABLE 12: RENTS PAID AND RENTS COMPARED TO INCOME ACS DATA 2013-2017

Occupied units paying rent	39,014	39,014
Less than \$500	6,315	16.2%
\$500 to \$999	26,317	67.5%
\$1,000 to \$1,499	5,523	14.2%
\$1,500 to \$1,999	464	1.2%
\$2,000 to \$2,499	229	0.6%
\$2,500 to \$2,999	85	0.2%
\$3,000 or more	81	0.2%
Median (dollars)	711	(X)
No rent paid	1,080	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRPI)		
Occupied units paying rent	37,478	37,478
Less than 15.0 percent	3,839	10.2%
15.0 to 19.9 percent	4,843	12.9%
20.0 to 24.9 percent	4,845	12.9%
25.0 to 29.9 percent	4,590	12.2%
30.0 to 34.9 percent	3,264	8.7%
35.0 percent or more	16,097	43.0%

4. Fair Market Rents

Fair Market Rents are established annually by the U.S. Housing and Development Department. They are to ensure low- and moderate-income households pay an appropriate share of their income for housing provided through HUD programs. Table 14 demonstrates these rents for years 2013 through 2019 with an average increase of 15.6% for all size units.



F. OTHER RELEVANT DATA

1. Cost of Living

The ACCRA (American Chamber of Commerce Researchers Association) Cost of Living Survey (prepared by The Council for Community and Economic Research) compares the costs for goods and services in communities (known as the Cost of Living or COL) with the same costs in other communities and the U.S. as a whole. Table 15 lists the categories used in the survey and how they ranked in Springfield compared with the United States COL (being a score of 100). Springfield's composite (overall) score in 2019 was 87.3% a decrease from 90% in 2013. Springfield's housing cost comparison decreased from 78.3% to 68.6%. Even with housing prices rising, Springfield fairs better in the cost of living when compared to other parts of the state. Utility costs were significantly less in Springfield as compared with all other Missouri communities; this cost is directly related to housing affordability. Comparing Springfield with the State of Missouri we are lower in all categories except Healthcare and Miscellaneous.

TABLE 15: Cost of Living for Missouri Cities – 3rd Qtr. 2019

STATE	INDEX	GROCERY	HOUSING	UTILITIES	TRANS	HEALTH CARE	MSC
Joplin MO	82.9	91.9	58.1	105.9	98.2	95.6	88.8
Springfield MO	87.3	99.0	68.6	85.8	86.9	97.6	97.9
St. Louis MO-IL	87.7	105.4	68.6	101.0	95.0	91.7	91.0
Missouri	89.1	99.1	70.6	98.2	93.4	95.0	92.6
Jefferson City MO	89.4	98.0	73.2	98.4	99.1	96.9	93.8
Columbia MO	91.3	96.1	72.3	100.1	93.4	103.8	101.2
Kansas City MO-KS	96.0	104.4	82.9	97.7	97.0	106.9	101.8

Source: <https://meric.mo.gov/data/cost-living-data-series>

- 2. State of Missouri Minimum Wage:** Recent voter approval of increases to the state's minimum wages will assist with the ability of very low-income households to afford housing that is within the recommended 30% of gross income.

Missouri Minimum Wage History & Future	
Time Period	\$ Amount
2015	\$7.65
2016	\$7.65
2017	\$7.70
2018	\$7.85
2019	\$8.60
2020	\$9.45
2021	\$10.30
2022	\$11.15
2023	\$12.00
2024	Indexed with CPI

3. Transportation

The City of Springfield has a transportation system which provides access for much of its population. The City is generally bounded by Interstate 44 on the north and US 65 on the east, with US 60 (James River Freeway) connecting to these routes on the south and west. A network of arterials, collector and local streets supplement these highways along with bike and walking routes, a public bus service run by City Utilities, a special handicapped-accessible bus system (Access Express) also run by City Utilities, for special needs individuals. A rideshare program is available and has been in existence for many years.

III. Evaluation of Springfield's Fair Housing Legal Status

The City's history of AI development: The City of Springfield first conducted a formal Analysis of Impediments to Fair Housing adopted by City Council in January 1997. The next AI update was completed in July 2006 using a contact housing survey and other local input. In 2013, the beginning development of the next 5-year Consolidated plan coupled with availability of the 2010 Census data, made it an appropriate time to produce the updated 2013 AI. This AI provides input for the 5-year CONPLAN cycle (2020-2024) using the 2010 census data and the more recent American Community Survey data as well as other current data sources to provide for more current information.

The Mayor's Commission on Human Rights and Community Relations (MCHRCR) has served the Springfield community since 1964 as the agency charged with tracking and facilitating reports of alleged discrimination including housing discrimination. Since the commission was reorganized in 2010 there has been a renewed commitment to publicizing their existence and their services to the community in local newspapers, on the radio and at booths at community events. A significant majority of local complaints, however, deal with employment rather than with housing and, as a result are outside the purview of this Analysis.

A. Current Fair Housing Complaint Status

Table 16 indicates the number of actual complaint reports filed with the MCHRCR from 2016 through December 2019, as well as the type of complaint filed. The MCHRCR, for the most part, refers complainants to the State of Missouri Commission on Human Rights since a court decision, years before, restricted local human rights commissions as to their enforcement authority. The statistics from The Missouri Commission on Human Rights (Table 17) differed in that more complaints were filed for housing situations.

TABLE 16: Complaints filed with Springfield MCHRCR							
Year	Employment	Housing	Landlord	Public accommodation	Disability	Other	Total complaints
2016	7	0	1	0	0	0	8
2017	5	1	0	1	0	2	9
2018	3	0	1	0	0	1	5
2019	1	0	0	1	1	0	3
	16	1	2	2	1	3	25
	64.0%	4.0%	8.0%	8.0%	4.0%	12.0%	100.0%

TABLE 17: COMPLAINTS FILED WITH MISSOURI COMMISSION ON HUMAN RIGHTS

Year	Protected Class Claims					Complaint			
	Race	Disability	Natl Orig	Familial Status	Sex	Rent/housing	Accommodation	Facility	Zoning
2014	4	3	1	0	1	2	3	6	1
2015	4	2	0	0	0	3	1	3	0
2016	4	12	1	3	2	17	0	2	0
2017	2	6	0	0	2	7	3	1	0
2018	2	4	0	0	2	7	2	0	0
Total	16	27	2	3	7	36	9	12	1
Percent of cases filed	31%	53%	4%	6%	14%	71%	18%	24%	2%
Less withdrawn, no cause, no jurisdiction	-5	-13	-2	-1	-5	-17	-2	-4	0
Successful resolution	11	14	0	2	2	19	7	8	1
Percent successfully resolved	68.8%	51.9%	0.0%	66.7%	28.6%	52.8%	77.8%	66.7%	100.0%

B. Lawsuits and Court Actions: There is one pending lawsuit regarding discrimination for accommodation.

C. Discussion of Other Fair Housing Concerns:

A. Data analysis: The number of inquiries to the MCHRCR averaged 6 per year and the number of claims made to the Missouri Commission on Human Rights (MO COHR) averaged 11 per year. Forty-seven percent were cancelled, withdrawn or determined to have No Cause. The remaining 53% were successfully resolved. Race (31%) and disability (53%) were the largest type of claims filed. Seventy-one percent of all cases were related to housing or rental situations; the disability cases were divided between Accommodations and Facilities; a large percentage of each type were resolved successfully. Using this data as an input to identify impediments as well as citizen comments from the CONPLAN helps understand the Springfield issues.

B: Concerns:

1. Discrimination based on Disability

Discrimination related to disabilities may occur in less obvious forms than other types of discrimination. In the case of physical disabilities, lack of access such as ramps and accommodations such as doorways of sufficient width or countertops of functional height are often a problem in affordable housing. Current federal law requires that landlords make reasonable accommodation for the disabled; however, the tenant may hesitate to complain, be unaware of their rights, or simply not have the time to wait for the accommodations to be made. New Low Income Housing Tax Credit (LIHTC) multi-family developments must have units either partially or totally accessible depending on the number of units within the development due to recent policy change by the Missouri Housing Development Commission (MHDC). New buildings and facilities are required to be designed and constructed to be accessible in accordance with the City's codes. The reality, however, is that most affordable housing units that are in older developments may not be feasible to renovate.

The City of Springfield initiated a Public Rights of Way ADA Transition Plan which identifies barriers to accessibility on public rights of way, an inventory of the sidewalk network, and a schedule of priorities to remediate non-compliant sidewalks and curbs. It is expected that this will expand housing opportunities (along with other benefits to persons with disabilities) in those locations that now have accessibility barriers to persons with disabilities.

In the case of mental disabilities, discrimination may arise from the landlord's perception that a tenant with mental disabilities may create liability or problems with neighbors or other tenants. Recent changes by the State of Missouri mandates the dis-banding of many group houses for the mentally disabled and replacement with occupancy in scattered-site rental units for two or three people per unit; this reduces much of the neighborhood resistance that the 2013 AI described.

The Springfield population data indicates that 19.6% have some disability so a probability of discrimination may be expected with any new or untrained property managers or landlords facing an expanding population of older tenants.

1. Discrimination based on Familial Status

According to housing providers, it is thought this type of discrimination occurs in most markets but may often go unreported. There has been a 6.9.% increase of rental housing units for larger families (3 or more bedrooms) in the Springfield area. Developers are currently balancing the increased cost of construction including rehabilitation cost against the Springfield market rent for decisions on what size units to build. There have been no familial complaints to the MCHRCR and no complaints to the MOCOHR since 2016. There is an apparent increase in the number of grandparents keeping grandchildren and families sharing housing which may increase the demand for larger housing units if the grandparents have smaller dwellings.

2. Discrimination based on Sex

This type of discrimination could be the result of a landlord failing to rent to a prospective tenant based on the tenant's sex. The MCHRCR and MOCOHR data have no housing discrimination complaints based on sex; the few sex-related complaints filed were for non-housing issues. The citizen CONPLAN comments on this impediment indicated that there may be barriers for housing without providing any specific examples or matching complaints or legal proceedings to support this.

3. Discrimination Based on Race or National Origin

The City of Springfield has a small minority population. A common trend shared by Springfield and many other parts of the nation is the blending of races and nationalities. The data related to ethnicity

and race sometimes is confusing or very easy to misunderstand which issue is being addressed in conversations.

In Springfield, over half of the race complaints made to MOCOHR were housing related with accommodation as part of the complaint in four of the cases. Most were successfully completed. The two national origin complaints were dismissed or withdrawn leaving this part open for further development going forward.

The City's has emphasized no-discrimination through its affirmative marketing of the HUD-assisted affordable rental housing loan program. Currently there are over 400 rental units which average 39% to 41% minority occupancy as reported in the City's Consolidated Annual Performance & Evaluation Reports (CAPER) for the past several years. These clearly exceed the minority population percentage.

4. Discrimination based on Religion

There have been no reported cases housing (or other type) discrimination complaints filed.

PART IV: IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

As described in the Introduction, these issues appear to be the predominant impediments:

a. Lack of Knowledge of Fair Housing by tenants and landlords: The citizen input from the survey and meetings identified the "Lack of knowledge of fair housing" as the primary fair housing barrier by 40% of the votes. This includes a lack of knowledge on behalf of the alleged victims regarding their fair housing rights or how to file a complaint and a lack of knowledge on the part of alleged discriminators of what they may or may not do. The remainder of the votes were scattered over 10 various categories with the next highest ranked category being location of affordable housing (18%).

b. Poverty -- Continuing poverty level of 25% of the Springfield Population with higher percentages for minorities. The household income often dictates the choice of where to live based on what they can afford.

c. Aging Population and associated accessibility requirements for persons with disabilities. Various types of impairments often prescribe the housing accommodations needed to age-in-place or relocation options.

d. Housing Cost increase vs. Income increases: Fair market rent increase of 20%; median single-family house sales price increase of 21% from 2016 to 2019; higher demand for rentals (56% renters vs. 44% owner-occupied); with median Income growth of only 17% .

A. Public Sector

Both the 2006 and 2013 AI's indicated that Springfield's public policies and related controls do not appear to impede fair housing choice. This indication continues with this analysis. The following text discusses the topics identified in the FHPG:

1. Zoning and Site Selection

Several positive amendments to the zoning ordinance continue to be implemented which allowed for a wider range of housing types in a variety of zoning districts. Smaller lot sizes were allowed for residential use provided certain conditions are met. The City adopted a Rental Registration Program and enhanced the current Dangerous Building Ordinance which provides for buildings either being razed or rehabilitated. This resulted in either new vacant lots for construction or habitable housing units. New zoning criteria to allow small house (a.k.a. tiny homes) construction are in the works which is expected to eliminate confusion by developers on all the possible locations for these houses. This is expected to address two housing needs: the young couples starting their new life and careers with little funds or older generations downsizing.

Several LIHTC projects received favorable re-zoning decisions by the Planning & Zoning Commission and City Council since 2013. A map is attached showing the dispersion of LIHTC projects throughout Springfield's footprint/

2. Neighborhood Revitalization

No comments in the 2013 Analysis point to impediments to fair housing choice. The City's grant and loan programs resulted in either constructing new housing or rehabilitating existing units. The City's grant and loan programs have resulted in either new housing or rehabilitating existing units. The City has emphasized no-discrimination through its affirmative marketing of the HUD-assisted affordable rental housing loan program. Currently there are over 400 rental units which average 39% to 41% minority occupancy as reported in the City's Consolidated Annual Performance & Evaluation Reports (CAPER) for the past several years.

Some citizen comments identified nuisance (un-maintained) properties as an issue in their neighborhoods. This is partially in response to a major slum-landlord having a few hundred properties foreclosed on by 15 banks. There have been many of these properties re-sold to quality developers who are making necessary repairs and returning these properties into neighborhood assets. This will take some time as many of the properties require extensive repairs.

3. Public Housing Authority and Other Assisted Housing Choices

The discussion in the 2013 Analysis pointed out there's always a long waiting list for public housing vacancies and public housing vouchers managed by the Housing Authority of Springfield (HAS). The HAS director indicates that they have no difficulty with property managers rejecting tenants using vouchers making this transition to affordable housing easier for the extremely low-income families. HAS has been selected by HUD for RAD conversion which will enhance the quality and quantity of public housing units over the next 5-year period once the conversion takes off.

4. Property Tax Policies

Springfield's low property tax rate, as stated in this AI is believed to have very little effect on fair housing development. The median property tax in Greene County, Missouri is \$969 per year for a home worth the median value of \$125,500. Greene County collects, on average, **0.77%** of a property's assessed fair market value as property tax. Missouri is ranked 1530th of the 3143 counties in the United States, in order of the median amount of property taxes collected. The average yearly property tax paid by Greene County residents amounts to about 1.78% of their yearly income. Greene County is ranked **1676th of the 3143 counties** for property

taxes as a percentage of median income. Source: http://www.tax-rates.org/missouri/greene_county_property_tax

5. State minimum wage increase may provide some relief. However, a household with two workers making only minimum wage (\$9.45/hour in 2020) will still exceed 30% of their income to rent a home for \$850/ month. Some relief is expected with the planned increase up to \$12.00/ hour by 2023 which will occur during this next Consolidate Plan period.

1. Local Administrative Boards

The Planning and Zoning Commission has no minority members and City Council continues to have one currently. The 2013 Analysis did not list this criterion as an impediment to fair housing choice.

B. Private Sector

1. Lending Policies and Practices

The 2013 Analysis stated the City staff was not aware of any lending discrimination in Springfield based on review of Home Mortgage Disclosure Act (HMDA) data and complaint documentation. The same conclusion applies to the current review of HMDA data. Therefore, lending discrimination does not appear to be an impediment.

2. Real Estate Practices.

No comments in the 2006 and 2013 Analyses pointed to any impediments to fair housing choice based on real estate practices. A thorough search of online data revealed no records of discrimination lawsuits or findings regarding real estate transactions. Both the MCHRCR and the H.O.M.E. Team that support fair housing initiatives have had or still have real estate professionals among their membership.

C. Public and Private Sector Practices.

- 1. Fair Housing Enforcement:** The City's MCHRCR acts as an interim contact since their ability to conduct enforcement was limited by the court. However, they serve a vital role in discrimination training and education for the public including both tenants, owners and property managers.
- 2. Information Programs:** Providing fair housing information takes a many pronged approach with active participation by many community participants. The current list of groups that have fair housing agendas includes:
 - a.** The H.O.M.E. Team that has initiated work through the Real Estate profession and the Multiple Listing Service for disability education and information; this team also continues to co-sponsor annual fair housing events for landlords and property managers.
 - b.** The Ozarks Alliance to End Homelessness providing fair-housing information to multiple agency case workers to assist those being re-housed.
 - c.** The MCHRCR conducting an informational survey from citizens and disseminating informative brochures at multi-cultural events throughout the year. The commissioners also are a local contact for complaint processing where they can guide persons on actions and possible corrective actions.

3. **Visitability in Housing:** The City's affordable housing loan programs support the use of universal design for new construction. This has been a benefit to local developers who have used the City's program for housing and the resulting occupancy by tenants with disabilities. Some have been recognized at fair housing workshops for other developers and property managers.
4. **Other public action:** The National Association of Realtors and HUD just announced a partnership with NAR's initiative "...which emphasizes Accountability, Culture Change, and Training in order to ensure America's 1.4 million REALTORS® are doing everything possible to protect housing rights in America ." We expect this will roll out over the next 5-year period and result in better understanding in the Springfield realtor community.

D. Determination of Unlawful Segregation or Other Housing Discrimination

While some concentrations of minorities exist in the City according to U.S. Census data, they were not considered significant nor was there evidence of unlawful segregation or housing discrimination according to both the 2006 and 2013 Analyses. HUD data tracks Racially and Ethnically Concentrated Areas of Poverty (R/ECAP). The attached map shows there are no R/ECAP areas in Springfield. Public housing, LIHTC housing and other HUD-assisted housing aimed at providing affordable and non-discriminatory housing has been developed over the majority of the City's footprint. The largest minority concentration is near Missouri State University with a noticeable population of Asian students due to the Student Exchange programs with a university in China; even this does not meet the R/ECAP concentration definition.

V. Assessment of Current Public and Private Fair Housing Programs and Activities

1. General comments

The overall assessment based on this analysis is that the Public and Private Fair Housing activities appear to be satisfactory and, in some case, exemplary. More progress is in the making by private agencies supported with City staff and funding by the City of Springfield in their efforts to improve the City's goal of promoting equal access to housing.

The above factors and accomplishments described in this analysis describe ongoing and some proposed new activities that are expected to continue the expansion of knowledge of fair housing throughout the community.

2. Activities

The Mayor's Commission on Human Rights and Community Relations (**MCHRCR**), with a rolling membership, has started an aggressive information gathering attempt with a survey and has re-asserted their commitment to sharing useful information regarding discrimination throughout the community. There have been relatively few fair housing complaints over the past few years. With more knowledge and education about fair housing that is proposed, it can be expected that more

issues and even more complaints may come to the surface. It is believed that the experience and dedication of both City staff and the numerous community workers embedded in a diverse collaborative of non-profit and community task forces will be forthright in assisting those in need.

Affordable Housing Center: Not mentioned earlier in this report but described in the 2013 AI, is the Affordable Housing Center operated by the Community Partnership of the Ozarks. This year they are expanding their facility with major community investment of \$1 million in HUD funds which leveraged another \$1 + million in donations and grants. Their new facility will house 20 agencies all dedicated to assisting individuals with needs ranging from homelessness to those wishing to purchasing an affordable community land-trust home. Also provided will be support services to the physical and mentally disabled, legal aid, VA assistance for deserving veterans among several other essential services in one location.

Consolidated Plan 2020-2024: During the fall of 2019, a community survey was undertaken for the City. The purpose of the survey was to assess satisfaction with the delivery of major city services and to help determine priorities for the community. Affordable housing topped the needs list from that input. This demonstrates the community support to use HUD grants to create safe, decent and affordable housing that will continue for many years to come. The results of this analysis regarding Fair Housing provides a valuable input for the use of HUD grant funds 2020-2024.

Community Economic Development initiatives will continue through partnerships with community leaders, the local universities and business associations to create living-wage jobs, an under pinning required for expanded housing choice and reduction in poverty.

The **Prosper Springfield** collaborative of community leaders has a focused mission. Prosper Springfield builds relationships and aligns community resources to create pathways that help move people to prosperity. Their vision is: To build an environment in which all members of the Springfield community can measurably improve their education, health, **housing** [emphasis added] and employment/financial security.

These are a few examples of how Springfield's public and private leaders are focused to make Springfield a great place for all community residents.

Zoning and Development Ordinances: All the comments in the 2013 AI remain as foundation elements for the development of affordable housing including Multi-family housing. Those elements include: reducing front yard setbacks for single family homes in certain circumstances thereby allowing a potential for smaller lots; allowing passage of conditional use permitting reduced front yard setbacks to do the same; allowing existing residences to become conforming uses in industrial districts thereby allowing them to be remodeled or expanded; allowing duplexes in apartment districts thereby permitting them in more areas of the city; and, reducing the minimum setbacks between apartment buildings within the same development thereby allowing more apartment units on the same property. The flexibility was increased in 2019 with a reduction in lot sizes for Multi-family development in both the R-MD and R-HD zones.

Public Housing Authority (PHA) and Other Assisted Housing Choices

As noted earlier, The Housing Authority of Springfield (HAS) currently has 765 public housing units and 754 Section 8 certificates and vouchers. The Executive Director indicates there are enough property managers and owners who willingly accept the Section 8 vouchers, so this is currently not an impediment to fair housing.

VI. CONCLUSION AND RECOMMENDATIONS

The City of Springfield has a long-standing commitment to promoting equal housing access without discrimination based on race, color, religion, national origin, sex, disability or familial status. The city's fair housing ordinance has been in place for many years.

The City of Springfield and its community partners continue to make progress in meeting identified needs in the betterment of fair housing choice. As the community and the factors that affect the need of its residents change, an ongoing analysis of fair housing trends and policies need to remain in place.

It's recommended this document be used as the basis to address and mitigate impediments to fair housing choice in the upcoming Consolidated Plan.

ATTACHMENTS:

MAP 1: Springfield target area

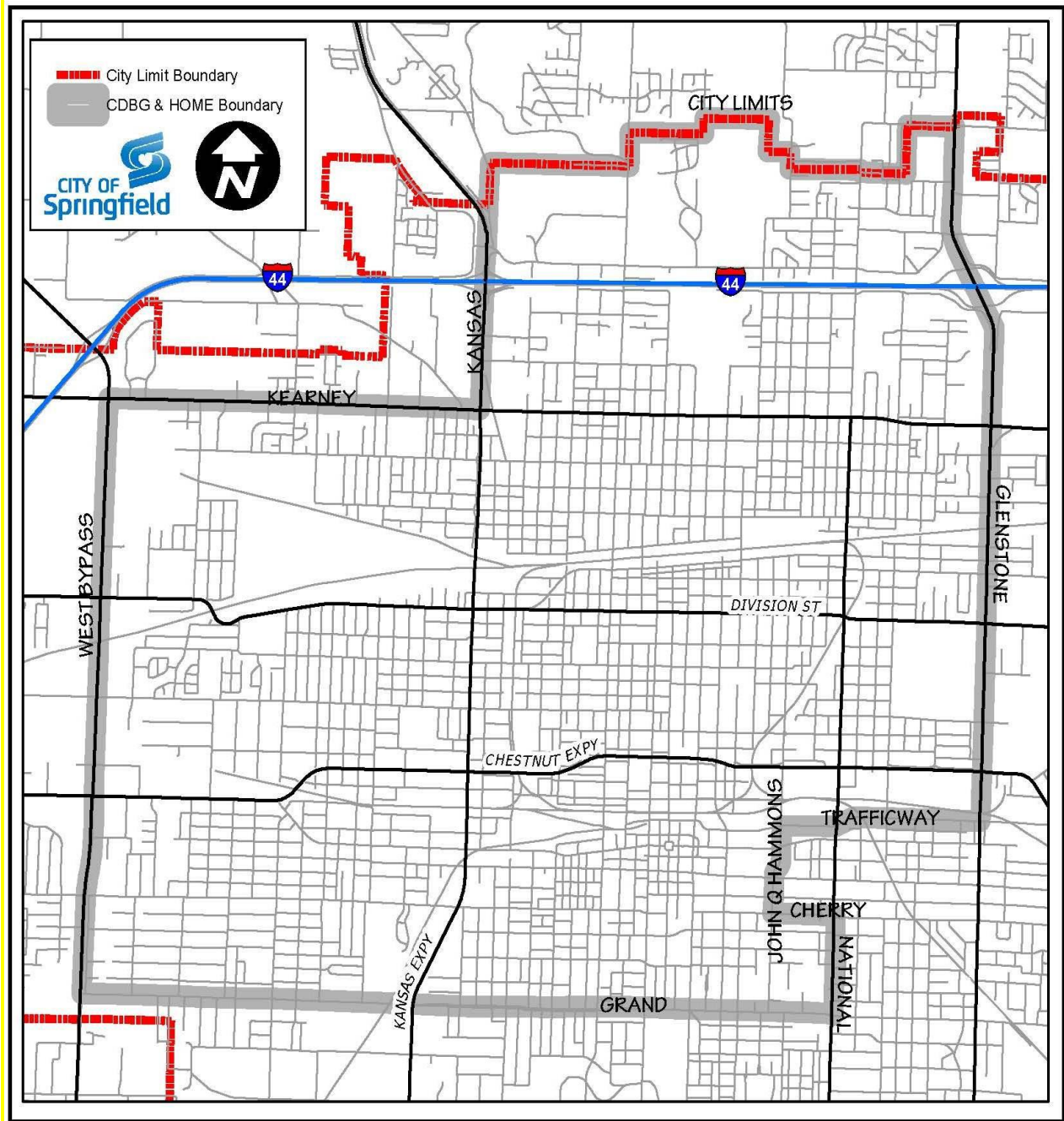
Springfield demographic data (15 pages)

MAP 2: LIHTC developments in Springfield

MAPS 3-9: Housing Affordability in Springfield (Home values & cost burden)

MAPS 10-13: Racial dispersion in Springfield

MAP 1: HUD CDBG target area in grey



SPRINGFIELD DATA

Source: <http://worldpopulationreview.com/us-cities/springfield-population/>

World Population Review

Springfield, Missouri Population 2020

168,122

[Springfield](#) is a city located in the state of [Missouri](#). The city serves as the county seat for Greene County and is part of the Springfield-Branson Metro Area. The city is also known as the "[Queen City of the Ozarks](#)". The city has a population of 168,122, according to recent estimates, making it the third [most populous city](#) in Missouri.

Springfield, MO History

The area that is now the [city of Springfield](#) was first inhabited by the Osage, [Delaware](#), and Kickapoo tribes. A small village was constructed by the Kickapoo but was abandoned during the 1800s. Shortly after the tribe left the site, John Polk Campbell, the first settler, arrived with his brother from [Tennessee](#). A natural well and small stream were what attracted Campbell to the site. Other immigrants came after, clearing the land for their farms and constructing a general store.

In the 1830s, Greene County was established. Campbell was given 50 acres of land which was to become the county seat. The town was incorporated in 1838. After its incorporation, Springfield grew at a relatively rapid rate. By the 1860s, the town had about 2,000 residents, and it was known for being a commercial center. Trouble was ahead, however, for the town.

The Civil War divided Springfield's loyalty, leading to the Battle of Wilson's Creek, which was won by the Confederates. Union troops retreated and upon their return, found that most of the Confederates had withdrawn. However, [Charles Zagonyi attacked](#) remaining Confederates during the First Battle of Springfield, and the Union was victorious. Confederate forces moved to take over Springfield but later withdrew on the same day. The Union controlled Springfield through the end of the war.

The city's troubles weren't over just yet. During the early 1900s, a [mob lynched several black men](#), hanging and burning them in the town square. The attacks led to nationwide attention. Evidence later showed that the men were innocent of the sexual assaults they were accused of. Following this event, many African Americans left the area and today only make up a small percentage of the population.

Springfield Today

One of the most unusual things about this city is its weather, which has been listed on Forbes' list of ["America's Wildest Weather Cities"](#) because of the many changes that can occur even in just one day.

Today, the city has undertaken many renovation projects, particularly in its downtown area. Downtown Springfield is now the site of restaurants, boutiques, loft apartments, bars, and music venues. The city is also home to many museums, parks and performing arts centers, as well as many interesting historical sites. Several institutions of higher education are located in Springfield, including Missouri State University.

The city also has many tourists, with [over 3 million overnight visitors](#) coming to the city each year. The national headquarters of many large companies including O'Reilly and Bass Pro Shops have also set up in Springfield, significantly contributing to the local economy.

Springfield Population Statistics

[Springfield has an estimated population](#) of over 167,000 people spread out across over 82 square miles. This puts the population density at about 1,900 people per square mile. Springfield is the 150th most populous city in the [United States](#).

The largest age group in Springfield is the 25 to 44 group, making up 26% of the population. Over 18% are under age 18, while 14.5% are at least 65 years old. There are more females than males, making up 51.5% of the population. Just under 16% of the population of Springfield lives below the federal poverty line.

The city's primary industries are health care, manufacturing, education, tourism, and retail. The largest employer in the city is the Mercy Health System, which employs over 9,000 individuals. Cox Health, Wal-Mart, Springfield Public Schools, and Missouri State University are among the city's top employers.

Springfield Population Growth

There hasn't been a time when the [city of Springfield](#) has experienced a decline in population. In its earliest years, it saw significant growth according to census data. In 1880, the population was just over 6,500. By the time of the next census, the population had grown to over 21,000. While population growth has slowed since that time, each 10-year census shows that the numbers continue to climb. In 1970, the city surpassed 100,000 residents. In 2000, that number jumped to over 150,000. Recent estimates indicate that the population has grown almost 5% since the last census taken in 2010. Based on these figures, it won't be long until Springfield has over 200,000 residents.

Springfield Demographics

According to the most recent ACS, the racial composition of Springfield was:

- White: 88.45%
- Black or African American: 4.40%
- Two or more races: 3.45%
- Asian: 2.01%
- Other race: 1.03%
- Native American: 0.57%
- Native Hawaiian or Pacific Islander: 0.09%

How Many People Live in Springfield, Missouri? 168,122

Year	Population	Growth	Annual Growth Rate
2018	168,122	735	0.44%
2017	167,387	715	0.43%
2016	166,672	441	0.27%
2015	166,231	1,377	0.84%
2014	164,854	1,044	0.64%
2013	163,810	1,795	1.11%
2012	162,015	1,677	1.05%
2011	160,338	854	0.54%
2010	159,484	7,904	0.51%
2000	151,580	11,086	0.76%
1990	140,494	7,378	0.54%
1980	133,116	13,020	1.03%
1970	120,096	24,231	2.28%

Year	Population	Growth	Annual Growth Rate
1960	95,865	29,134	3.69%
1950	66,731	5,493	0.86%
1940	61,238	3,711	0.63%
1930	57,527	17,896	3.80%
1920	39,631	4,430	1.19%
1910	35,201	11,934	4.23%
1900	23,267	1,417	0.63%
1890	21,850	15,328	12.85%
1880	6,522	967	1.62%
1870	5,555	5,155	14.06%
1850	400		0.00%



Population by Race

Total Hispanic Non-Hispanic

Race	Population	Percentage
White	147,381	88.45%
Black or African American	7,335	4.40%
Two or More Races	5,755	3.45%
Asian	3,350	2.01%
Some Other Race	1,716	1.03%
American Indian and Alaska Native	946	0.57%
Native Hawaiian and Other Pacific Islander	150	0.09%

Source:
[US Census 2018 ACS 5-Year Survey \(Table B03002\)](#)

Springfield Households and Families

Springfield Renter vs Owner Occupied by Household Type

Springfield Household Types

Type	Owner	Renter
Married	64.9%	35.1%
All	44.3%	55.7%
Male	39.4%	60.6%
Non-Family	33.9%	66.1%
Female	30%	70%

Rate of Home Ownership 44.3%

Springfield Households and Families

Source:
[US Census 2018 ACS 5-Year Survey \(Table S1101\)](#)

Type	Count	Average Size	Owned
All	73,665	2.11	44.3
Non-Family	37,503	1.34	33.9

Type	Count	Average Size	Owned
Married	25,141	2.88	64.9
Female	7,960	3	30
Male	3,061	2.99	39.4

Average Family Size 2.82

Average Household Size 2.11

Unmarried (Opposite Sex) 7.4%

Unmarried (Same Sex) 0.5%

Springfield Education

Education Attained	Count	Percentage
Less Than 9th Grade	2,745	2.62%
9th to 12th Grade	7,628	7.29%
High School Graduate	30,096	28.76%
Some College	27,268	26.06%
Associates Degree	8,025	7.67%

Education Attained	Count	Percentage
Bachelor's Degree	17,747	16.96%
Graduate Degree	11,137	10.64%

Source:
[US Census 2018 ACS 5-Year Survey \(Table S1501\)](#)

Name	Total	High School	Bachelors
White	92,333	83,891	25,860
Black	4,037	3,464	578
Hispanic	3,520	2,710	840
Multiple Races	2,258	1,928	529
Asian	1,910	1,790	991
Other Race	839	531	254
Native American	687	540	89
Islander	103	103	7

The highest rate of high school graduation is among islander people with a rate of 100.00%.

The highest rate of bachelor's degrees is among Asian people with a rate of 51.88%.

Springfield Educational Attainment by Race

Source:

Name	Average	Male	Female
Overall	\$30,157	\$32,496	\$26,613
Less Than High School	\$18,444	\$20,458	\$15,304
High School Grad	\$24,851	\$30,286	\$21,294
Some College	\$27,338	\$30,512	\$25,555
Bachelor's Degree	\$36,360	\$42,279	\$32,135
Graduate Degree	\$47,776	\$55,794	\$41,492

Springfield Language

94.57% of Springfield residents speak only English, while 5.43% speak other languages. The non-English language spoken by the largest group is Spanish, which is spoken by 2.53% of the population.

Springfield Language

Springfield Poverty

Springfield Poverty by Race

Name	Total	In Poverty	Poverty Rate
White	133,693	31,227	23.36%
Black	6,199	2,312	37.30%
Hispanic	6,756	2,011	29.77%
Multiple	5,448	1,733	31.81%
Asian	3,250	1,337	41.14%
Other	1,618	490	30.28%
Native	810	181	22.35%

Name	Total	In Poverty	Poverty Rate
Islander	113	68	60.18%

Overall Poverty Rate	24.83%
Male Poverty Rate	23.30%
Female Poverty Rate	26.27%

Poverty in Springfield

The race most likely to be in poverty in Springfield is Islander, with 60.18% below the poverty level.

The race least likely to be in poverty in Springfield is Native, with 22.35% below the poverty level.

The poverty rate among those that worked full-time for the past 12 months was 5.38%. Among those working part-time, it was 39.34%, and for those that did not work, the poverty rate was 35.03%.

Springfield Poverty

Source:

[US Census 2018 ACS 5-Year Survey \(Table S1701\)](#)

Name	Poverty
Less Than High School	35.40%
High School	22.19%
Some College	16.61%
Bachelors or Greater	8.82%

Springfield Poverty Rate by Education

Source:

[US Census 2018 ACS 5-Year Survey \(Table S1701\)](#)

Name	Poverty
Male Unemployed	53.27%
Female Unemployed	53.08%
Female Employed	17.43%
Male Employed	14.40%

Springfield Poverty Rate by Employment Status and Sex

Source:
[US Census 2018 ACS 5-Year Survey \(Table S1701\)](#)

Springfield Income

Springfield Income by Household Type

Name	Median	Mean
Households	\$35,674	\$49,525
Families	\$48,153	\$63,757
Married Families	\$58,339	\$75,133
Non-Families	\$25,650	\$34,186

Income by Household Type

Source:
[US Census 2018 ACS 5-Year Survey \(Table S1901\)](#)

Springfield Veterans

Number of Veteran 10,377

Male Veterans 9,573

Female Veterans 804

War	Veterans
Vietnam	3,419
Second Gulf War	1,745
First Gulf War	1,378
Korea	980
World War II	505

Springfield Veterans by War

Source:

[US Census 2018 ACS 5-Year Survey \(Table S2101\)](#)

Age Group	Veterans
35 to 54	2,563
75+	2,520

Age Group	Veterans
65 to 74	2,329
55 to 64	1,850
18 to 34	1,115

Springfield Veterans by Age

Source:
[US Census 2018 ACS 5-Year Survey \(Table S2101\)](#)

Springfield Veterans by Race

Name	Veterans	% of Total
White	9,638	7.86%
Black	352	6.18%
Hispanic	229	4.59%
2 or More	199	6.21%
Indian	61	7.54%
Other	54	4.37%
Asian	41	1.35%

Name	Veterans	% of Total
Hawaiian	32	21.33%

Springfield Veterans by Race

Source:

[US Census 2018 ACS 5-Year Survey \(Table S2101\)](#)

Springfield Place of Birth

Place of Birth

96.53% of Springfield residents were born in the United States, with 61.08% having been born in Missouri. 2.11% of residents are not US citizens. Of those not born in the United States, the largest percentage are from Asia.

Springfield Place of Birth

Source:

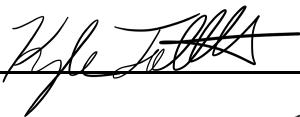
[US Census 2018 ACS 5-Year Survey \(Table B05002\)](#)

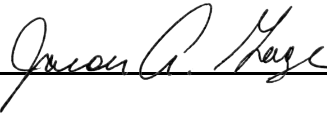
Sources

© 2019 World Population Review

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Filed as Resolution _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-112

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Adopting a new Five-Year Consolidated Plan for Fiscal Years 2020-2024 for the purpose of continuing to receive entitlement funding from the Department of Housing and Urban Development. (Staff recommends approval.)

BACKGROUND INFORMATION: The 2020-2024 Consolidated Plan assesses the City's affordable housing and community development needs and market conditions and provides a framework, enabling the City to make data-driven, place-based investment decisions for use of available resources to meet those needs. The Plan was prepared by staff following an extensive public input and consultation process. The public input process began with the creation and administration of a Community Development Needs Survey to City residents, neighborhood groups, businesses, developers, and both public and private sector service providers; allowing for the assessment of community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. The consultation process kicked off upon the culmination of the Community Development Needs Survey and allowed the staff to further define the community needs. More than 40 on-site community consultation workshops were held with community groups and organizations.

An overview of the goals and priorities was presented at a joint City Council and Citizens' Advisory Committee for Community Development ("CACCD") public hearing on January 7, 2020. The draft plan was also provided to the CACCD for review and public comment at their January 28, 2020 and February 25, 2020 public hearings.

Through the public input process, the following priorities were integrated into the 2020-2024 Consolidated Plan:

- Affordable Housing;
- Homeownership;
 - Down-payment assistance and/or repairs; and
 - Energy-efficiency;
- Homelessness—including homeless prevention, shelters, transitional housing;
- Poverty Reduction-including job skill training and support services for trainees;
- Economic Development -including job creation, business growth and development; and
- Public Services in support of low-income households and individuals.

A notice has been published in the local newspaper, on the City's website, and pushed out via social media advertising a 30-day public comment and review period for the Draft 2020-2024 Consolidated Plan which was held from March 2, 2020, through April 1, 2020. No public comments have been received. The Draft 2020-2024 Consolidated Plan has been attached as "Exhibit A."

The City has received its funding allocations from HUD for Fiscal Year 2021. The allocations indicate that \$1,557,350 will be available in CDBG funding and \$1,047,017 in HOME funding for Fiscal Year 2020, beginning July 1, 2020. The CDBG funding recommendations of the Planning and Development Department Staff are described in "Exhibit B," attached hereto. "Exhibit C" is the HOME Program Description for the use of HOME funds, which are principally dedicated to affordable rental housing rehabilitation and affordable new infill rental housing construction.

CDBG proposals were received and a joint public hearing was held on January 7, 2020, before City Council and the CACCD. Following the joint public hearing, the Planning and Development Department Staff rated the projects as high, medium, or low priority activities in meeting objectives and priorities of the City Council and federal CDBG requirements, pursuant to City Council Resolution 8720, attached as "Exhibit D." The CACCD held two public hearings on January 28, 2020 and February 25, 2020 to review the staff assessment and recommendations in concert with the Staff. The CACCD comments upon the staff recommendations have been provided in the form of the draft CACCD meeting minutes for January 28, 2020 and are attached as "Exhibit E." A quorum of the membership was not established for the February 25, 2020, CACCD meeting, therefore minutes for that meeting are not available.

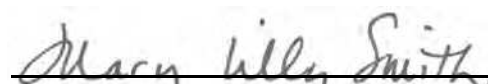
REMARKS: HUD has provided the City with an extension regarding the submission due date for its Consolidated Plan, because of the effects of the Coronavirus Pandemic ("COVID-19"). The 2020-2024 Consolidated Plan is due to HUD on July 15, 2020. Staff recommends approval.

Submitted by:



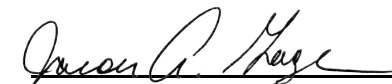
Bob Jones, Grants Administrator

Recommended by:

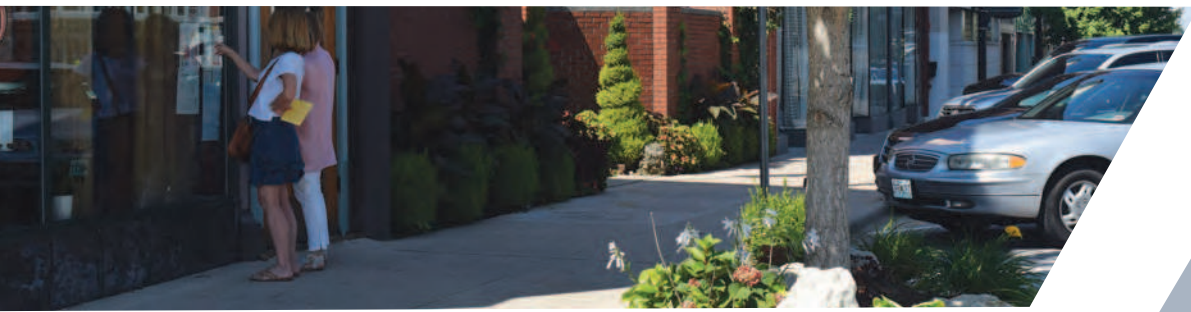


Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager



DRAFT

FISCAL YEARS
2020-2024
CONSOLIDATED PLAN

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Springfield's 2020-2024 Consolidated Plan was developed through a coordinated community process to identify housing, homelessness, supportive service, and non-housing community needs in the City. The Plan provides a basis and strategy for the City to use federal funds granted by the U.S. Department of Housing & Urban Development (HUD) under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME). The accompanying one-year Action Plan serves as the City's application for its annual entitlement allocation from HUD under these programs for 2020.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary objectives of the Plan for 2020-2024 are consistent with the primary objectives in the prior Consolidated Plan, which involve addressing a variety of issues including: Housing affordability, homeless issues, public services, business assistance, and job creation. Over the Plan period, the City plans to address these needs by providing homeowner rehabilitation projects, assist in the creation/rehabilitation/use rental units for affordable housing, provide overnight shelter to homeless persons, provide assistance to prevent homelessness, encourage and assist various public services, assist business owners to create new jobs. The achievement of these objectives will rely, in part, on the City's Community Housing Development Organization (CHDO), many non-profit partners, City staff, and the business community.

3. Evaluation of past performance

Each program that is allocated CDBG and HOME funding is monitored to ensure compliance with HUD standards regarding the number and socio-economic categories of citizens. The City recently completed over 35 years of its community development loan program. Through this program, hundreds of jobs have been created and over 1,100 housing units have been created or rehabilitated. The City's program has had a long-standing reputation as a leader in operating a community development loan fund to leverage more resources and provide a return on the investment of HUD resources to have a greater impact in the City of Springfield. This investment of staff to manage the loan programs resulted in sustainability beyond the scope of the annual grant funding.

4. Summary of citizen participation process and consultation process

Springfield's Planning staff initiated the most aggressive citizen outreach effort in the history of the City's HUD funded program. The process began with the creation and administration of a Community Development Needs Survey to City residents, neighborhood groups, businesses, developers, and both public and private sector service providers; allowing for the assessment of community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. The Survey was made available electronically online and paper copies were made available at the Busch Building and each of the 5 public library branches within the City. A survey solicitation was pushed out via the City's website, social media and also via direct email solicitation (approximately 750 direct email solicitations). Nearly 750 people completed the survey, with a large number of respondents providing very detailed written responses.

The Citizen Participation Process included three (3) public notices that were published in the Springfield News-Leader, the City's website and pushed out via Social Media; notifying the public of three (3) formal public hearings regarding both the FY 2020 Annual Action Plan and the 2020-2024 Consolidated Plan. The public hearings were held on January 7, 2020, January 28, 2020, and June 1, 2020. An advertised, 30-day public comment and review period for the Draft Consolidated Plan was held from March 2, 2020 – April 1, 2020. A second 5-day public comment and review period for the Final Consolidated Plan was held from June 16, 2020 – June 20, 2020. The public comment and review period was reduced from 15-days to 5-days per HUD waivers available via the CARES Act. In addition, City Planning & Development Staff consulted with over 40 various groups and organizations, as enumerated within Section PR-10 (Consultation).

5. Summary of public comments

The City received public comments both via the Community Development Needs Survey and for the on-site consultations. These public comments have been categorized and have been attached to the 2020-2024 Consolidated Plan. The majority of the comments were regarding an assessment of community needs within the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were reviewed and included in the data presented to City Council and at public meetings. Some comments submitted were vague in how they related to HUD funding such as "School teachers" with no explanation of whether the writer was for or against them.

7. Summary

This plan has substantiated large support to continue with the City loan programs and the use of HUD funds for Public Services. It validates the Community needs with high poverty levels, growing population and the need for affordable housing programs for both renters and owners.

DRAFT

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SPRINGFIELD	Planning and Development
HOME Administrator	SPRINGFIELD	Planning and Development

Table 1 – Responsible Agencies

Narrative

City of Springfield Planning Department is the Administrator for HUD grant programs.

Consolidated Plan Public Contact Information

The primary contacts for the HUD programs are: Brendan Griesemer, AICP, Assistant Director; Bob Jones, Grants administrator; or Bob Atchley, Senior Planner. All may be contacted by phone at 417-864-1031.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Springfield's Planning and Development Department staff undertook a robust, comprehensive public engagement effort to ensure the Consolidated Plan was informed by a diverse cross-section of the City's population, local service providers, the local Continuum of Care, a variety of local and regional institutions, broadband internet service providers, other local government entities and other local and regional organizations. The Citizens' Advisory Committee for Community Development (CACCD) provided oversight and guidance to the consultation process. Prior to beginning the consultation process, the staff presented a draft consultation schedule and methodology to the CACCD. The consultation process kicked off upon the culmination of the Community Development Needs Survey and allowed the staff to further define the community needs. A total of over forty (40) on-site community consultation workshops were held with community groups and organizations as described specifically within 24 CFR 91.100. A chronological listing of the on-site community consultations workshops has been attached to the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City is directly involved with the local Continuum of Care (dba Ozarks Alliance to End Homelessness - OAEH) and has a total of three (3) representatives on the OAEH Executive Board: a staff member and two appointed Mayor's appointees. The OAEH Executive Board currently contains representatives from public and assisted housing providers, private and governmental health organizations and service agencies. All these various participants work collaboratively to ensure that the needs of the most vulnerable within our community are met. Voting representatives currently represent the following participating organizations: The City of Springfield, Burrell Behavior Health, Springfield-Greene County Health Department, Gathering Friends for the Homeless (homeless advocate), Springfield Police Department, MSU Care (Mercy affiliate clinic serving low-income patients), Missouri Department of Mental Health, Safe to Sleep (women's shelter), Great Circle, BKD Capital Advisors (Greene County representative), Missouri State University, Webster County Sheriff's Department, Catholic Charities of Southern Missouri, Housing Authority of Springfield and formerly homeless representative.

The Community Partnership of the Ozarks (CPO) received \$300,000 in grant funding from the Missouri Foundation for Health for a three (3) year pilot project, named Connect Springfield, with the core objectives to decrease the Springfield poverty rate by 5% by the year 2025, address social determinants of health, and increase communication between case managers and multiple service providers. ServicePoint software acts as the foundation that supports project participants in creating a network that will encourage a behavioral approach to reducing poverty by addressing non-monetary

costs associated with poverty. Connect Springfield is currently in the process of connecting at least sixteen (16) agencies and fifty (50) case managers in this service area on a common software platform. Participating organizations include: Community Partnership of the Ozarks, United Way of the Ozarks, Council of Churches, Lutheran Family and Children's Services, Isabel's House (Crisis Nursery of the Ozarks), Harmony House (DV Shelter), Abilities First (inclusion for developmental disabilities), Ozarks Area Community Action Corporation, Missouri Job Center Workforce Development, Mercy Health System, Springfield-Greene County Health Department, Jordan Valley Health Community Health Clinic, Breast Cancer Foundation of the Ozarks, and Diaper Bank of the Ozarks.

The City of Springfield staff have continued to participate in the Housing Collaborative. This collaborative is composed of both public and assisted housing providers, health providers, and service agencies. Monthly meetings are held to discuss common issues and to enhance coordination of services. This body has been in existence for over 20 years.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Ozarks Alliance to End Homelessness (OAEH) serves as the local CoC for Springfield/Greene, Christian, and Webster Counties. The City of Springfield helped establish and continues to provide funding for the OAEH central intake office (One Door). In addition, the City also assisted with the creation of and provided funding for the establishment of the Springfield Affordable Housing Center (SAHC). One Door is located within the SAHC and provides a one-stop resource center for all housing and homeless needs. The City has a total of three (3) representatives on the OAEH Executive Board: a staff member and two appointed Mayor's appointees.

In 2018, the City provided CDBG loan funds to restore the historic Pepperdine School facility, which will serve as the new home to the Springfield Affordable Housing Center (containing One Door) and 20 partner agencies including: the Springfield Community Land Trust, Burrell Behavioral Health, the Ozarks Area Community Action Corporation (OACAC), Legal Services of Southern Missouri, Habitat for Humanity, Catholic Charities of Southern Missouri, Family Support Division, the Springfield Police Department and many more. CDBG funding for this new facility (O'Reilly Center for Hope) has been leveraged by over \$1 million in private donations.

The O'Reilly Center for Hope will be a community-centered service hub for those who are seeking emergency shelter and transitional housing needs. The O'Reilly Center for Hope will bring together partner agencies to create a collaborative, one-stop center to help individuals find and sustain housing that is safe, decent, and affordable; while also offering such services as financial counseling, financial

management, home buyer opportunities and education information. One Door's Coordinated Entry System will continue to connect individuals/households with all available services and place them on the prioritization list for federally funded programs. One Door's Shelter Diversion program will work directly with low barrier households to quickly reestablish or maintain housing to avoid entry into the shelter system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Springfield is not classified by HUD as an entitlement jurisdiction for ESG funding. The Missouri Department of Social Services has a contractual arrangement with the Missouri Housing Development Commission (MHDC) to administer the ESG funding statewide. For a number of years, the City had acted as the collaborative applicant for the community. However, in FY 2020 the City made the decision not to apply for ESG funding via the MHDC due to a \$150,000 MHDC cap placed upon City/County applications. Simply put, based upon the MHDC ESG Allocation Plan, it was determined that non-profit service providers within our local CoC would be eligible to apply for a greater level of ESG funding by applying directly to the MHDC. However, each local ESG applicant continues to be required to obtain a Letter of Support from the City of Springfield and must attend 75% of the required OAEH meetings.

As, the City works in tandem with the staff of the CoC to ensure that all federal regulations and policies are executed. The executive board of the Continuum of Care includes three representatives from the City of Springfield to help craft and deliver the standards and process to the community. The executive board is responsible for the updating and executing the policies and procedures of the CoC. The executive board and staff review the Annual Homeless Assessment report and work with the HMIS lead agency to ensure compliance and data standards within the CoC.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities:

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Citizens' Advisory Committee for Community Development
	Agency/Group/Organization Type	City Council Appointed Oversight Board
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Citizens' Advisory Committee for Community Development (CACCD) as a part of their monthly public meeting. CACCD members and members of the public in attendance were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. The CACCD was also consulted regarding what they felt to be the top situations that create discrimination and/or barriers to fair housing choice in Springfield.

2	Agency/Group/Organization	HOME Team
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the HOME (Housing Options Must Expand) Team as a part of their monthly public meeting. HOME Team members were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. The primary focus of the consultation was regarding the removal of barriers and the empowerment of independent living for all people with disabilities within housing in the City. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
3	Agency/Group/Organization	Mayor's Commission on Human Rights and Community Relations
	Agency/Group/Organization Type	Local Human Rights Commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Mayor's Commission on Human Rights and Community Relations (MCHRCR) as a part of their monthly public meeting. MCHRCR members and the general public in attendance were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to an assessment of the top situations that MCHRCR members and the public feel create discrimination and/or barriers to fair housing choice in Springfield. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
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4	Agency/Group/Organization	Ozarks Alliance to End Homelessness
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Local Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the full membership of the Ozarks Alliance to End Homelessness (OAEH) at the Quarterly Membership Meeting. OAEH members and the general public in attendance were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to a homeless needs assessment. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.

5	Agency/Group/Organization	SeniorAge - Southwest Missouri Area Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the membership of the SeniorAge Advisory Committee and staff. Committee and staff members in attendance were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to the needs of Springfield's elderly population. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
6	Agency/Group/Organization	Housing Collaborative
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the membership of the Housing Collaborative. Housing Collaborative members in attendance were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to ensuring that all of the City's populations have access to safe, decent, and affordable housing. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
7	Agency/Group/Organization	Women, Infants and Children Program (WIC)
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the staff of the Women, Infants and Children (WIC) Program. WIC Staff members were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to ensuring that the nutritional needs of women, infants and children are met. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
8	Agency/Group/Organization	Mayor's Commission for Children
	Agency/Group/Organization Type	Services-Children Early Childhood Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the membership of the Mayor's Commission for Children. Mayor's Commission for Children members were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to the importance of early childhood development within the community. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
9	Agency/Group/Organization	Minorities in Business
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the membership of the Minorities in Business. Minorities in Business members and members of the general public at the meeting were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. However, the primary focus of this consultation was in regard to economic development. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.

10	Agency/Group/Organization	Neighborhood Advisory Council (NAC)
	Agency/Group/Organization Type	City Neighborhood Advisory Board
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the neighborhood representative for all the registered neighborhood organizations within the City, during a quarterly NAC meeting. NAC members at the meeting were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.

11	Agency/Group/Organization	National Association for the Advancement of Colored People (NAACP)
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the membership of the NAACP. NAACP members and members of the general public in attendance at the meeting were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
12	Agency/Group/Organization	Grant Beach Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Grant Beach Neighborhood Representatives and neighborhood residents. Neighborhood representatives and neighborhood residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
13	Agency/Group/Organization	Midtown Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Midtown Neighborhood Representatives and neighborhood residents. Neighborhood representatives and neighborhood residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.

14	Agency/Group/Organization	Robberson Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Robberson Neighborhood Representatives and neighborhood residents. Neighborhood representatives and neighborhood residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.

15	Agency/Group/Organization	Weller Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Weller Neighborhood Representatives and neighborhood residents. Neighborhood representatives and neighborhood residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
16	Agency/Group/Organization	Housing Authority of the City of Springfield
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted the Housing Authority of Springfield Resident Council. During the Resident Council Meeting, members of the Resident Council, HAS residents, and HAS staff in attendance were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice. Members of the Neighborhood Council, HAS residents and HAS staff also spoke to the needs of HAS.
17	Agency/Group/Organization	Woodland Heights Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Woodland Heights Neighborhood Representatives and neighborhood residents at the Neighborhood Night Out event. Neighborhood representatives and residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.

18	Agency/Group/Organization	Doling Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Doling Neighborhood Representatives and neighborhood residents at the Neighborhood Night Out event. Neighborhood representatives and residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
19	Agency/Group/Organization	Tom Watkins Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Tom Watkins Neighborhood Representatives and neighborhood residents at the Neighborhood Night Out event. Neighborhood representatives and residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
20	Agency/Group/Organization	Council of Churches of the Ozarks
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Executive Director and COO of the Council of Churches of the Ozarks. The Executive Director and COO were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. They were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
21	Agency/Group/Organization	Westside Neighborhood Betterment Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the Westside Neighborhood Betterment Association Representatives and neighborhood residents at the Neighborhood Night Out event. Neighborhood representatives and residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
22	Agency/Group/Organization	Prosper Springfield
	Agency/Group/Organization Type	Collective Impact Model Initiative
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Prosper Springfield Advisory Council during its quarterly meeting. Advisory Council members were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
23	Agency/Group/Organization	Ozarks Transportation Organization (OTO)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Transportation and Infrastructure Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Executive Director of the Ozarks Transportation Organization (OTO). The OTO is the Metropolitan Planning Organization (MPO) for the Southwest Missouri Region. The MPO includes local elected and appointed officials from Christian and Greene Counties, and the cities of Battlefield, Nixa, Ozark, Republic, Springfield, Strafford and Willard. It also includes technical staffs from the Missouri Department of Transportation, Federal Highway Administration, Federal Transit Administration, and the Federal Aviation Administration. The consultation was transportation focused. The City is hopeful that this consultation will spur further regional efforts regarding various federal funding sources.
24	Agency/Group/Organization	City of Nixa
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Planning Director and Planner from the City of Nixa, at the Nixa City Hall. The consultation involved a variety of subject matters including all of the sections of the plan enumerated above. The City wishes to continue to meet with the neighboring municipalities to discuss topics that may continue to be of mutual benefit and concern.
25	Agency/Group/Organization	West Central Neighborhood Association
	Agency/Group/Organization Type	Registered Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the West Central Neighborhood Association Representatives and neighborhood residents at the Neighborhood Meeting. Neighborhood representatives and residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
26	Agency/Group/Organization	The Kitchen, Inc
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Executive Board and CHDO Board of the Kitchen, Inc., in a joint meeting of the two groups. Executive Board, CHDO Board and staff of The Kitchen, Inc. were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice. Participants also spoke to the needs of the homeless community within the City and the region.
27	Agency/Group/Organization	City of Ozark
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Planning Director and Planning Technician from the City of Ozark, at the Ozark City Hall. The consultation involved a variety of subject matters including all of the sections of the plan enumerated above. The City wishes to continue to meet with the neighboring municipalities to discuss topics that may continue to be of mutual benefit and concern.
28	Agency/Group/Organization	Greene County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Greene County Planning Director, at the Historic, Greene County Courthouse. The consultation involved a variety of subject matters including all of the sections of the plan enumerated above. The City wishes to continue to meet with Greene County staff to discuss topics that may continue to be of mutual benefit and concern.
29	Agency/Group/Organization	City of Republic
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Republic Planning Director and Planner, at the Republic Planning Department office. The consultation involved a variety of subject matters including all of the sections of the plan enumerated above. The City wishes to continue to meet with the neighboring municipalities to discuss topics that may continue to be of mutual benefit and concern.
30	Agency/Group/Organization	City of Willard
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Willard City Administrator and Planner Director, at the Willard City Hall. The consultation involved a variety of subject matters including all of the sections of the plan enumerated above. The City wishes to continue to meet with the neighboring municipalities to discuss topics that may continue to be of mutual benefit and concern.
31	Agency/Group/Organization	Grupo Latinoamericano
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the membership of Grupo Latinoamericano. Grupo Latinoamericano members and members of the general public in attendance at the meeting were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
32	Agency/Group/Organization	Mediacom
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband Internet Service & Narrowing the Digital Divide

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Senior Director for Area Operations of Mediacom, at the Mediacom office. We talked in great detail with the Senior Director about the current state of broadband internet services within Springfield and local plans to continue to narrow the digital divide.
33	Agency/Group/Organization	MISSOURI DEPARTMENT OF MENTAL HEALTH
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Housing for persons with developmental disabilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the Intake Supervisor for the Springfield office of the Missouri Department of Mental Health, at the Missouri Department of Mental Health office. She provided a great deal of information regarding the developmentally disabled community.
34	Agency/Group/Organization	Springfield/Greene County Health Department
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Discharge Policy, ensuring that patients are not discharged into homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the two Assistant Directors of the Springfield/Greene County Health Department, at the Health Department office about both the Health Department's Childhood Lead Poisoning Prevention Program and also the local discharge policy of local health systems, ensuring that patients are not discharged into homelessness.
35	Agency/Group/Organization	Cox Health
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Discharge Policy, ensuring that patients are not discharged into homelessness

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with staff of Cox Health, in regard to their policies ensuring that patients are not discharged into homelessness.
36	Agency/Group/Organization	Mercy Health Systems
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Discharge Policy, ensuring that patients are not discharged into homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with staff of Mercy Health Systems, in regard to their policies ensuring that patients are not discharged into homelessness.
37	Agency/Group/Organization	AIDS Project of the Ozarks
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with staff of the AIDS project of the Ozarks regarding specific services and strategies to assist persons with HIV/AIDS.
38	Agency/Group/Organization	Springfield-Greene County Office of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Hazard Risks Associated with Climate Change

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the staff of the Springfield-Greene County Office of Emergency Management. They provided very detailed information regarding the Greene County Hazard Mitigation Plan. The City will continue to participate in efforts to prepare for potential hazards.
39	Agency/Group/Organization	Institute for Community Alliances (ICA)
	Agency/Group/Organization Type	HMIS Lead Agency/Administrator for OAEH
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the ICA staff, specifically regarding data for the various sections of the Consolidated Plan that refer to the local needs of homeless individuals. As the HMIS Lead Agency for the Ozarks Alliance to End Homelessness the provided a wealth of date and information regarding homelessness within the region.
40	Agency/Group/Organization	Community Partnership of the Ozarks
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Health Services - Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the staff of the Community Partnership of the Ozarks (CPO) and City residents at the CPO sponsored National Night Out Springfield 2019 event. CPO Staff and residents in attendance at the event were asked to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. These are the five (5) funding categories for the City of Springfield's CDBG funding. Participants at the meeting were also asked to select situations that may cause or create discrimination and/or barriers to fair housing choice, as a part of the City's update of the Analysis of Impediments to Fair Housing Choice.
41	Agency/Group/Organization	United Way of the Ozarks Inc.
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Public Service Funding

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the staff of the United Way of the Ozarks. At this meeting, each proposal was discussed; including getting their knowledge of the sponsors, need for the proposed service, as well as financial constraints within the community. This discussion enabled the staff to obtain a broader perspective on the agencies submitting applications and the projects being considered for funding, in terms of the sponsor's capacity to carry out the proposed activity and also provided information regarding which activities have the greatest community impact.
42	Agency/Group/Organization	Community Foundation of the Ozarks
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Public Service Funding
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted directly with the staff of the Community Foundation of the Ozarks. At this meeting, each proposal was discussed; including getting their knowledge of the sponsors, need for the proposed service, as well as financial constraints within the community. This discussion enabled us to obtain a broader perspective on the agencies submitting applications and the projects being considered for funding, in terms of the sponsor's capacity to carry out the proposed activity and also provided information regarding which activities have the greatest community impact.
43	Agency/Group/Organization	SpringNet
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide City Utility Providing Fiber Optic Cable
	What section of the Plan was addressed by Consultation?	Broadband Internet Service & Narrowing the Digital Divide

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the SpringNet staff. We talked in great detail about the current state of broadband internet services within Springfield and local plans to continue to narrow the digital divide.
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Springfield initiated a comprehensive public engagement effort, for the development of the Consolidated Plan ensuring the involvement of numerous agencies and entities throughout our community, ensuring full compliance with 24 CFR 91.105. The various agency types enumerated within 24 CFR 91.105 were consulted as a part of this process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Springfield, MO	Outlines the regional strategy to prevent and end homelessness.
Forward SGF 2040	City of Springfield, MO	The Consolidated Plan will address several goals, objectives and action items of the City's Comprehensive Plan.
OAEH 10-Year Plan to End Homelessness	Community Partnership of the Ozarks	Outlines the local Continuum of Care's (Ozarks Alliance to End Homelessness) regional strategy to prevent and end homelessness.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Prior to formulating the goals and objectives of the 2020-2024 Consolidated Plan, the Planning and Development Department staff held a series of on-site consultations with adjacent units of general government including: Greene County, City of Ozark, City of Nixa, City of Republic, City of Willard,

Springfield-Greene County Health Department, and Springfield-Greene County Office of Emergency Management. The staff also met directly with the staff of the Missouri Department of Mental Health.

The City of Springfield works cooperatively and in coordination with the local Continuum of Care (dba Ozarks Alliance to End Homelessness - OAEH) in implementing its homeless and at-risk homeless programs. Various public service agencies are contracted to provide CDBG funded public services. Cooperation and coordination with adjacent units of local government is sought for activities that may affect their jurisdiction. An example of this is the inclusion of multi-county representation on the expanded OAEH Executive Board.

DRAFT

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

On July 30, 2018, the City Council adopted a new Citizen Participation Plan (CPP), which identifies the policies and procedures to be used to encourage citizen participation and involvement in programs and activities under the Consolidated Plan. Springfield's Planning staff initiated the most aggressive citizen outreach effort in the history of the City's HUD funded program. The process began with the creation and administration of a Community Development Needs Survey to City residents, neighborhood groups, businesses, developers, and both public and private sector service providers; allowing for the assessment of community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure, and public facilities. The Survey was made available electronically online and paper copies were made available at the Busch Building and each of the 5 public library branches within the City. A survey solicitation was pushed out via the City's website, social media and also via direct email solicitation. Approximately 750 direct email solicitations were sent to individuals and organizations representing a number of various segments of the local population. Nearly 750 people completed the survey, with a large number of respondents providing very detailed written responses. Survey results have been applied directly to the assessment of community development needs and the establishment of the Con Plan goals.

On November 5, 2019, the staff presented the results of the Survey and the community consultation workshops to the CACCD and Council in a joint meeting. Later that day, the City published an invitation in the local newspaper, the City's website and via social media requesting the submission of CDBG funding proposals. The City also sent a direct mail/email solicitation to 92 people/organizations that have expressed interest in HUD funding in the past. On November 12 and 14, 2019, two TA meetings were held for potential applicants and the public. On November 26, 2019, an additional TA session was held for the CACCD membership, potential applicants and the public. On January 7, 2020, a joint public hearing was hosted to allow for a presentation and discussion of the goals, objectives and priorities of the Con Plan, to hear presentations on Council priorities and each of the public service proposals. The Staff Review Committee consulted with representatives from other funding organizations (Community Foundation of the Ozarks and the United Way of the Ozarks). The City staff consulted directly with 40 groups and organizations, as described in PR-10. The staff further solicited the input of 149 people/organizations via email. On January 28, 2020, and February 25, 2020, the CACCD hosted 2 additional public hearings. On February 28, 2020, a detailed summary of the Con Plan was published in the local newspaper, on the City's website and via social media. The Con Plan and the FY20 Staff Funding Recommendations were made available at the Planning Office, the 5 branches of the Library system located within the city limits and on the City's website for a 30-day public review and comment period from March 2, 2020 - April 1, 2020. On June 1, 2020, the Council hosted a public hearing and 1st reading. On

June 15, 2020, the Council held a 2nd Reading and Vote on the Con Plan. On June 15, 2020, a public notice was published in the local newspaper, on the City's website and via social media, declaring the availability of the Con Plan for public inspection and comment for 5-days from June 16, 2020 – June 20, 2020. The public comment and review period was reduced from 15-days to 5-days per HUD waivers available via the CARES Act. A copy of the Con Plan was made available at the City's Offices, at the City branches of the Library system and on the City's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Development Needs Survey	Non-targeted/broad community	Nearly 750 people completed the survey, with a large number of respondents providing very detailed written responses. The survey results have been attached to the Consolidated Plan. The comments have been categorized and attached to the Consolidated Plan.	The comments have been categorized and attached to the Consolidated Plan.	In the Economic development survey, vocational training was identified as a high priority need. The City is addressing this need using Workforce Development grants (est. \$7.0 +million) for living wage training and skills development; HUD funds are not required. In the Public Improvements survey, Street & sidewalk improvements and building demolition were identified as high priority. These are being addressed with Capital Improvements funds from a tax that was renewed for 20 years. HUD funds are not required.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	This public meeting was a Joint City Council and Citizens' Advisory Committee for Community Development (CACCD) Consolidated Plan and Annual Action Plan Kick-off meeting. The public meeting was held on 11/05/19.	City Council and the CACCD echoed support of the process. Both groups discussed the possible use of CDBG funding for code enforcement and demolition.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Notice - Newspaper Ad, City's website & Social Media	Non-targeted/broad community	Public notice inviting agencies to submit proposals for CDBG funding for the FY2020 HUD Annual Action Plan. The notice declared the City would accept applications until 12:00 PM (noon), 12/06/19. The notice also provided a detailed description of the estimated funding to be received by the City, the City Council priority activities, and the City's displacement plan.	No comments were received prior to the public hearing	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Direct Mail & Email Solicitation	Agencies expressing interest in applying for CDBG funding	The City sent a direct solicitation via mail and e-mail to 94 people / organizations that have expressed interest in HUD funding in the past.	No comments were received.	N/A All comments have been accepted.	

5	CDBG Technical Assistance Meetings	Agencies interested in applying for CDBG funding & CACCD members.	Two separate Technical Assistance Meetings were hosted for agencies interested in applying for CDBG funding, the first at 10:00 AM on 1/12/19 and the second at 2:00 PM on 11/14/19. Twenty-Two (22) agency representatives attended the meetings. A third Technical Assistance Meeting was held for the membership of the Citizens' Advisory Committee for Community Development (CACCD).	Grant writers and administrators from the twenty-two (22) agencies attended one or both meetings to hear more about the process timeline and to ask questions about the CDBG grant process. The CACCD membership attended a separate session and received the same detailed information as the applicants. Staff spent considerable time discussing the scoring process and the availability of limited funding for so many projects. Each portion of the application was reviewed along with schedule and anticipated funding. No comments were received prior to the public hearing.	N/A All comments have been accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Notice - Newspaper Ad, City's Website, & Social Media	Non-targeted/broad community	On 12/23/19 a public notice was published in the newspaper, on the City's website and pushed out via social media announcing a public hearing on the proposed use of funds for the FY 2020 HUD Annual Action Plan and the 2020-2024 Consolidated Plan. The hearing, scheduled for 1/7/20, was hosted jointly by the City Council and the Citizens' Advisory Committee on Community Development and allowed applicants an opportunity to make a five (5) minute presentation on their CDBG discretionary fund proposals.	No comments were received prior to the public hearing.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community Agencies interested in applying for CDBG funding.	A public hearing was scheduled and held on 1/7/20. Fourteen (14) agencies were represented at this public hearing, along with members of the City Council and the Citizens' Advisory Committee for Community Development. The staff made a presentation to City Council, the CACCD and the general public regarding the 2020-2024 Consolidated Plan	The staff made a detailed presentation regarding the 2020-2024 Consolidated Plan. Each of the fourteen (14) agency representatives made five (5) minute presentations on their proposed projects. No further comments were received.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Consultation	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Throughout the citizen participation process the staff has consulted with a broad array of public and private agencies that represent a number of different groups and people, as enumerated specifically with 24 CFR 91.100.	Each of these public and private agencies provided very detailed information, as enumerated within Section PR-10.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Notice - Newspaper Ad, City's Website, & Social Media	Non-targeted/broad community	On 1/10/20 a public notice was published in the newspaper, on the City's website and pushed out via social media announcing a public hearing on the 2020-2024 Consolidated Plan. The hearing, scheduled for 1/28/20, was hosted by the Citizens Advisory Committee on Community Development.	No comments were received prior to the public hearing.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Non-targeted/broad community	On 1/28/20 and 2/25/20 the Citizens' Advisory Committee for Community Development (CACCD) hosted two (2) public hearings to review the staff scoring of the fourteen (14) discretionary public service projects and to allow for public review and comment on the draft FY 2020-2024 Consolidated Plan.	No public comments were received during the public hearings. The CACCD members provided individual written comments which were forwarded along with the CACCD meeting minutes to the City Council. The CACCD Comments and CACCD meeting minutes have been attached to this Consolidated Plan.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Notice - Newspaper Ad, City's Website, & Social Media	Non-targeted/broad community	On 2/28/20, a detailed summary of the draft FY 2020-2024 Consolidated Plan was published in the Springfield News-Leader, on the City's website and via social media. This public notice also advertised a 30-day public review and comment period.	No comments were received.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Availability of draft Consolidated Plan for public inspection and comment	Non-targeted/broad community	The FY 2020-2024 Consolidated Plan was made available for a 30-day Public Review and Comment period which was held from 3/2/20 through 4/1/20. Copies of the draft Consolidated Plan were made available at the Planning & Development Department Office, all branches of the public library system within the City limits and via the City's website	No comments were received.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Hearing	Non-targeted/broad community	On 6/01/20, the Springfield City Council hosted a 1st Reading and public hearing on the FY 2020-2024 Consolidated Plan (advertised in the Springfield News-Leader on 5/15/20).	No additional comments were received.	N/A All comments have been accepted.	
14	Public Meeting	Non-targeted/broad community	On 6/15/20, the Springfield City Council held a 2nd Reading and final vote adopting the FY 2020-2024 Consolidated Plan and authorizing submission to HUD (advertised in the Springfield News-Leader on 5/15/20).	No additional comments were received.	N/A All comments have been accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Notice - Newspaper Ad, City's Website, & Social Media	Non-targeted/broad community	On 6/15/20, a public notice was published in the Springfield News-Leader, on the City's website and via social media; advertising a final 5-day public review and comment period for the FY 2020-2024 Consolidated Plan from 6/16/20 through 6/20/20.		N/A All comments have been accepted.	
16	Availability of final Consolidated Plan for public inspection and comment	Non-targeted/broad community	An advertised final 15-day public review and comment period for the FY 2020-2024 Consolidated Plan was held from 6/16/20 through 6/20/20.	See the attached list of comments.	N/A All comments have been accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in the City of Springfield by analyzing various demographic and economic indicators. In order to develop a picture of the current needs in the community you must begin by looking at broad trends in population, area median income, the number of households, and other indicators. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

The Needs Assessment also determines the non-housing needs observable by quantitative and qualitative local data. These factors include homelessness, mental health, public health, public infrastructure, fair housing issues, and organizational capacity of service providers in the Springfield area. Also, considered are the alternate (non-HUD) funding to strengthen the workforce and promote economic growth with business and community partnerships.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	159,498	163,765	3%
Households	69,332	71,270	3%
Median Income	\$32,858.00	\$33,557.00	2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	12,275	10,820	15,710	7,640	24,820
Small Family Households	3,270	2,985	5,080	2,845	11,080
Large Family Households	300	610	525	225	780
Household contains at least one person 62-74 years of age	1,310	1,565	2,520	1,525	5,330
Household contains at least one person age 75 or older	1,045	1,995	2,045	945	2,805
Households with one or more children 6 years old or younger	1,580	1,995	2,200	1,060	1,965

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	230	170	45	50	495	45	60	55	0	160
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	55	10	30	135	10	0	20	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	125	210	60	500	0	25	15	55	95
Housing cost burden greater than 50% of income (and none of the above problems)	6,870	2,025	290	85	9,270	1,060	655	220	50	1,985

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	905	3,685	3,145	215	7,950	350	1,035	1,730	540	3,655
Zero/negative Income (and none of the above problems)	1,105	0	0	0	1,105	135	0	0	0	135

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,245	2,375	555	230	10,405	1,115	740	305	105	2,265
Having none of four housing problems	1,790	4,855	8,945	3,715	19,305	890	2,850	5,900	3,590	13,230
Household has negative income, but none of the other housing problems	1,105	0	0	0	1,105	135	0	0	0	135

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,440	1,850	1,075	5,365	275	460	615	1,350
Large Related	140	340	75	555	65	55	79	199
Elderly	1,040	955	835	2,830	680	860	600	2,140
Other	4,485	2,850	1,555	8,890	420	375	655	1,450
Total need by income	8,105	5,995	3,540	17,640	1,440	1,750	1,949	5,139

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,170	465	0	2,635	235	205	65	505
Large Related	110	70	0	180	40	25	4	69
Elderly	865	520	145	1,530	430	270	80	780
Other	3,995	1,065	140	5,200	385	195	75	655
Total need by income	7,140	2,120	285	9,545	1,090	695	224	2,009

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	140	120	210	75	545	0	25	35	15	75
Multiple, unrelated family households	4	15	4	15	38	10	0	0	40	50

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	55	10	0	65	0	0	0	0	0
Total need by income	144	190	224	90	648	10	25	35	55	125

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The City is proposing to start a new Housing Study that will update the data from 2014. It is expected that the statistics will be approximately the same where 33% of the single-person households had substandard housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The statistics for persons with disabilities shows 13.8% of the Greene County population have some form of disability. Springfield represents the majority of Greene county's population.

According to the 2018 Missouri Coalition Against Domestic and Sexual Violence Service Statistics, more than 35,500 people received services from Missouri domestic violence programs in 2018. Springfield is home to the largest domestic violence shelter for survivors in Missouri, Harmony House. In 2018, Harmony House sheltered a total of 868 individuals (467 women, 371 children, and 30 men). In 2019, Harmony house recorded a slight decrease in the number of shelter residents for the first time in nearly ten years. In 2019, Harmony House sheltered a total of 858 individuals (441 women, 385 children, and 32 men).

What are the most common housing problems?

Common problems include: Weatherization/Energy Efficiency, Accessibility, Cost of rehabilitation, Affordability. Existing aging housing stock and substandard housing needs improvement. To improve housing conditions, there is a need for affordable home repair and energy efficiency programs and resources for all homeowners to maintain or improve existing housing.

Are any populations/household types more affected than others by these problems?

Aging population statistics would indicate that single, elderly persons with limited resources will be increasing in the years to come. The increasing housing costs for both owners and renters affects their housing choices and their housing cost burden for all income and racial groups.

There is a need for quality housing support (financial and social) for those who cannot provide for themselves and for those transitioning from one economic class to another; such as the elderly, disabled, minorities, single parent households, people on fixed incomes, families in shelters, etc.

There is also a necessity for greater housing options for people with drug and other criminal convictions who are ineligible for public housing or housing assistance as well as additional housing options for homeless teenagers who are ineligible for public housing or housing assistance.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The following are needs of low-income individuals/families that are at imminent risk of homelessness: Utility Assistance; Financial/Life Skills; Living Wage /Jobs; Job Training; Mental Health services.

For those receiving rapid re-housing assistance and are nearing the termination of that assistance: Employment; Wrap-around assistance; Education

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The following housing characteristics are often linked with housing instability and increased risk of homelessness:

- Extremely low income
- Temporary financial or life crisis
- Loss of employment
- End of a relationship
- Death of a partner
- Health emergency
- Traumatic brain injury and post-traumatic stress disorder
- Racial disparities
- Mental health and substance use disorders
- Fleeing domestic violence
- Youth aging out of the foster care system
- Other medical conditions

The One Door program, the hub of the coordinated entry system, serves as the primary intake, assessment, and referral entry point into the system of homeless services throughout Springfield/Greene, Christian, and Webster counties. Over Fiscal Year 2018 (July 1, 2018 – June 30, 2019) One Door staff worked with more than 14,850 guests and completed more than 2,225 assessments. Of the reasons reported for contacting One Door, 33% were for shelter; 16% were for affordable housing resources; 13% were for rental and utility assistance resources; 11% were for transportation, including bus passes, gas vouchers, and regional/national bus tickets; 9% were for assistance obtaining ID; and 11% were for food resources.

Discussion

During the consultation process, the factors that were noted to cause instability included high utility bills due to older housing stock, a lack of quality housing (safe, decent and sanitary), landlords failing to maintain properties, and location of housing in areas that were perceived as unsafe.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The CHAS Statistics for 2012-2016 are similar to the CHAS data provided in the CONPLAN IDIS database regarding Housing problems. There are increased numbers of households under 50% AMI that are cost-burdened and /or have 1 or more housing condition issues.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,615	1,425	1,240
White	8,165	1,285	950
Black / African American	585	30	25
Asian	130	35	215
American Indian, Alaska Native	115	0	0
Pacific Islander	4	0	0
Hispanic	290	55	45

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,835	2,985	0
White	6,975	2,695	0
Black / African American	320	95	0
Asian	160	50	0
American Indian, Alaska Native	20	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	140	105	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,735	9,975	0
White	5,035	8,890	0
Black / African American	85	390	0
Asian	70	100	0
American Indian, Alaska Native	20	30	0
Pacific Islander	0	25	0
Hispanic	315	285	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,090	6,555	0
White	905	6,085	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	85	140	0
Asian	35	50	0
American Indian, Alaska Native	10	75	0
Pacific Islander	0	0	0
Hispanic	20	155	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

See attached data charts for NA-15 and NA-20 which indicate that:

Blacks are slightly higher in both Housing and Severe Housing needs for the income range below 30% AMI and Blacks and Asians in the income range above 80% AMI. The other races scored lower than their percent of the total population. Hispanics were higher in the 50% to 80% AMI income range.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The CHAS Statistics for 2012-2016 are similar to the CHAS data provided in the CONPLAN IDIS database regarding Housing problems. There are increased numbers of households under 50% AMI that are cost-burdened and /or have 1 or more housing condition issues.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,360	2,680	1,240
White	7,085	2,370	950
Black / African American	500	110	25
Asian	130	35	215
American Indian, Alaska Native	115	0	0
Pacific Islander	4	0	0
Hispanic	240	105	45

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,115	7,705	0
White	2,755	6,915	0
Black / African American	130	290	0
Asian	85	120	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	4	15	0
Pacific Islander	0	0	0
Hispanic	60	180	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	860	14,845	0
White	635	13,290	0
Black / African American	10	465	0
Asian	20	150	0
American Indian, Alaska Native	10	40	0
Pacific Islander	0	25	0
Hispanic	150	445	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	7,305	0
White	265	6,725	0
Black / African American	35	185	0
Asian	35	50	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	0	175	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

See attached data charts for NA-15 and NA-20 which indicate that:

Blacks are slightly higher in both Housing and Severe Housing needs for the income range below 30% AMI and Blacks and Asians in the income range above 80% AMI. The other races scored lower than their percent of the total population. Hispanics were higher in the 50% to 80% AMI income range.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The CHAS Statistics for 2013-2017 are similar to the CHAS data provided in the CONPLAN IDIS database regarding Housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	45,535	12,555	11,900	1,280
White	41,780	11,105	10,280	970
Black / African American	1,210	410	610	30
Asian	535	145	215	225
American Indian, Alaska Native	205	30	125	0
Pacific Islander	70	0	4	0
Hispanic	1,035	385	325	45

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

See attached chart. None of the racial or ethnic groups exceed their percentage of the population with housing cost burden except the White group at 0 to 30% AMI only slightly above their percentage.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As described above Blacks, Whites, and Asians all had situations with housing need situations where the data indicated they were impacted at rates above the percentage of population that each group represents. The other groups were below in percentage of needs compared with their population profile.

If they have needs not identified above, what are those needs?

None identified in this plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Springfield does not have major concentrations of racial or ethnic groups based on CPD maps R/ECAP area maps. Asian students near Missouri State University seem to drive a higher percentage population for the immediate area near the university.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	756	913	0	827	76	0	10

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
Housing Authority of the City of Springfield
Data Source Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	9,416	10,483	0	10,483	0	0	0
Average length of stay	0	0	4	4	0	4	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1	1	0	1	0	0
# Homeless at admission	0	0	34	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	150	172	0	172	0	0
# of Disabled Families	0	0	291	355	0	355	0	0
# of Families requesting accessibility features	0	0	707	769	0	769	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	610	624	0	624	0	0	0
Black/African American	0	0	71	123	0	123	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	5	8	0	8	0	0	0
American Indian/Alaska Native	0	0	18	12	0	12	0	0	0
Pacific Islander	0	0	3	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	13	16	0	16	0	0	0
Not Hispanic	0	0	694	753	0	753	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HAS currently has 40 accessible units. There are presently 6 applicants on a waiting list for accessible units. Please note that many of the non-wheelchair disabled persons do not require full accessibility and may be accommodated with regular units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are currently 1,306 applicants on the Section 8 and 269 on the Public Housing waiting list. Needs of the people on the waiting lists essentially parallel the needs of the people currently occupying public housing. These needs include the full spectrum of accessibility and support services (job skills, counseling, budgeting, and money management). The waiting list is developed from applicants including homeless, overcrowded families, persons transitioning from shelters, disabled, elderly, and/or any person or family in need of housing assistance to obtain decent, safe, and sanitary housing.

How do these needs compare to the housing needs of the population at large?

The persons requiring accessible housing changes from month to month, but the numbers do not seem to be disproportionate to the whole population. Locally some of the disabled service providers are re-locating their clients from group homes situations to smaller single-family type housing units which may be contributing to a smaller number on the Housing Authority's waiting list.

Discussion

Please see the discussion enumerated above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	157	343	332	125	34
Persons in Households with Only Children	2	8	22	21	8	2
Persons in Households with Only Adults	79	246	711	688	258	69
Chronically Homeless Individuals	34	87	265	256	96	26
Chronically Homeless Families	34	75	238	231	87	23
Veterans	13	19	70	68	25	7
Unaccompanied Child	12	36	105	102	38	10
Persons with HIV	0	2	4	4	2	0

Table 26 - Homeless Needs Assessment

Data Source Comments: HDX Point-In-Time Summary 2019 and Homeless Management Information System (HMIS)

Indicate if the homeless population is: ☐ Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A – Data in the chart above has been supplied by the Institute for Community Alliances (ICA), the HMIS Lead for the Ozarks Alliance to End Homelessness (OAEH).

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	306	66
Black or African American	60	6
Asian	5	0
American Indian or Alaska Native	10	4
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	26	10
Not Hispanic	385	71

Data Source

Comments:

HDX Point-In-Time Summary 2019

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

For the 2017-2018 Federal Fiscal Year, a total of 1,374 individuals (representing 969 households) were served through emergency shelters and housing programs (Rapid Rehousing and Permanent Supportive Housing).

Of the total households served, 149 were composed of an adult and child, representing 522 individuals. Of these, 41% were experiencing homelessness for the first time. 54 households were composed of children only, representing 55 individuals. Of the 1,374 individuals, 36% (503 people) were under the age of 24. Young children (aged 0-5) represented 12% (165 people); school-aged children (aged 6-17) represented 14% (197 people); and young adults (aged 18-24) represented 10% (141 people).

Of the 929 households, 102 households included a Veteran (representing 118 individuals – 102 of which were Veterans). Of the 102 households, 87 were comprised of 1 adult and 15 were comprised of 2+ adults.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2019 PIT shows out of the homeless persons surveyed:

- 76% (372 individuals) were White
- 13% (66 individuals) were Black or African American
- 1% (5 individuals) were Asian
- 3% (14 individuals) were American Indian or Alaska Native
- 0% (2 individuals) were Native Hawaiian or Other Pacific Islander
- 7% (33 individuals) were Multiple Races
- 7% (36 individuals) were Hispanic/Latino

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Data on the population experiencing homelessness was taken from the OAEH 2019 PIT survey. The number of individuals experiencing sheltered homelessness has generally been on a downward trend over the last 5 years. In 2015, there were 409 individuals counted; from 2016-2018 the average was approximately 274 individuals. In 2019, there were 411 individuals counted. This increase was due to Crisis Cold Weather shelters being open because of extreme cold temperatures. In 2019, 25% of the sheltered homeless are children under the age of 18 and 9% were youth aged 18-24. In the past several years, the number of individuals and families seeking shelter services has grown, often resulting in waiting lists at local shelters.

The needs of the sheltered homeless are as varied as the population itself. Many need healthcare for both physical and mental health issues. A fairly significant portion need substance abuse treatment and many more need educational and job assistance training. Projects such as the local Coordinated Entry System (One Door) and the availability of hotel/motel vouchers will speed up the process of delivering support services and referrals to individuals and families that are experiencing homelessness. These initiatives will also streamline client's access to service and hopefully reduce the length of time individuals and families remain unsheltered.

Studies in Springfield by the OAEH place the number of individuals experiencing unsheltered homelessness on any given night to be approximately 200 based on field research. While PIT counts have become more efficient over the last few years, the OAEH recognizes that some unsheltered individuals are still not being counted. The survey numbers also fluctuate based on the availability of Crisis Cold Weather Shelters at the time the survey is taken. The latest survey (2019) documented 81 unsheltered homeless, while it is believed the number is double that when considering the cold weather shelters that were temporarily available on the night of the survey.

Unsheltered individuals were identified in very small camps in the Springfield area, as well as living on the street, in cars, under viaducts, and in abandoned buildings. The majority of unsheltered homeless are single men, but an average of 1/3 of the unsheltered homeless are women. Very few unsheltered families have been identified during PIT counts, but anecdotal reports indicate that several families reside in camps and automobiles or are "doubled up" in potentially unsafe housing situations.

The unsheltered homeless are difficult to count but are present in the City and surrounding area. Police and the homeless service providers have identified homeless camps in underpasses and vacant industrial areas. These groups are difficult to locate and to communicate with to provide service although attempts have been made. Recent PIT efforts have targeted this population not only to determine a more accurate number, but to better identify the population and the needs for services. Initial indications point to a population that has high rates of physical and mental health problems. While most of this population does not receive assistance benefits, the majority indicate that they have a disabling condition. In 2019, 47% of individuals experiencing unsheltered homelessness are considered chronically homeless. The number of Veterans identified in these efforts shows that Veterans are more

likely to experience unsheltered homelessness than non-Veterans. Over half of the Veterans identified through the PIT are not connected with Veterans Administration services.

Lastly, 32% of individuals experiencing unsheltered homelessness reported being harmed (physically, emotionally, or sexually) by a relative or another person they stayed with while homeless. Women were significantly more likely to report having been harmed than men (37% compared to 21%).

Discussion:

Please reference the discussion in the paragraphs above.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section will discuss the extent of need for supportive housing for special needs populations. It will include discussion about need for the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, and persons diagnosed with AIDS and related disease. The section will also assess the need for low-income families in public or assisted housing for home ownership, economic independence, and self-sufficiency programs.

Describe the characteristics of special needs populations in your community:

There are designated special needs sub-populations which include: elderly/frail elderly, developmental disabilities, mentally ill, physically disabled, alcohol and other drug addictions, and victims of domestic violence. Anyone who meets the HUD definition of any of these sub-populations is considered to be special needs.

Elderly/Frail Elderly

This population requires major and minor repair services including weatherization as well as accessibility improvements in housing. Various support services are needed to maintain independent living.

Developmental Disabilities

Persons with developmental disabilities require support services to live in individual supportive living arrangements which reduces burden on group homes.

Mentally Ill

The Burrell Center is a provider of Supportive Independent Living services for adults, and Burrell provides various housing arrangements for housing for the mentally ill. They have partnered with the City of Springfield to construct multi-family housing units to serve this population.

The National Alliance on Mental Illness of Southwest Missouri (NAMI) is an organization dedicated to providing programs and services to those affected by mental illness.

Physically Disabled

According to an interview with representatives from the Southwest Center for Independent Living, in Springfield, one of the greatest needs is for more housing options for persons with disabilities. Persons with disabilities have limited choices in respect to housing type, size, number of bedrooms, and location within the City. Housing stock which is wheelchair accessible is often only available in rental or in group housing. There is also a need for education regarding home financing and ownership options for those with disabilities. Representatives are working to promote the construction of more universally designed units throughout the City and educate their clients on how they can move into these units and have more housing options as a homeowner. Based on the data, Springfield can expect the need for housing that accommodates disabilities to continue to grow. The Department of Planning and Development is

working to encourage construction of more universal design units with cooperation from Habitat for Humanity and through the LIHTC program.

Disabled Veterans

According to the Association for Disabled American Veterans, one of the greatest needs is for mental health and substance abuse services. There is a need for housing for homeless veterans and the addition of the VASH voucher program to Springfield has only minimally assisted in this area.

Alcohol or Other Drug Addiction

For the supportive housing needs for alcohol or other drug addictions, most of the facilities depend on some sort of government funding. The number of persons in the facilities depends on available funding and not on the capacity of the facility.

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations require housing and supportive services to increase their quality of life and ultimately, self-sufficiency. Housing services may include helping special needs populations find and maintain affordable rental/homeownership housing, secure transitional housing with services and identify permanent housing with or without case management and other services.

Supportive services include different levels of assistance and case management depending on the immediate needs of the special needs person and at the discretion of a case manager.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recent HIV disease incidence and prevalence information from the enhanced HIV/AIDS Reporting System (eHARS) there were 435 individuals living with the HIV disease as of December 31, 2018, whose most recent diagnosis was in Greene County, Missouri (rate of 150.1 persons per 100,000 population). There were 20 newly reported HIV cases in 2018 in Greene County, Missouri (rate of 6.9 persons per 100,000 population).

Discussion:

The City with the active involvement of many collaborative groups and associations address these special needs groups and individuals. These collaboratives include: The Springfield Continuum of Care, the Homeowner Emergency Loan Program collaboration with 4 agencies, mental health service providers, community hospitals, the Aids Project of the Ozarks to mention a few of them.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for public facilities in the City of Springfield include improvements to buildings, parks, senior centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, and other public facilities. There is particular need for overnight shelters and family emergency shelters. CDBG funds may be used for such facilities when they are used for eligible populations or neighborhoods

How were these needs determined?

Needs were determined through the City's Capital Improvements Program, the 10-year plan to end homelessness, strategic planning, and the citizen consultation process.

Describe the jurisdiction's need for Public Improvements:

The City of Springfield's public improvement needs include street improvements; street repair and replacement; new streets; and all associated improvements including sewer, street lighting, parking facilities, street signals, street trees and other landscaping, flood drainage, fire hydrants, sidewalks, ADA ramps at intersections and other pedestrian crossing areas; curb and gutter, street pavement, and striping. CDBG funds may be used for sidewalks and other public improvements in the road right of way in low- and moderate-income areas.

How were these needs determined?

Needs were determined through the City's Capital Improvement Program, Unfunded Needs List, and various strategic planning processes.

Describe the jurisdiction's need for Public Services:

Needs vary widely but can include meal programs/food banks, recreation opportunities for youth, education programs for youth, financial literacy and counseling, utility/rent/deposit assistance, job training programs, after school programs for children and youth, support services for homeless persons, medical services, mental/behavioral health services, and services for victims of domestic violence.

How were these needs determined?

The needs are determined through annual grant process and consultation with United Way, Community Foundation of the Ozarks, and through the public participation process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following section looks at the housing market within Springfield by analyzing trends in structure, age, price, and tenure. This information, when partnered with data gathered in the Needs Analysis, allows the City to make informed decisions about how to use its scarce resources. Springfield believes that providing sufficient housing is more than just having enough structures to house each person, it includes insuring that housing is safe, secure, decent, and affordable.

The City of Springfield has many positives in the housing arena. The Community Focus Report clarifies that there exists solid community support for providing decent, safe and affordable housing. The Economic Development successes include obtaining center-city investment and job creation opportunities. Additionally, corporate expansions or relocations into the area coupled with modest housing price fluctuations provides a stable basis for future growth. Recent studies show the need for over 4,000 rental units. Meeting that need is a mix of seasoned developers, various funding sources and citizen committees providing input and guidance. City officials continue to support the development of stable neighborhoods with safe, decent, and adequate housing.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The most recent ACS counts over 78,000 housing units in Springfield with single-family (1 to 4 units) housing making up approximately 74% of those housing units. In addition, various sizes of multi-family units make up another 26% of the City's housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	49,265	63%
1-unit, attached structure	2,790	4%
2-4 units	5,785	7%
5-19 units	10,085	13%
20 or more units	9,075	12%
Mobile Home, boat, RV, van, etc.	1,800	2%
Total	78,800	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	1,775	5%
1 bedroom	560	2%	9,020	24%
2 bedrooms	7,175	22%	17,285	45%
3 or more bedrooms	25,180	76%	10,230	27%
Total	32,950	100%	38,310	101%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The demand for affordable housing is expected to continue. That analysis is based on four indicators: (a) the population statistics show that the lower income cohort is increasing, (b) Public Housing waiting lists, (c) the low vacancy rates of HUD assisted units, and (d) the number of LIHTC applicants that want to develop in the Springfield market. Targeted units from all of the sources of Federal, State, and local programs include a wide range of families across a wide spectrum of income from Extremely Low income (30% AMI) to Middle income (120% AMI). Funding sources include The Public Housing Authority Section 8 (Housing Choice Voucher) and Public Housing units which target 30% and below AMI families,

the State of Missouri's competitive LIHTC grant/loan programs which targets the 50% to 80% AMI families, our HOME and CDBG loan programs targeting 60% to 80% AMI families, and the State of Missouri NSP program targeting workforce housing from 50% AMI to 120% AMI families. Each program compliments the others with the larger amount of assistance going to the 50% to 80% AMI families and households. The numbers of units vary with each funding source. Public Housing currently provides housing for over 1500 families/households with public facilities and vouchers, and LIHTC projects typically provide an additional 30 to 50 units per project when Springfield's development community succeeds in the annual competition. The City currently provides over 400 active units in its affordable housing programs on an ongoing basis with replacement units as well as extended affordability.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are 56 HOME assisted units with affordability scheduled to expire during this 5-year planning cycle. To reduce the loss of affordable HOME units, the City offers owners of existing HOME rental units, whose affordability period expires, with new loan terms that make it desirable to continue to provide decent and safe housing. If accepted by the owner, it avoids disruption to the tenants and obtains extended affordability beyond HUD minimum requirements and avoids loss of a housing unit. This extension does not cost any additional funding. It is expected that 25% of those expiring units to be extended under this program. The Housing Authority indicated that the Section 8 vouchers don't expire; they continue as long as the family qualifies.

Does the availability of housing units meet the needs of the population?

Based on the market studies by LIHTC applicants and HUD's LMISD data and the number of foreclosed and vacant housing units, there is an increasing need for decent affordable housing. This is expected to grow at a moderate increase for the next 5 years of over 4,000 households with current population growth trends and unemployment at very low levels. The City foresees a continued need for housing for the whole range of income levels from 30% AMI to 120% AMI over the planning period.

Describe the need for specific types of housing:

Rental housing types that continue in demand include transitional housing for homeless families leaving shelters under managed re-housing programs, as well as, quality rentals needed to replace those that have been neglected after foreclosure. Both single family (2–4-bedroom units) and multi-family units are expected to remain with low-vacancy rates for the next 5-year period. Affordable quality owner-occupied housing will be in demand as the job market stabilizes. Whether previous owners will return to homeownership from being displaced during the economic downturn is in question along with some debate if Millennials will choose to start their families and require more sizable housing units; this prediction depends on the continued rebound in the economy at a moderate pace over the foreseeable future. The non-government assisted private investment has adequately targeted the student housing needs for the local colleges and Missouri State University campuses. Higher price-point housing (over

the HUD maximums) is expected to grow moderately as well. More universal design housing will be needed as the population ages. Disability service providers are trending away from using group homes for their clients which will increase the demand for affordable smaller units. LIHTC properties provide the required small percentage of units that are accessible, but service providers see that as being similar to a group situation.

Discussion

A continuing need for affordable and other types of housing is expected. Support for quality housing within the CDBG & HOME targeted areas of Springfield has not languished but has expanded with new participants inquiring about the HUD programs. Also, new networks among housing providers and the support-service agencies have provided development incentives for universal design and accessibility in both CDBG/HOME projects, as well as, LIHTC developments. It is this cooperative approach by combining Federal, State, local, and private investment to meet the broad spectrum of housing needs. The Federal sources target the affordability and rapid re-housing needs, as well as, a provision for assistance to neighborhood stabilization by assisting low-income homeowners with repairs.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	100,300	107,600	7%
Median Contract Rent	485	542	12%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	16,375	42.7%
\$500-999	20,240	52.8%
\$1,000-1,499	950	2.5%
\$1,500-1,999	240	0.6%
\$2,000 or more	500	1.3%
Total	38,305	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,060	No Data
50% HAMFI	11,430	3,915
80% HAMFI	28,475	11,335
100% HAMFI	No Data	15,430
Total	41,965	30,680

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	548	561	723	1,045	1,168
High HOME Rent	548	561	723	1,044	1,145
Low HOME Rent	548	561	708	818	912

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The main direction and focus is to provide quality and affordable housing. To overcome the previous and ongoing foreclosures and purchase of many of these houses by disinterested investors, continued efforts are planned to make the targeted neighborhoods more family friendly and safe. Outside of the CDBG, HOME & LIHTC programs, private investment has the student housing and higher price-point housing as their focus. There is a higher incidence of sub-standard housing within the City. The shortage is in the amount and location of decent, safe, and affordable housing

How is affordability of housing likely to change considering changes to home values and/or rents?

Since 2010 census, the average house sales prices have increased 21% as a result of building higher priced housing and fair market rents have increased 15%. Springfield has a delicate imbalance of low-income households and middle to higher priced housing. Both of these are modestly increasing after the three-year downturn of incomes and housing prices due to the national economic adjustments. Home values in the target area are not increasing as much as the higher priced home sales that are reported by real estate brokers. This makes very tight returns on investment for new construction and major rehab projects. The typical homes using federal and state funding maintain their affordability and financial viability with significant subsidies. Also, the public housing HCV program fosters the affordability to low-income and over-burdened families, but their rent limits make cash flow an increasing issue with landlords and property managers. The public housing rent constraints do not match the increased costs of operating affordable housing units. The energy-efficiency and universal design measures add costs that make the rent limits even tighter. The incentive to produce more units requires very frugal developers or large subsidies. The savings to the tenant for energy efficient utility costs does not benefit the owner who incurred the extra expenses making it efficient.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HIGH HOME rent and FMR are identical for the most part. The LOW HOME rent is significantly below the FMR for the larger units. The smaller units with LOW HOME rent limits will, most likely, be limited to the LIHTC projects where larger, heavily subsidized multi-family projects can remain viable with the restricted cash flows. Our projects will continue to develop the larger sized units where the rent limits are stronger financially; we utilize a balance of amortized and deferred loans to assist this as well. The housing authority rent limits often are even less than either the HIGH HOME rent or the FMR limits; this makes the financial viability difficult to assess on the front end not knowing if a Section 8 tenant will apply.

Discussion

There is no simple solution to developing rent restricted housing where HUD sets the rent limits based on the lower household incomes. Since the Springfield median household incomes are low, it creates an artificially lower HIGH HOME rent limit. Even with subsidies and deferred loans, the financial viability of projects remains critical while providing rent burdened families with acceptable housing expenses. The Section 8 reduction in rent limits further exasperates the situation. Financial viability for all affordable housing will be an issue for the foreseeable future for both scattered site and multi-family housing.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units in the region by looking at factors such as age, vacancy, and the prevalence of housing problems. As defined by HUD, the four housing problems are:

1. a home which lacks complete or adequate kitchen facilities
2. a home which lacks complete or adequate plumbing facilities
3. a home which is overcrowded (having more than one person per room)
4. a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

"Substandard Housing" is defined as a housing unit that fails to meet the Springfield Housing Code.

"Substandard Condition but Suitable for Rehabilitation" is defined as a housing unit that fails to meet the Springfield Housing Code but is structurally and economically feasible to repair.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,280	19%	18,050	47%
With two selected Conditions	90	0%	735	2%
With three selected Conditions	60	0%	115	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,525	80%	19,410	51%
Total	32,955	99%	38,310	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,740	8%	6,135	16%
1980-1999	7,620	23%	11,455	30%
1950-1979	15,990	49%	14,585	38%
Before 1950	6,605	20%	6,135	16%
Total	32,955	100%	38,310	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	22,595	69%	20,720	54%
Housing Units build before 1980 with children present	3,540	11%	1,280	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The CHAS statistics above show that 69% of the all housing units were built prior to 1980. Local statistics show that the median house sales price has climbed to \$158,000 which starts to be slightly above the normal affordable house price. Recent non-subsidized new construction has emphasized higher priced houses. The City expects that the rehabilitation of older units located outside of the target area will continue as the residents and owners stay in place and as the home-remodeling companies continue to promote cost-effective rehabilitation. For the target area, investment in the restoration of both vacant lots and lots with houses will be required for the foreseeable future. The City adopted a flexible live-work zoning based on neighborhood initiatives.

Developers using both private funding are finding vacant or foreclosed houses and are restoring them to last for a longer tenure. Current CDBG and HOME developers continue to favor new construction of affordable and universal designed housing since their construction and holding costs will be better balanced over the long-term affordability periods vs. the expense of rehabilitation of an older house with long term upkeep and maintenance costs. The City continues to encourage rehabilitation or redevelopment of this older housing stock as it is close to schools, services, and vital public transit lines which were a focus during the consultation process. Increasing demand for more universal design and energy-efficiency projects is also expected in the foreseeable future with advocates for the disabled as major participants in consultations.

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards

The 2011-2015 CHAS data enumerated in the Risk of Lead-Based Paint Hazard Chart above, indicates that 3,540 owner-occupied housing units and 1,280 renter-occupied housing units, with children present, were built before 1980. Therefore 11% of the owner-occupied housing units and 3% of the renter-occupied housing units, with children present, were built before 1980 and therefore are at higher risk of containing lead-based paint hazards. At this time, the City does not currently have specific data enumerating the number of housing units occupied by low and moderate-income families with LBP hazards. However, the City is planning to undertake a detailed housing study.

The Springfield Greene County Health Department performs childhood and prenatal lead testing through the Department's Childhood Lead Poisoning Prevention Program. The purpose of the screening is to identify the threat as soon as possible and reduce the hazard in the housing unit in which the child or pregnant mother lives. The Health Department immediately inspects the unit and orders lead hazard reduction measures if lead paint is found on the premises at sufficient levels to create a hazard. From 2017 through 2019, 4,671 individual children were tested for lead, inside the city limits of Springfield. The average test result during that time period was 1.89 ug/dL. During that time period, 1.65% of the children tested above 5 ug/dL which is considered to be the level of concern by Centers for Disease Control (CDC).

The Housing Authority of Springfield and each of the City's CDBG subgrantees that provides housing, inspects each housing unit that is proposed for a child under the age of seven through the Section 8 Rental Assistance Program. If lead is found at sufficient levels to create a hazard, it must be reduced according to HUD standards.

Discussion

Springfield's targeted area includes some of the oldest housing stock. It includes an area encompassing many elementary schools where families desire to live. While instances of vacant housing exist, the focus will be to continue providing affordable, energy-efficient, and safe housing for families through Public Housing facilities as well as new scattered-site construction and rehabilitation programs. Also, emergency repair options will be available to enable owners to remain in their homes, to take care of their children in decent houses, as well as, age in place for older occupants.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Public Housing Authority has identified rehabilitation of existing rental units has a high priority need. There is a need for quality affordable housing, defined as decent, safe, and sanitary for persons of low and moderate income in Springfield.

HAS also realizes and has identified in the Vision 20/20 Affordable Housing Plan and Field Guide 2030, a need for upgrading the management of rental units through landlord training programs and home maintenance education for renters. Educational programs should improve the services to housing residents.

The current HAS Plan outlines the maintenance and rehabilitation needs of existing properties and continued development of new affordable housing properties. Currently the Housing Authority of Springfield has a two-year waiting list for rental assistance and the need continues to grow.

The Housing Authority of Springfield has entered in to a RAD (Rental Assistance Demonstration) agreement with the U.S. Department of Housing and Urban Development to convert all 756 of its Public Housing Portfolio to a Project-Based Section 8 program. The Housing Authority has entered into a development contract and is applying for both Federal and State Tax-Credits to rehab, restructure and increase the number of units of affordable housing and increase those that are suitable for disable person(s). The Housing Authority currently has a two-year waiting list on Section 8.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			756	913		827	760	0	10
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:
Housing Authority of the City of Springfield
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Public Housing Authority has possession of 11 housing facilities that make up a total of 756 units. All buildings owned by the Housing Authority are substantially aged and in need of repair above and beyond general maintenance. The physical condition of each facility is detailed below along with the revitalization needs.

Public Housing Condition

Public Housing Development	Average Inspection Score
Stillwell	96
South Tower	91
Madison Towers	94
Bolivar Road	97

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HAS properties require constant repair and updating because of the age and use of the facilities. Conditions of the facilities are assessed, and improvements are planned for in the 5-Year Plan and Annual Plan of HAS. Capital Program Funds are used to make needed updates and repairs from these plans. The average cost of annual physical improvements is \$900,000 to \$1,000,000 per year. The summary below identifies some of the major needs for each facility; all of the facilities will also require regular maintenance items depending on turnover conditions such as flooring, energy-efficient appliances, furniture, parking lot repairs, health & safety equipment replacement, etc.

MO-058-002 Heritage Tower - Nine-story high-rise apartment building with 98 apartments and community space on the ground floor. The property has been in operation since 1970. New energy-efficient boilers and chillers will need replacement in the next few years.

MO-058-003 Madison Tower - Eleven-story apartment building with 130 apartments, administrative offices, and community space on the ground floor. The property has been in operation since 1972. Plumbing upgrades, new chillers, flooring, roofing, and boilers will be needed in the next few years.

MO-058-004 Cedarbrook Apartments - Eighty apartment development that consist of 20 buildings and a community area. The property has been in operation since 1971. Major system needs include siding, bathroom overhauls, and sidewalks.

MO-058-005 Villa Marie Apartments - Thirty-two apartment development consisting of 11 buildings. The property has been in operation since 1972. Major system needs include replacement doors and parking improvements.

MO-058-006 Bolivar Road Apartments - Eighty apartments in 14 buildings and one community building. The property has been in operation since 1971. Major system needs include doors, windows, sidewalks, siding, and flooring.

MO-058-007 South Tower - Eight-story high-rise apartment building with 84 apartments and community space on the ground floor. The property has been in operation since 1972. Major system needs include new boilers, roofing, chiller, and flooring.

MO-058-008 Glenwood Apartments – Five apartment buildings containing 33 housing units and one community building. The property has been in operation since 1973. Major system needs include siding and sidewalks.

MO-058-009 Circles - Twenty apartments in 10 duplexes in three different locations within the city limits of Springfield. The property has been in operation since 1979. Major system needs include siding and parking improvements. 10 units were sold in 2019.

MO-058-011A Stillwell Columns - Nine-story high-rise apartment building with 142 apartments and community space on the ground floor. The property has been in operation since 1982. Major system needs include new energy-efficient boilers, chillers, gas generator, and roof.

MO-058-11B Dogwood Square – Twenty-four apartments in 6 four-plexes. The property has been in operation since 1982. Major system needs include new kitchen and bathroom cabinets.

MO-058-011C Scattered – Thirty-two apartments in 16 duplexes in five different locations within the city limits of Springfield. The property has been in operation since 1982. Major system needs include new siding and parking improvements.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority staff provides various forms of assistance to residents besides just facility maintenance. These are programs that promote residents of housing units, as well as, Section 8 Voucher recipients. For expanding the choices for Section 8 applicants, they provide landlord training programs to facilitate the acceptance by additional landlords and to expedite the processing of Section 8 applications for vacancies. They provide classes in rental housing maintenance and living skills to all residents. Additionally, residents participate in resident council meetings to foster community allegiance and support improvement of living standards for all residents. The RAD program will definitely impact the lives of our residents and applicants through providing newer and safer units. Improving their living environment as well as allowing other services to be on site.

Discussion:

HAS currently has 756 Public Housing units and 754 Section 8 Vouchers. The number of requests for Section 8 assistance continues to grow as HAS responds to the needs of the community. HAS is interacting more with other community agencies in Springfield because affordable housing is an issue that affects services to their clients. Currently HAS has a two-year waiting list for Section 8 rental assistance and the need continues to grow. HAS sold 10 units of public housing and purchased a strip mall to add 12 more affordable housing units through RAD and rehabilitation.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

As the largest city in Greene County and the metropolitan area, Springfield has a proportionally larger population of homeless individuals and families than any other part of metropolitan area. As such, Springfield has developed a strong network of housing and programs that serve individuals and families experiencing homelessness. The City has developed and maintained the local Coordinated Entry System (One Door) for several years. One Door streamlines access to the homeless service system by providing one entry point for all services and ensures client choice.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	282	0	34	0	102
Households with Only Adults	114	157	0	130	49
Chronically Homeless Households	0	15	0	157	0
Veterans	0	0	0	41	33
Unaccompanied Youth	10	0	8	7	20

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: HDX Housing Inventory Chart 2019

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

As the largest healthcare center in Southwest Missouri with two major hospitals, Springfield continues to provide assistance to all types of cases including both mental and physical treatment facilities. Private mental healthcare providers and several non-profit organizations for the disabled operate out of Springfield as their hub for a multi-county area. The centrally located Springfield Affordable Housing Center provides one-stop intake services for homeless or about-to-be homeless with on-location assessments. Additionally, the Affordable Housing Center has various agencies on site periodically including: Workforce Development, National Alliance on Mental Illness, Southwest Center for Independent Living, Legal Services of Southern Missouri, Habitat for Humanity, Catholic Charities of Southern Missouri, Veterans Administration, Ozarks Community Hospital, Springfield Community Land Trust, and others. The Missouri Job Center is a City department that also serves as the local employment center by providing job training and creating employment opportunities for low-income persons. Through this cooperative arrangement, each agency can assess needs quickly and make prompt referrals to the right places. Additionally, several State agencies have local representatives for mental health, job placement, and social security type assistance all within a bus ride.

The City of Springfield serves as Lead Agency for the Ozarks Alliance to End Homelessness, which serves as the regional planning body for homeless services and funding for three counties. This group is tasked with ensuring homelessness is rare, brief, and one-time for any individual or family that experiences it in our community.

The Ozarks Alliance to End Homelessness coordinates an annual outreach event for individuals experiencing homelessness – HOPE Connection and Veterans Stand Down.

The following services were offered at HOPE Connection 2019:

- Foot care and wound treatment
- Vision screening and prescription lenses
- Connections to health care – Missouri State University (MSU) Care
- Connection to mental health care – Burrell Behavior Health, National Alliance on Mental Illness (NAMI)
- Immunizations – Flu and Hep C
- Rapid HIV testing through AIDS Project of the Ozarks (APO)
- Missouri Job Center

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Kitchen, Inc. (TKI) - TKI operates several successful facilities and provides many services for homeless families and individuals. Housing programs include: Permanent Supportive Housing for Veterans and for the chronic homeless and Rapid Rehousing for youth and families programs. They also facilitate the SSVF program for the City's geographic area. Through their Beacon Village facilities, TKI provides decent, safe, and affordable permanent supportive housing for those in transition from homelessness. TKI operates the largest emergency shelter in our community which serves individuals and families. TKI also operates Rare Breed. Rare Breed offers a free youth outreach program for unaccompanied Youth ages 13 - 20. Rare Breed also offers a Transitional Living Program (TLP) for Youth that provides longer-term housing to homeless youth.

Department of Mental Health Permanent Supportive Housing - Provides housing assistance and housing resources to persons and families with disabilities and special needs. The DMH coordinates both state and federal funds to provide direct rental assistance to individuals and families with mental illness, substance use disorders, developmental disabilities, and HIV/AIDS who are homeless or experiencing housing crisis.

Harbor House (Chronic Men) - Long term faith-based addiction recovery program for men. Men in this program maintain sobriety, work towards a college education, enter the workforce, receive counseling, drug and alcohol rehabilitation, and more. Participants stay anywhere from 6 months to 1 year.

Safe to Sleep (Women) - An overnight shelter providing a safe place for women who have no place to sleep under a partnership among Council of Churches, The Kitchen, One Door, and many local churches.

Victory Square – (Men) - Provides homeless men with housing and support services. They receive a bed to sleep on, meals, and healthcare services. Victory Square offers free lodging for 30 to 90 days and/or unlimited stay in 4-8 men bedrooms for a small nightly fee and/or lodging for Victory Trade School students.

Harmony House – (Domestic Abuse) - Provides safe and secure emergency housing to families escaping domestic violence, case management, advocacy, and other supportive services.

LifeHouse Crisis Maternity Home - Offers sanctuary for the unborn and a haven where the bonding mother and baby can reside for up to 12 months after delivery, as the mother works toward self-sufficiency and permanent housing. LifeHouse has a perpetual education program that is customized for each expectant mother according to her individual needs.

Salvation Army Family Enrichment Center - This long-term intervention program provides a nurturing and safe place for families that are homeless.

Springfield Public Schools- Office of Students in Transition - This office includes the District's Homeless Liaison and 3 social workers. The district received McKinney-Vento funding 3 years ago to support these efforts.

The Affordable Housing Center VA Homeless Outreach - Centralized location where Veterans experiencing homelessness can access multiple agencies and organizations that offer safe, decent, and affordable housing as well as connect with VA case managers.

VASH Vouchers - The HUD-VASH Program combines the HUD Housing Choice Voucher (HCV) rental assistance for homeless veterans and their families with case management and clinical services provided by the VA. The Housing Authority of Springfield facilitates 76 vouchers.

Great Circle - Local RHY Center that offers emergency shelter for youth, support services, and multiple housing programs funded through HUD CoC and ESG grants.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Numerous agencies within the Springfield community have a hand in providing special needs services and facilities. The questions below provide for an examination of what is available in the community, how the Consolidated Plan and the Consolidated Planning process fit into that sector, and what the community sees as challenges in providing effective and efficient services to the special needs populations in times of reduced funding. The City of Springfield works to ensure, with available funding, that persons with severe mental illnesses, persons that are developmentally disabled, and persons with disabilities are being provided with housing case management; safe, decent, and affordable housing; assistance in applying for Social Security and other mainstream benefits; accessing comprehensive health care and supportive services; access to HIV medication assistance; increased access to employment and earned income; transportation; and seeing their health care provider regularly. There are several community agencies that offer intermediate care facilities, development centers, and housing assistance to prevent homelessness after discharge from mental health institutions. In addition, the Ozarks Alliance to End Homelessness (OAEH) Executive Board (local Continuum of Care) has adopted the Governor's Committee to End Homelessness Discharge Policy. This Discharge Policy requires institutions and systems to ensure housing for a patient prior to discharge.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons living with HIV/AIDS, elderly, frail elderly, persons with disabilities and persons with alcohol or drug addictions have a number of supportive housing needs. This includes but is not limited to housing case management; safe, decent, and affordable housing; assistance in applying for Social Security and other mainstream benefits; accessing comprehensive health care and supportive services; access to HIV medication assistance; increased access to employment and earned income; transportation; and seeing their health care provider regularly. The Whole Person provides services including a residential accessibility program that assists people with disabilities.

The conditions in which people with special needs live, work, learn, and play contribute to their ability to live healthy lives. With safe, decent, and affordable housing, people with HIV and special needs are better able to access comprehensive health care and supportive services, get on HIV or substance abuse treatment, take their medications consistently, and see their health care provider regularly.

Special needs housing and facilities can be seen as a medical intervention for those who are homeless or unstably housed. Persons living with HIV/AIDS who take their medication consistently become virally suppressed (a low level of HIV in the body), and if virally suppressed, an individual cannot transmit HIV to an uninfected person. Therefore, housing services improve health outcomes of those living with HIV and reduces the number of new HIV infections.

The frail, elderly, and disabled are assisted by the VA, Medicare and Medicaid (as applicable) for equipment for their physical limitations and associated medical attention expenses. Follow-up is prescribed by their attending physician. Persons with drug and alcohol addictions are assisted by these agencies, as well as, several private recovery programs operated by local churches or their member organizations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing:

In December 2018, the U.S. Department of Veteran's Affairs opened the new Springfield, MO Vet Center, located at 1850 W. Republic Road. This VA Clinic offers everything from primary care and mental health care to lab, radiology, and dental services. Each year the City assists with the annual HOPE Connection and Veteran's Stand Down event, which brings more than 60 service providers together to meet the needs of those experiencing homelessness. In 2019, 656 adults attended and accessed services and 52 infant and children came and received access to child-specific services at HOPE Connection. Eighty-two veterans attended the Veterans Stand Down. More than 500 community members volunteered to serve as guides for this annual event.

Both Southwest Center for Independent Living and ARC of the Ozarks maintain liaison with local treatment centers and medical facilities.

The Governor's Committee to End Homelessness has developed a discharge policy that an institution cannot discharge into homelessness. The Discharge Policy was adopted by the OAEH Executive Board.

Pursuant to the Discharge Policy, all agencies and institutions within Missouri shall develop and implement a discharge policy that includes the following:

1. Individual Discharge Plan: Where applicable or feasible, begin planning an individual discharge plan that includes client involvement and buy-in.
2. Adequate information systems and tracking: Agencies receiving McKinney-Vento HUD funding and other state homelessness assistance funding are required to participate in the Continuum of Care Homeless Management Information System (HMIS). For agencies not required, HMIS is preferred, but not mandatory, in order to improve communication, facilitate access to resources, and track completion of the discharge plan. Please note that Domestic Violence agencies are exempt from the HMIS requirement.
3. Integration of Community Resources: Agencies shall collaborate to reduce the duplication of services. Effective discharge planning procedures and policies should be supported by all relevant community planning documents.
4. Collaboration and partnerships: A variety of forms of partnerships and collaborations are needed to achieve an effective discharge planning system. It is the responsibility of each agency to partner and collaborate with other agencies in their CoC and CES to ensure the best outcome for Missouri residents.

Agreement: As part of discharge, agencies, CoCs and landlords receiving designated Housing and Urban Development (HUD) federal dollars will adhere to the Violence Against Women Act (VAWA) 2005 and 2013 housing protections for victims of domestic violence, sexual assault, dating violence and stalking.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City allocates funding to several programs designed to assist the special needs of non-homeless, sub-populations including the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), victims of domestic violence, and persons with alcohol or other drug addictions. The City maintains a Comprehensive Housing Assistance Program (CHAP) that funds minor and major rehabilitation, as well as, new construction. This entire program focuses on homes occupied by lower income households, including some of the special populations noted above. The City has focused an increasing effort to fund projects for mobility impaired or those who have other disabilities. In addition, HOME TBRA is intended to be focused for some of these sub-populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Subject to the CDBG 15% cap on Public Service expenditures, the City annually offers grants to agencies that provide supportive services and also includes the provision of housing assistance to the elderly and/or disabled homeowners throughout the City and especially within the CDBG target area. In addition, CDBG or HOME loans are provided to requesting non-profit organizations to fund their facility upgrades or rehabilitation requirements including battered spouse and other supportive service providers.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As one can expect, taxes, land use controls, and building codes can have a negative effect on affordable housing and residential investment. However, Springfield maintains a very low tax rate and has no taxing policies that would negatively impact the development of affordable housing or residential investment. Real estate taxes are based solely on the assessed value of the property. Land use controls include zoning, subdivision, and building codes. On the positive side, these public policies have improved. Some zoning changes made during that time period have increased the opportunities for starting affordable housing in additional areas. The zoning and subdivision ordinances have recently been amended to allow for more dense housing developments. Building Code requirements and fees are the same for all types of residential developments and present no barriers to affordable housing or residential development.

The City of Springfield recently updated its Analysis of Impediments to Fair Housing Choice (AI). Both the 2013 and 2019 AI's indicated that neither taxes, nor fees, nor other public policies have been an impediment.

Recent approval by the Missouri legislature of an increase to the Missouri minimum wage that ramps up to over \$12/ hour in a few years will also assist rent burdened families in the lower income brackets.

The City's loan program offers flexible loan terms to enhance the financial viability of rental projects for the affordability periods.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

There are many factors within a community that can impact housing supply and demand. The economic development of the community can play a major role in what type of home a household needs and what they can afford. The presence (or lack thereof) of specific industries can also decrease or increase affordability in a community. Throughout this section a variety of economic indicators will be described and analyzed. This will include business activity, labor force participation, travel time, education, and veterans.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	263	250	0	0	0
Arts, Entertainment, Accommodations	9,004	15,957	16	13	-3
Construction	2,377	4,377	4	4	0
Education and Health Care Services	13,393	31,034	23	25	2
Finance, Insurance, and Real Estate	4,125	9,231	7	7	0
Information	1,457	3,237	3	3	0
Manufacturing	4,862	10,432	8	8	0
Other Services	2,329	4,344	4	3	-1
Professional, Scientific, Management Services	4,763	11,204	8	9	1
Public Administration	0	0	0	0	0
Retail Trade	8,865	18,697	15	15	0
Transportation and Warehousing	3,166	7,396	5	6	1
Wholesale Trade	3,461	8,281	6	7	1
Total	58,065	124,440	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	85,375
Civilian Employed Population 16 years and over	78,380
Unemployment Rate	8.21
Unemployment Rate for Ages 16-24	28.63
Unemployment Rate for Ages 25-65	5.03

Table 41 - Labor Force

Alternate Data Source Name:

US Bureau of Labor Statistics

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	15,435
Farming, fisheries and forestry occupations	4,510
Service	10,305
Sales and office	21,910
Construction, extraction, maintenance and repair	4,855
Production, transportation and material moving	3,640

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	65,610	88%
30-59 Minutes	6,995	9%
60 or More Minutes	1,975	3%
Total	74,580	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,670	860	3,935
High school graduate (includes equivalency)	13,090	1,090	6,850
Some college or Associate's degree	19,280	1,345	6,325
Bachelor's degree or higher	18,260	640	3,005

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	360	545	620	740	1,385
9th to 12th grade, no diploma	1,660	1,785	1,585	3,190	2,145
High school graduate, GED, or alternative	6,585	5,255	4,380	11,425	8,140
Some college, no degree	17,680	7,525	4,620	8,210	5,805
Associate's degree	2,035	2,600	1,525	2,525	835
Bachelor's degree	3,080	5,700	3,255	5,450	3,305
Graduate or professional degree	145	1,930	1,705	3,875	2,755

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,678
High school graduate (includes equivalency)	22,196
Some college or Associate's degree	25,143
Bachelor's degree	34,792
Graduate or professional degree	45,050

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As depicted in the above Table— Business Activity, the major employment sectors in the City of Springfield consist of Education and Healthcare Services; Arts, Entertainment, and Accommodations; and Retail Trade. Combined, these sectors comprise approximately 52% of the total number of jobs in Springfield. Other business sectors with significant employment include Finance, Insurance, and Real Estate; Manufacturing; Professional, Scientific, and Management Services; and Wholesale Trade.

Describe the workforce and infrastructure needs of the business community:

Hiring Difficulties

- Seven out of ten organizations (71%) reported having difficulty filling positions over the past 12 months — up from 59% as reported in the baseline survey of 2016.
- The top two reasons organizations faced hiring difficulties in the past 12 months were insufficient number of qualified applicants (45%) — up from 34% last year, lack of relevant work

Education/Workforce Readiness

- As was the case in the previous two workforce surveys, organizations seeking to recruit qualified applicants with advanced degrees and/or industry-recognized credentials struggled. Approximately 40% of such organizations reported “considerable” difficulty in attracting these individuals — a trend that is worsening over time. Moreover, 30% to 45% of employees reported “some” difficulty in finding qualified applicants at all levels of educational attainment.
- When asked to evaluate the overall level of preparation of recent graduates from area educational institutions, 73% of employers said recent graduates were able to perform the jobs for which they were hired — virtually no change in the past three years. In contrast, only 48% said area high school graduates had met their performance expectations — down from a high of 60% in 2015. Approximately 70% of employers held favorable perceptions of recent community college graduates and those from technical schools. The overall level of preparation of area college/university grads was rated favorably by nearly 80% of employers.
- About four in ten organizations surveyed (43%) said they were currently partnering with area schools via apprenticeship programs, training programs, and/or curriculum design to help students acquire the skills necessary to succeed in their industry — up from 29% in 2016. experience (34%), and failure to show up for a job interview (31%).

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Springfield Airport has expansion plans to accommodate increased volume of passengers and more flights.

Local colleges are balancing enrollment with expanded programs and curricular changes to meet the demand for skilled graduates in many fields.

Ozarks Technical Community College is partnering with local schools and businesses to provide additional skilled workers.

The Missouri Career Center operated by the City's Workforce Department has over \$7 million in grants for the next few years to meet the State's identified employment needs.

City Utilities is developing a \$120,000,000 5-G broadband network to cover the city to attract business growth and expansion that relies on very-high-speed internet.

The Springfield Business Development Corporation has obtained commitments from businesses for \$88 Million in capital investments for business expansions, and new business additions to the community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2016 Labor Supply and Demand Analysis for the Ozarks Region: The largest supply and demand gaps were found in Health Care, Business & Sales and Science & Technology and Transportation.

Other Services, Food Service Production, Construction & Related, and Management & Support, occupations had oversupplies with gaps from 0.3% to 9.0%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Springfield Area Chamber of Commerce recently announced it will contract with Springfield Public Schools and 10 other area school districts to launch a new career readiness initiative that will focus public education resources on confronting the number one challenge facing businesses and employers today: talent development and retention. The agreement approved by the Chamber's board of directors authorizes direct Chamber management of the Greater Ozarks Center for Advanced

Professional Studies (GO CAPS). The effort represents an unprecedented collaboration between 20 area public school districts and leading job creators from leading sectors of the region's economy. GO CAPS gives students the chance to explore their interest in Engineering and Manufacturing, Entrepreneurship, Medicine and Health Care and IT and Software Solutions.

The P-20 Council of the Ozarks, facilitated by Ozarks Technical Community College (OTC), is comprised of representatives from OTC, Springfield Public Schools, the area 4-year colleges and universities, the Workforce Investment Board, area Chambers of Commerce, regional business and industry leaders, as well as other K-12 districts in the Southwest Region. The Council focuses on key issues that reach across educational sectors and into the workforce, including student preparation, student success, curriculum alignment, and collaboration with business and industry. P-20 Council of the Ozarks has three goals: develop strategies for optimal outcomes in the transition through education and into the workforce; foster collaboration among pre-kindergarten, elementary, secondary, post-secondary and graduate education institutions and the business and workforce sectors; and improve academic achievement and college success while promoting lifelong learning.

The Ozark Workforce Investment Board oversees the operations of the Missouri Career Center which is operated by the Department of Workforce Development. Their purpose is to facilitate and engage employers in the local workforce system. Strategies to meet goals included the completion and implementation of an outreach plan, training to address the skills gap with an emphasis on Science, Technology, Engineering, and Math (STEM) occupations, training for the emerging workforce, and expanding employer outreach. The Workforce Board implements all the State of Missouri career and jobs development programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City is currently in the process of putting together a new Comprehensive Plan, Forward SGF.

Discussion

These programs and initiatives support the Consolidated Plan by helping to ensure the Springfield area has a skilled and well-qualified workforce that meets the needs of local business community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The housing data provided does not identify any particular problem neighborhoods or census tracts. Our target area is located where the older housing stock is located and where a higher percentage of fire, police, and code enforcement is requested. By focusing our resources in these areas, it provides many opportunities to correct housing problems for both owners and develop quality rental housing where the lower-income workers live, and their children attend school. The target area is expanded slightly to coordinate CONPLAN efforts along with a grant for construction of a parkway/trail area and include more of an organized neighborhood.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Minority concentration is defined as areas where the minority population of that area is over 20% higher than the percentage of that minority in the market area. The minority population statistics show that there are no areas of specific concentration. The target area covers numerous census tracts and shows that minorities are taking advantage of all locations both in and outside of the target area.

What are the characteristics of the market in these areas/neighborhoods?

NA

Are there any community assets in these areas/neighborhoods?

NA

Are there other strategic opportunities in any of these areas?

NA

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the remainder of the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for low- and moderate-income areas where economic opportunities are often, already lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

The City of Springfield does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, including the low- and moderate-income areas. The official FCC broadband definition is a minimum of 25 Mbps download and 3 Mbps upload. According to the FCC data, the average Springfield household has three (3) or more options for broadband-quality Internet service.

Springfield is among the first cities within the United States to try a new broadband model, the utility is building extra fiber optic lines and leasing them to private companies. SpringNet a division of City Utilities (the municipal utility company of Springfield, Missouri) is beginning a major fiber network expansion within the Springfield metropolitan area. SpringNet representatives have indicated that this \$120 million new fiber optic plan will make "true" broadband (1 Gbps upload and 1 Gbps download) an option for every home in Springfield over the next three years. SpringNet's expansion will provide 1,100 new miles of fiber optic lines to 115,000 "demand points" such as detached houses and apartments grouped together in complexes. The goal is to bring the network online for Springfield area businesses as well as residential neighborhoods no later than February 2023. SpringNet's engineering and fiber optic construction is currently in progress. SpringNet expects the fiber extension of the initial phase to be available allowing for providers to serve their first customers by Spring/Summer 2020, with an estimated complete network expansion of less than three (3) years.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any single provider that has a de facto monopoly within an area may not be incentivized to provide standard and consistent services. The FCC lists a total of seven (7) Internet providers offering

residential service (December 2018 – latest public release). Century Link (DSL) and Xfinity (Cable) are the strongest providers in Colorado Springs so far as coverage. The average Springfield household has three (3) or more options for broadband-quality Internet service. These providers frequently overlap around the city:

- | | |
|----------------------------------|----------------|
| • Mediacom Communications Corp. | Cable |
| • Net Vision Communications, LLC | Fixed Wireless |
| • ViaSat, Inc. | Satellite |
| • Total Highspeed LLC | Fixed Wireless |
| • Hughes Network Systems, LLC | Satellite |
| • AT&T Inc. | ADSL |
| • VSAT Systems, LLC | Satellite |

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to a 2007 story in Forbes magazine's list of "America's Wildest Weather Cities" and the Weather Variety Index, Springfield is the city with the most varied weather in the United States. Springfield has historically been prone to various natural hazard events including flooding, tornados, hail, damaging winds, and others. The potential impacts of climate change—including an increase in prolonged periods of extreme temperatures, more heavy precipitation, more severe storms or floods—are often most significant for vulnerable communities. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will likely lead to people moving from the coasts. An increase of people could come into the City which may drive up housing costs, reduce the availability of jobs, and tax resources.

Every five (5) years the Springfield-Greene County Office of Emergency Management prepares a very extensive Multi-Jurisdictional Hazard Mitigation Plan, providing participating entities within Greene County access to state and federal emergency management funds. The 2015-2020 Greene County Multi-Jurisdictional Hazard Mitigation Plan utilized a Calculated Priority Risk Index, using the four (4) categories of: probability, severity, warning time and duration to rank 30 hazards. With the hazards evaluate and ranked, the following five (5) hazards were determined to be of the highest risk for the local community: Flooding: 3.6 (on a scale from 1-4), Hazardous Materials: 3.5, Cyber Attacks: 3.4, and Damaging Wind and Tornadoes: 3.4, and Ice and Snow: 3.35. Flooding, damaging wind and tornadoes, and ice and snow are all weather-related phenomenon that may increase in intensity and frequency with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The 2015-2020 Greene County Multi-Jurisdictional Hazard Mitigation Plan was prepared by the Local Mitigation Planning Taskforce. This task force included representatives from nine (9) fire protection districts, eight (8) public school districts, two (2) higher education institutions, eight (8) municipalities, and various representatives from Departments in both City and County government. The 2015-2020 Greene County Hazard Mitigation Plan incorporated an extensive Hazard and Vulnerability Assessment,

based upon a Calculated Priority Risk Index, for each of the jurisdictions located within Greene County for 30 potential hazards. The Hazard and Vulnerability Assessment used probability, severity, warning time and duration to rank 30 hazards.

Springfield has adopted the 2018 version of the International Building Code, International Residential Code, International Plumbing Code, International Fuel Gas Code, International Private Sewage Disposal Code, International Mechanical Code, International Existing Building Code, International Swimming Pool and Spa Code, international Energy Conservation Code, National Electric Code, and International Fire Code.

The City has also put into place, ordinances related to apartment safety, housing, dangerous buildings, and zoning, all of which establish regulations and standards for ensuring the safety and welfare of the occupants.

The City participates in the National Flood Insurance Program. The City's Floodplain Management Ordinance requires all structures in floodplains to be placed 1 foot above the Base Flood Elevation (BFE) or 100-year water surface elevation as established by FEMA. This ordinance also restricts development in floodways to those developments that will cause no increase in the BFE.

The City floodplain regulations are aimed at restricting new development in floodplain areas. Following the 1993 floods, the County and City instituted a property acquisition program. This program is funded through FEMA's Hazard Mitigation Grant Program. 120 properties (110 homes, 10 vacant properties) have been purchased in Springfield. The Springfield properties have been acquired with a combination of grants and Stormwater Level Property Tax monies, totaling \$9 million since 1993.

City Stormwater regulations are designed to minimize the harmful effects of erosion, sedimentation, and flooding from stormwater runoff. This is accomplished by measures to mitigate erosion both during and after construction, the detention and controlled discharge of differential runoff from development, and a well-designed stormwater conveyance system.

All of the aforementioned mitigation programs decrease the vulnerability of housing to the natural hazard risks associated with climate change, including housing that is occupied by low- and moderate-income households.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The federal CDBG and HOME funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The following strategic plan sections provide details on implementation of the Plan. The City's investment of the Federal funding governed under the Consolidated Plan is being targeted to census tracts having a majority composition of low-income persons. The Housing Authority of Springfield is working on needed physical improvements and is in preparations for the RAD conversion. There is a coordinated homeless, lead based paint, and anti-poverty strategy in place. The barriers to affordable housing have been reviewed and found to be minimal.

The Community Development Needs Survey asked respondents to rate the City's 5 categories of CDBG spending: Affordable Housing, Economic Development, Public Services, Public & Private Improvements & Infrastructure, and Public Facilities. We used a scale of 1 to 5, with 1 being a response of N/A and 5 being an indication of an urgent need. This Survey resulted in all 5 CDBG funding categories receiving an average rating indicating a need level between a moderate need and high need. The results of the survey lead the staff to develop methodology that would allow the citizens to rank order what they perceive to be the City's greatest needs, as a part of the consultation process. The Planning & Development staff facilitated over 40 workshops as a part of our community consultation process. During the workshops 35% of respondents felt that Affordable Housing is the City's top need, followed by 18% of respondents who felt that Economic Development is a top need, followed closely by 17% of respondents that felt that Public Services is a top need. The results of the citizen participation and consultation processes have been key inputs into the focus of the City's HUD funded programs being placed in the areas of Affordable Housing, Economic Development, and Public Services.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Comprehensive Housing Assistance Program
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Housing
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Small Business Development Loan Program
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Commercial
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City's investment of the Federal funding governed under the Consolidated Plan is being targeted to census tracts having a majority composition of low-income persons. These census tracts also contain the oldest segment of housing stock found to be in need of rehabilitation. Ninety percent of the City's substandard housing stock is located in this area. This local target area identification is the Loan Program Boundary that is displayed on the map in Appendix A.

The boundaries are specifically described as: Comprehensive Housing Program (Appendix A) Census Tracts 1, 2, 4, 5.01, 5.02, 6, 7, 8, 17, 18, 19, 31, 32, 33, 36, 55, and that portion of census tract 56 east of Kansas Expressway, all generally bounded by the West Bypass, Grand Street, Glenstone Avenue, and Interstate Highway 44. A majority of CDBG and HOME funds are being targeted for activities within the target area boundary. The Small Business Development Program Areas is City wide.

The City will, on a project-by-project basis, fund projects that are or will be located within the City limits but that are outside of the primary target area described above. These include the following:

1. Subrecipient programs and subrecipient projects which serve people within the Comprehensive Housing Program boundaries or serve citywide. Some activities, principally those in the public services sector, transcend geographic boundaries and may benefit a larger area or be community wide in benefit.
2. State of Missouri funded Low Income Housing Tax Credit, Trust Fund, or similar projects.
3. Special Needs projects that directly support persons which are typically low-income such as homeless, disabled, battered spouses, veterans, or the elderly.
4. Other projects as approved by City Council.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing (rental)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Comprehensive Housing Assistance Program
	Associated Goals	Affordable Rental Housing -New Construction & Acquisition Affordable Rental Housing--Rehabilitation
	Description	Affordable Housing development
	Basis for Relative Priority	Affordable Housing was the top item on the citizen participation input for all categories of activity.
2	Priority Need Name	Affordable Housing (Owner)
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	Comprehensive Housing Assistance Program
	Associated Goals	Affordable Housing Programs - Owner rehabilitation Affordable Housing - Owner Down-payment Assistance
	Description	Affordable Housing assistance for homeowners and Homebuyer rated very high on the citizen participation input. Homeownership strengthens neighborhoods and our goal will be to increase the percentage of homeownership with various loan programs for low-moderate income owners to age in place as well as make necessary repairs. As the Neighborhood Stabilization Program (NSP) housing units that were created with the stimulus funding roll-over by re-sale during their affordability period these will be restricted to low-moderate-middle income buyers in accordance with the NSP requirements.
	Basis for Relative Priority	The high priority was based on the Citizen input for this CONPLAN and the successes of previous years efforts to assist homeowners and home buyers.
3	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children veterans Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Small Business Development Loan Program Citywide
	Associated Goals	Economic Development--job creation Economic Development--business assistance Economic Development --rehabilitation /facade

	Description	Economic Development is a foundational part of the City's continued viability and growth. It enables the City to attract new business and promote business expansion to create jobs for all levels from youths working at their first jobs, home-based business entrepreneurs, major employers creating middle to high income jobs, and elderly who want to work and supplement their retirement funds.
	Basis for Relative Priority	Job creation and job training go hand-in-hand to lay a solid foundation for economic growth and personal financial strengthening. Businesses create those jobs and maintain those jobs when they can expand using the City's loan programs leveraged by financial support from the banks and credit unions. The Citizen input identified these combined needs as high priority.
4	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Comprehensive Housing Assistance Program Citywide

	Associated Goals	Homelessness - Prevention Homelessness - Rapid Re-housing Homelessness - Transitional/ Overnight Shelter Homelessness - Non-Housing Public services
	Description	Homelessness continues as a Springfield community priority with a margin of success recently made through the collaboration by the Continuum of Care non-profit agencies and the Affordable Housing Center (to soon be called The O'Reilly Center of Hope). Continued assistance will be required for the next 5-year period to make major head roads into reducing the Homelessness population. Citizen participation targeted homelessness on different survey responses.
	Basis for Relative Priority	Citizen participation targeted homelessness on several different survey response questions.
5	Priority Need Name	Public Services (15% Spending CAP)
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Other
	Geographic Areas Affected	Comprehensive Housing Assistance Program Citywide
	Associated Goals	Public Services-Non-Housing Assistance Public Services--Low/Mod Housing
	Description	The City intends to continue the use of CDBG funds (subject to the 15% CAP) to support several non-profit agencies that provide diverse services to low-moderate beneficiaries.

	Basis for Relative Priority	The Citizen participation input identified these public services as priority (after homeless services): youth services, services for persons with disabilities, health services, and senior services.
6	Priority Need Name	Public Facilities -Affordable Housing Center
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Comprehensive Housing Assistance Program Citywide
	Associated Goals	Public Facilities/Improvements- AHC-ONE DOOR
	Description	The City will continue to support the Affordable Housing Center's central intake processing operations (One Door). It has enables the community to establish strong collaborative efforts with over 20 agencies supporting low-moderate income persons with housing options, legal assistance, domestic violence safety, veteran connections, homeless prevention support, among many other support services.
	Basis for Relative Priority	As part of the Homelessness and Public Services identified on the Citizen Participation process, the One Door public facility is a key element the crosses many high priority needs.

7	Priority Need Name	Public Improvements and Infrastructure
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	Comprehensive Housing Assistance Program Citywide
	Associated Goals	Public Facilities/Improvements- Non-Housing
	Description	The needs category allows flexibility in providing assistance for infrastructure projects including recreational parks, streets, and sidewalks improvements.
	Basis for Relative Priority	The City funds most infrastructure projects with tax revenues provided with Capital Improvement Projects prioritized by the citizens and staff based on a review and analysis of both long and short-term projects; a 5-year plan is drafted, and projects selected. On occasion CDBG funds may be used as required to meet an urgent "shovel ready " need.
8	Priority Need Name	Program Administration
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Program Administration
	Description	These CDBG funds are allocated based on the actual grant amount and Program income received to manage the compliance and monitoring requirements and make required reports to HUD
	Basis for Relative Priority	The CDBG and HOME regulations mandate on-time spending plans and expenditures for eligible projects that meet the National Objectives with scheduled reports and precise documentation.
9	Priority Need Name	Planning and Neighborhoods
	Priority Level	High

Population	Low Moderate
Geographic Areas Affected	Comprehensive Housing Assistance Program Citywide
Associated Goals	Planning and Neighborhoods
Description	These funds will be used to provide progressive planning for future growth and grant selections for more impact in the community. Strong neighborhoods are essential to delivery of services and housing that meets the neighborhood criteria; these funds will foster that connection with neighborhoods with critical needs and provide input for focusing HUD funding where it can benefit eligible beneficiaries.
Basis for Relative Priority	All HUD funds have community benefits as their targeted accomplishment including stronger neighborhoods, safe and decent housing, community commitment. This need and the funding for it will promote that and be an input throughout the 5-year cycle.

Narrative (Optional)

Community Development Goals and Priorities

1. Funding commitments necessary to satisfy housing goals established in this Consolidated Plan are given highest priority.
2. Economic Development and assistance to small businesses in targeted areas shall remain a priority. This will include the ability to utilize income from the revolving loan fund of the Small Business Development Loan Program to make payments on the Section 108 Loan Guarantee program obligations, if necessary.
3. Priority shall be given to maintenance of a policy planning and management capacity in order to determine needs, establish short and long-term goals and objectives, and evaluate progress on programs and activities in accomplishing overall goals and objectives. The focus shall be neighborhood conservation, business revitalization and commercial viability, historic preservation and affordable housing in the older, built environment of the City.
4. Staff funding shall continue to (a) implement specifically assigned community development projects, (b) provide technical assistance in the planning formulation and implementation of public/private partnerships, particularly in relation to affordable housing and other activities of principal benefit to persons of low and moderate income, (c) pursue funds and resources to further enhance the community development program, and (d) administer the CDBG Program and meet other necessary and unavoidable program requirements.

5. Projects that facilitate the implementation of sustainability and accessibility will receive priority consideration.

DRAFT

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Use, if needed, to obtain qualified occupants for any troubled HOME rental project under 24 CFR 92.210. or as required by the Housing authority to alleviate the backlog of applicants for housing.
TBRA for Non-Homeless Special Needs	Use, if needed, to obtain qualified occupants for any troubled HOME rental project under 24 CFR 92.210. or as required by the support service providers for families under 50% AMI to qualify for housing.
New Unit Production	Market indicates a need to assist rent-burdened, elderly, disabled families
Rehabilitation	Market indicates a need to assist rent-burdened, elderly, disabled families
Acquisition, including preservation	Market or neighborhood stabilization indicates the need to preserve and maintain quality housing and vacant properties for development to meet low-income family demand.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City's actual FY-20 allocations are \$1,557,350 in Community Development Block Grant (CDBG) entitlement funding, and \$1,047,017 in HOME Partnership Program (HOME) funding in Fiscal Year 2020. Based on equal funding across all programs, the City anticipates receiving an estimated \$7,786,750 in CDBG funding, and, \$5,235,085 in HOME funding over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,557,350	1,200,000	0	2,757,350	6,229,400	Program income is based on a typical year's loan proceeds and does not account for any adjustments due to COVID emergency.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,047,017	1,100,000	0	2,147,017	4,188,068	Program income is based on a typical year's loan proceeds and does not account for any adjustments due to COVID emergency.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds identified above will leverage additional private, state and local funds where applicable. This can include homeowner equity, developer contributions, business contributions, LIHTC, miscellaneous grant funds, county, city, and foundation funding. The City has booked HOME match equal to nearly eight times our annual grant allocation.

In accordance with instructions from the State of Missouri, Department of Economic Development (MODeD) and as prescribed in HUD's NSP closeout guidance, any Program Income (PI) produced from activities funded by the 2008 MODeD NSP-1 Grant after grant close-out will be available for any eligible CDBG activities.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City continues to collaborate with federal, state, and local agencies to leverage federal funds that are received. The City maintains a large loan portfolio that helps sustain the program and continues to analyze and implement cost-saving measures to stretch scarce resources. For review purposes and citizen participation should the final grant amounts differ, the City will re-allocate the funds in proportion to the final allocation (i.e. if there is a 5% difference each major funding element will be adjusted likewise unless an element would be underfunded).

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SPRINGFIELD		Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of the City of Springfield	PHA	Public Housing	Jurisdiction
AFFORDABLE HOUSING ACTION BOARD	Non-profit organizations	Rental	Jurisdiction
Habitat for Humanity, Springfield, MO, Inc	Non-profit organizations	Ownership neighborhood improvements	Region
Catholic Charities of Southern MO	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Planning and Development Department has a strong partnership with nonprofit and private housing providers, the Community Partnership of the Ozarks (CPO), social service providers and other public institutions that enables successful implementation of the Consolidated Plan. The Housing Collaborative is one partner that works closely with the City on affordable housing issues.

The City of Springfield is the Lead Agency, a HOME Participating Jurisdiction, and an entitlement city. The City's strengths include: 40 years administering HUD funds, a 30-year history of operating a successful Community Development Loan Program, and a history of coordinating with other governments and agencies in the implementation of HUD and non-HUD funded programs and services.

The City of Springfield maintains a City/County Health Department, which provides lead-based paint programming, testing and education; the City and the Springfield Public School District meet monthly and the schools provide space and educational programming linked with some CDBG public service activities. The Continuum of Care is the primary homeless assistance planning and service delivery system organization and is made up of representatives of Greene, Christian, and Webster Counties along with the City of Springfield. The City provides funding for staff support to the CoC to enhance coordination and implementation. The City also maintains a Neighborhood Conservation and Economic Development office to assist in revitalizing neighborhoods and provide business support to create jobs. The City supports a CHDO (Affordable Housing Action Board) which has a successful track record for producing new homes in a timely manner using HOME funds. The only evident gap is coordination with the numerous faith-based organizations to increase the efficiency of service delivery system.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Springfield Affordable Housing Center continues to offer a one-stop housing and homeless prevention service center and that would provide a centralized access point for available affordable housing and homeless prevention resource information, eligibility screenings and referrals. This center is a barrier-removal activity for those seeking affordable housing or other support services (ONE DOOR services) community wide by collaboration with The Housing Authority, Veterans Administration, Springfield Community Land Trust, Catholic Charities of Southern Missouri, Legal Services of Southern Missouri, Burrell Mental Health, among others. In close coordination with all regional Continuum of Care agencies it provides stability to those seeking assistance and is a tool for cross-collaboration for health and wellness, housing, and personal development.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system would be:

- Availability to the community
- Consistency of message
- Coordinated assessment tool
- Central location "One Door"
- Coordinated services in one location
- After hours services partners
- Partnership with 211

The gaps of the service delivery system:

- Require on site visit, no phone assessments
- More robust coordinated effort for placement
- Gap in resources in general

Strengths include: Coordinated assessment (One Door) and community collaboration to insure access to programs after hours (Continuum of Care). Weaknesses include: The community only offers in-person interviews and the Affordable Housing Center can only offer limited hours of operation.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strategy for overcoming gaps in the institutional structure and service delivery system involves the policies and procedures surrounding the chronic homelessness prioritization guidelines that were offered through HUD. The institutional structure itself focuses on ways to embolden current collaboration within the community to ensure seamless transitions for the chronic and family homeless populations.

DRAFT

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Programs - Owner rehabilitation	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (Owner)	CDBG: \$1,797,870	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Affordable Housing - Owner Down-payment Assistance	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (Owner)	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 100 Households Assisted
3	Economic Development--job creation	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$2,375,000	Jobs created/retained: 200 Jobs
4	Economic Development--business assistance	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$2,375,000	Businesses assisted: 50 Businesses Assisted
5	Public Services-Non-Housing Assistance	2020	2024	Non-Homeless Special Needs	Comprehensive Housing Assistance Program Citywide	Public Services (15% Spending CAP)	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities/Improvements- AHC- ONE DOOR	2020	2024	Homeless	Citywide	Public Facilities - Affordable Housing Center	CDBG: \$550,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Economic Development -- rehabilitation /facade	2020	2024	Non-Housing Community Development	Small Business Development Loan Program Citywide	Economic Development	CDBG: \$1,030,900	Facade treatment/business building rehabilitation: 50 Business
8	Public Services--Low/Mod Housing	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program Citywide	Public Services (15% Spending CAP)	CDBG: \$200,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
9	Public Facilities/Improvements- Non-Housing	2020	2024	Non-Housing Community Development	Comprehensive Housing Assistance Program Citywide	Public Improvements and Infrastructure	CDBG: \$0 HOME: \$0	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Homelessness - Prevention	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$100,000 HOME: \$150,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention: 3000 Persons Assisted
11	Homelessness - Rapid Re-housing	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$63,320	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
12	Homelessness - Transitional/ Overnight Shelter	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$175,000	Homeless Person Overnight Shelter: 4000 Persons Assisted
13	Homelessness - Non-Housing Public services	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Affordable Rental Housing - New Construction & Acquisition	2020	2024	Affordable Housing Non-Homeless Special Needs	Comprehensive Housing Assistance Program Citywide	Affordable Housing (rental)	CDBG: \$1,500,000 HOME: \$6,226,080	Rental units constructed: 45 Household Housing Unit
15	Affordable Rental Housing—Rehabilitation/Reconstruction	2020	2024	Affordable Housing Non-Homeless Special Needs	Comprehensive Housing Assistance Program	Affordable Housing (rental)	CDBG: \$375,000 HOME: \$1,750,000	Rental units rehabilitated: 10 Household Housing Unit
16	Program Administration	2020	2024	Planning & Administration	Comprehensive Housing Assistance Program Small Business Development Loan Program Citywide	Program Administration	CDBG: \$1,748,050 HOME: \$1,073,505	
17	Planning and Neighborhoods	2020	2024	Planning & Neighborhoods	Comprehensive Housing Assistance Program Small Business Development Loan Program Citywide	Planning and Neighborhoods	CDBG: \$946,610	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Affordable Housing-CHDO Operating	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (rental)	CDBG: \$0 HOME: \$250,000	
19	Affordable Housing CHDO set-aside funds	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (rental)	HOME: \$785,500	Rental units constructed: 5 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Programs - Owner rehabilitation
	Goal Description	Owner-occupied assistance for rehabilitation including emergency home repairs
2	Goal Name	Affordable Housing - Owner Down-payment Assistance
	Goal Description	HOME funds for purchasing affordable housing (HOME).
3	Goal Name	Economic Development--job creation
	Goal Description	Assist business for job creation.
4	Goal Name	Economic Development--business assistance
	Goal Description	Assist for-profit businesses including micro-enterprise businesses to be established or expand their activity with job creation or low-mod ownership
5	Goal Name	Public Services-Non-Housing Assistance
	Goal Description	Provide public services for youth, child safety and wellness, financial stability, job skills, domestic violence victims, mental and developmental disability services or other CDBG eligible services.
6	Goal Name	Public Facilities/Improvements- AHC-ONE DOOR
	Goal Description	Operational Assistance for the Affordable Housing Center (ONE DOOR) central intake facility.
7	Goal Name	Economic Development --rehabilitation /facade
	Goal Description	Assist commercial businesses with building and infill rehabilitation, or facade improvements

8	Goal Name	Public Services--Low/Mod Housing
	Goal Description	Assist Low-Mod families with rental or other assistance
9	Goal Name	Public Facilities/Improvements- Non-Housing
	Goal Description	Fund public facility improvements for Low-Mod area benefit such as parks, city infrastructure improvements,
10	Goal Name	Homelessness - Prevention
	Goal Description	Funding for rent and/or utility assistance through public service providers.
11	Goal Name	Homelessness - Rapid Re-housing
	Goal Description	Funds for rapid re-housing services for homeless persons including special needs persons.
12	Goal Name	Homelessness - Transitional/ Overnight Shelter
	Goal Description	Funding for non-profit services for transitional housing or overnight shelters for homeless persons.
13	Goal Name	Homelessness - Non-Housing Public services
	Goal Description	Funding assistance for one door and similar services by non-profit providers.
14	Goal Name	Affordable Rental Housing -New Construction & Acquisition
	Goal Description	Funding for developers to create new construction affordable rental houses; universal design options as the design allows. Also includes the purchase of existing rental units if available.
15	Goal Name	Affordable Rental Housing--Rehabilitation
	Goal Description	Provide funds to developers to rehabilitate houses into affordable rental houses; some universal design elements as the design allows.

16	Goal Name	Program Administration
	Goal Description	Funding for management of the CDBG & HOME programs including monitoring, inspections, loan program income collections and reporting requirements.
17	Goal Name	Planning and Neighborhoods
	Goal Description	Funding for the oversight and grant administration and neighborhood revitalization and support services; citizen participation communication and documentation.
18	Goal Name	Affordable Housing-CHDO Operating
	Goal Description	Provide Operating funds to CHDO for continued provision and compliance with affordable housing requirements.
19	Goal Name	Affordable Housing CHDO set-aside funds
	Goal Description	To fund at least the required 15% set-aside for HOME affordable housing development.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that over 400 families will be housed annually in the City's existing HOME funded loan portfolio of affordable rental housing units with an additional 110 families receiving affordable housing assistance over the five-year period of the plan. The expected income cohort for these affordable units is: Extremely low income (<30%): 88; Low income (30 to 50%) 164; Moderate income (50% to 80%) 148. It is expected that about 35% will be minorities.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Springfield currently has over 5% of its units (40) that are fully accessible. These numbers will exceed this amount with RAD.

Activities to Increase Resident Involvements

The Housing Authority of Springfield has a long history of having a very active and effective Resident Council.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As one can expect, taxes, land use controls, and building codes can have a negative effect on affordable housing and residential investment. However, Springfield maintains a very low tax rate and has no taxing policies that would negatively impact the development of affordable housing or residential investment. Real estate taxes are based solely on the assessed value of the property. Land use controls include zoning, subdivision, and building codes. On the positive side, these public policies have improved. Some zoning changes made during that time period have increased the opportunities for starting affordable housing in additional areas. The zoning and subdivision ordinances have recently been amended to allow for more dense housing developments. Building Code requirements and fees are the same for all types of residential developments and present no barriers to affordable housing or residential development.

The City of Springfield recently updated its Analysis of Impediments to Fair Housing Choice (AI). Both the 2013 and 2019 AI's indicated that neither taxes, nor fees, nor other public policies have been an impediment.

Recent approval by the Missouri legislature of an increase to the Missouri minimum wage that ramps up to over \$12/ hour in a few years will also assist rent burdened families in the lower income brackets.

The City's loan program offers flexible loan terms to enhance the financial viability of rental projects for the affordability periods.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

- a. Progressive anti-poverty actions by the Prosper Springfield organization of community leaders.
- b. Missouri Career Center/Workforce Development focus on vocational training for "Living Wage" jobs. Currently using over \$7 million in grant funds for workforce enhancement and job skills training.
- c. Promotion of Universal design with accessible features for City-funded housing activities as well as increased application of HUD funds for emergency home repairs and accessibility for low-income homeowners.
- d. Emphasis on affordable housing development through low-interest loans for rental, homebuyers and homeowners. City endorsement and support for State funded LIHTC housing that supports households below 50% of Area Median Incomes.
- e. Additional emphasis by the Mayor's Commission on Human Rights and Community Relations (MCHRCR) and Community Partnership of the Ozarks (CPO) on landlord and tenant education programs; homeless prevention and diversion through The Ozarks Alliance to End Homelessness (OAEH) (a.k.a.

Continuum of Care). The MCHRCR, upon review of this draft document, recognizes that collaboration will foster better support for persons seeking help with any discrimination situation. Recognizing that many agencies are working to improve Springfield, they recommend the production of Fair Housing/Equal Opportunity Resource Guide that includes each of these diverse groups and their visions and resources. The guide can be used by anyone (case workers, agency staff, community leaders, etc.) who may connect with a person needing help in dealing with discrimination.

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

We intend to support and fund as able programs to support unsheltered persons through community outreach programs, such as:

- Outreach programs, including programs for Veterans (The Kitchen – Home At Last – SSVF Outreach Team), youth (Great Circle), and chronically homeless (Burrell – PATH)
- Camp Outreach through local Coordinated Entry System Community Outreach events - HOPE Connection and Veterans Stand Down and Point in Time Count efforts, including magnet events for adult and youth populations and outreach
- Day Shelters (Veterans Coming Home Center)
- Seasonal Crisis Cold Weather Shelters – for men and women
- Endangering the Welfare of a Child (EWOC) – Salvation Army
- Developing and maintaining relationships with local advocacy groups and the local Continuum of Care

Addressing the emergency and transitional housing needs of homeless persons

- Helping homeless persons (especially chronically homeless individuals and families, families with children, Veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again
- Housing Authority – facilitating access to public housing and Section 8 vouchers/VASH
- Community outreach and co-locating of agencies/resources through the Springfield Affordable Housing Center
- Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs, through prevention and shelter diversion efforts
- OACAC – LIHEAP energy assistance
- Salvation Army rental assistance

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Springfield has many partner agencies in the field of homelessness and special needs that are well organized and maintain close working relationships via the local Continuum of Care (Ozarks Alliance to End Homelessness). The City is also a member of the local Housing Collaborative, which focuses on community-wide problem solving that targets all populations at every stage of assistance, ensuring safe, decent, affordable housing for all populations from elderly to youth and homeless to home owner; the Housing Collaborative meets monthly to bring together community partners who work to coordinate various housing programs within the community.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to collaborate with the local Continuum of Care (The Ozarks Alliance to End Homelessness) in the provision of homeless prevention and shelter diversion services. Additionally, the City will continue to assist the local Continuum of Care in the implementation and further development of the Coordinated Entry System implementation (One Door) to ensure those individuals with the greatest need are identified and prioritized, with appropriate referrals made to available services immediately.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

- Continue to conduct lead-based paint abatement via the City's EPA Brownfields Grant programs.
- Continue to perform childhood and prenatal lead testing through the Springfield-Greene County Health Department's Childhood Lead Poisoning Prevention Program.
- Continue to provide an education program on lead poisoning for the general public and health providers.
- Continue to provide information on product recalls.
- Continue to distribute information concerning hazards and how to avoid them.
- Establish and maintain laboratory capacity for lead assessments and screening and a quality control program for laboratories.

How are the actions listed above related to the extent of lead poisoning and hazards?

Springfield actively seeks to reduce the hazards of lead-based paint in its housing stock. This is accomplished through the work of the Health Department, the Housing Authority, housing rehabilitation programs and the City's EPA Brownfields grants. The Health Department provides hazard identification and testing services for the City's HUD funded housing rehabilitation program. The Planning and Development Department also provides literature to various neighborhood organizations for public awareness of lead-paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The Springfield Planning & Development Department is compliant with the Lead Safe Housing Rule in all of its housing rehabilitation programs. Housing rehabilitation contractors will continue to utilize lead safe work practices on homes built prior to 1978.

The Housing Authority of Springfield and each of the City's CDBG subgrantees that provides housing, inspects each housing unit that is proposed to house a child under the age of seven through the Section 8 Rental Assistance Program. If lead is found at sufficient levels to create a hazard, it must be reduced according to HUD standards. The Housing Authority Rehabilitation Program inspects all units proposed for rehabilitation and calls for the removal, covering, or replacement of any surface containing deteriorated paint. If a child that has an Elevated Blood Level living in the unit, the lead hazard must be reduced according to HUD standards. The local health officer and local building officer may relocate individuals who occupy the affected dwelling. Violations are presented to the prosecuting attorney.

Springfield Health Department Survey's

The Springfield-Greene County Health Department tested 4,671 individual children for lead, inside the city limits of Springfield, from 2017 through 2019. The average test result during that time period was 1.89 ug/dL. During that time period, 1.65% of the children tested above 5 ug/dL which is considered to be the level of concern by Centers for Disease Control (CDC).

DRAFT

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Springfield's Anti-Poverty Strategy consists of four main goals: Postsecondary educational attainment; Job training and placement, Economic development, and Support to low income persons and households.

Created by a citizen-driven initiative in 2015, Prosper Springfield (PS) organization collaborates with groups and organizations to reduce poverty and increase postsecondary attainment. It is a collective impact initiative that pools, strengthens and further motivates the work of those dedicated to enhancing local outcomes in the areas of education, health, housing, and employment/financial security. The initiative was created in March 2017 to collaborate with the 300+ entities in the community working to make the community more prosperous. PS is charged with reporting to the community how well we are progressing with the recommendations in the report. The vision of PS is to create a collective impact initiative focusing on the unified community goals of reducing poverty in Springfield and Greene County by 5% and increasing post-secondary attainment from 39.5% to 48%, by 2025.

The push for increasing the number of certifications and degree completions has been lead largely by the Springfield Public School's vocational training and the Ozarks Technical Community College (OTC) programs. OTC has been actively promoting programs such as the Fast Track Workforce Incentive Grant. The Fast Track Grant is a new financial aid program for adults. The program addresses workforce needs by helping adults pursue a certificate, degree, or industry recognized credential in an area designated as high need (more than 635 program areas). A large number of OTC's student body is participating in the Fast Track program. As students attain industry specific certifications and degrees, they are assisted with placement in meaningful employment. The Missouri Career Center is a City Department that also serves as the state employment center by providing job training and creating employment opportunities for low-income persons. The City has joined with the Career Center and several other organizations in creating an "Employment Planning Group" that will focus on coordinating efforts to direct resources and programs to the training and employment of low income persons. The Section 3 plan outlines how the City will help reduce the number of poverty level families in Springfield through the HUD programs.

Economic Development activities are undertaken through the Partnership for Progress, a formal partnership between the City, City Utilities, and the Chamber of Commerce, governing the development, management and cost recovery of industrial parks within the City. Also, the City Small Business Development Loan Program and associated Business Improvement Loan Program direct resources to small business who commit to low- and moderate-income job creation. The Business Incentive Program focuses on low income business owners and potential business owners, providing business education and technical assistance in establishing a successful business. Economic Development is one of the City Council's highest priorities in their strategic plan. The City, in cooperation with the Chamber, and other

stakeholders continually seek out projects that will revive the Center City and other areas in need to create jobs, opportunity, and improve the quality of life for residents.

Support to the many nonprofit organizations which provide services to low- and moderate-income people is a key component of breaking the cycle of poverty. Many of these organizations seek and receive funding through CDBG to help serve persons in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City of Springfield's poverty reducing goals, programs and policies are coordinated primarily through: Prosper Springfield and the Ozarks Alliance to End Homelessness (Springfield/Greene, Christian and Webster Counties Continuum of Care), which coordinate homeless goals, programs, and policies in the three county Springfield area; and through relationships with area social service and faith-based organizations.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City has established monitoring procedures with regard to funds provided by HUD and provides training and TA to new and existing program participants on program procedures and requirements to ensure long-term compliance with program requirements and comprehensive planning requirements. The City's Planning and Development Department will continue to be responsible for the reporting, monitoring, and compliance of all agencies utilizing CDBG and HOME funding, in accordance with HUD regulations. The City staff also works in concert with the staff of the Community Partnership of the Ozarks to monitor agencies utilizing CoC funding, ensuring compliance with HUD regulations. The City Attorney approves all contracts with HUD funded agencies. Contracts contain detailed plans that outline the goals and objectives against which the sub recipient's performance will be measured. Please note that in FY2020 the City made the decision not to apply for ESG funding via the MHDC. This decision was reached after determining that the MHDC's funding cap on municipal applicants prevented the City's subrecipients from receiving the maximum level of ESG funding.

Monitoring the subrecipients provides a basis for accessing a program operation and identifying problems. The monitoring procedures are designed and implemented to assure that all local, state, and federal policies and regulations are followed, and that all reimbursement request are for eligible costs. Desk monitoring is completed for all requests for reimbursement from each subrecipient. Each subgrantee is required to complete a form regarding beneficiary information and submitted at a minimum on a quarterly basis. This is done to ensure that projects are managed and carried out in a timely manner, that programs have procedures in place to protect against fraud, and that subrecipients have the adequate capacity to fulfill the full scope of their respective contracts. City staff meets periodically with Minorities in Business at regularly scheduled meetings to discuss business needs of the minority community.

Annual onsite monitoring visits of project and program activities are conducted. The visit provides a review of the program for compliance or non-compliance with national objectives and eligibility, conformance to the subrecipient contract, recordkeeping systems (570.506), financial management systems [85.20 (local governments) and 84.2128 (non-profits)], insurance, procurement, non-discrimination, and actions to further fair housing requirements. Desk Audits are performed on all subrecipients each year for application review, written agreement review, progress reports review, and drawdown requests review.

HOME project monitoring is an ongoing process to ensure compliance with the HOME regulations. The HOME program is a loan program with the Loan Officer ensuring the project eligibility and compliance with any applicable HUD, City CHAP, or SBDL regulations prior to Loan committee approval. Expenditures are reviewed, and disbursements are approved during all phases of the project

prior to the release of funds. City staff conducts periodic on-site inspections during the rehabilitation and construction work. For rental occupancy units, City staff assists the owners with tenant household income screening and documentation. The City's Managing HOME Property Guide is provided for new owners or their property managers for review and continued compliance. The required annual site inspections are conducted throughout the affordability period to ensure property conditions meet HUD's and City standards. Homeowner and Homebuyer programs are monitored through use of covenants on the land or deeds of trust to ensure they are occupied by qualified owners.

DRAFT

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City's actual FY-20 allocations are \$1,557,350 in Community Development Block Grant (CDBG) entitlement funding, and \$1,047,017 in HOME Partnership Program (HOME) funding in Fiscal Year 2020. Based on equal funding across all programs, the City anticipates receiving an estimated \$7,786,750 in CDBG funding, and, \$5,235,085 in HOME funding over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,557,350	1,200,000	0	2,757,350	6,229,400	Program income is based on a typical year's loan proceeds and does not account for any adjustments due to COVID emergency.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,047,017	1,100,000	0	2,147,017	4,188,068	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds identified above will leverage additional private, state and local funds where applicable. This can include homeowner equity, developer contributions, business contributions, LIHTC, miscellaneous grant funds, county, city, and foundation funding. The City has booked HOME match equal to nearly eight times our annual grant allocation.

In accordance with instructions from the State of Missouri, Department of Economic Development (MODeD) and as prescribed in HUD's NSP closeout guidance, any Program Income (PI) produced from activities funded by the 2008 MODeD NSP-1 Grant after grant close-out will be available for any eligible CDBG activities.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City continues to collaborate with federal, state, and local agencies to leverage federal funds that are received. The City maintains a large loan portfolio that helps sustain the program and continues to analyze and implement cost-saving measures to stretch scarce resources. For review purposes and citizen participation should the final grant amounts differ, the City will re-allocate the funds in proportion to the final allocation (i.e. if there is a 5% difference each major funding element will be adjusted likewise unless an element would be underfunded).

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Programs - Owner rehabilitation	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (Owner)	CDBG: \$359,574	Homeowner Housing Added: 20 Household Housing Unit
2	Affordable Housing - Owner Down-payment Assistance	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (Owner)	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted
3	Affordable Rental Housing - New Construction & Acquisition	2020	2024	Affordable Housing Non-Homeless Special Needs	Comprehensive Housing Assistance Program	Affordable Housing (rental)	CDBG: \$300,000 HOME: \$1,275,216	Rental units constructed: 9 Household Housing Unit
4	Affordable Rental Housing— Rehabilitation/Reconstruction	2020	2024	Affordable Housing Non-Homeless Special Needs	Comprehensive Housing Assistance Program	Affordable Housing (rental)	CDBG: \$75,000 HOME: \$350,000	Rental units rehabilitated: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development--job creation	2020	2024	Non-Housing Community Development	Comprehensive Housing Assistance Program Small Business Development Loan Program	Economic Development	CDBG: \$475,000	Jobs created/retained: 40 Jobs
6	Economic Development--business assistance	2020	2024	Non-Housing Community Development	Comprehensive Housing Assistance Program Small Business Development Loan Program	Economic Development	CDBG: \$475,000	Businesses assisted: 10 Businesses Assisted
7	Economic Development -- rehabilitation /facade	2020	2024	Non-Housing Community Development	Small Business Development Loan Program	Economic Development	CDBG: \$206,180	Facade treatment/business building rehabilitation: 10 Business
8	Homelessness - Prevention	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$20,000 HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homelessness Prevention: 600 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homelessness - Rapid Re-housing	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$12,664	Tenant-based rental assistance / Rapid Rehousing: 2 Households Assisted
10	Homelessness - Transitional/ Overnight Shelter	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Homelessness	CDBG: \$35,000	Homeless Person Overnight Shelter: 800 Persons Assisted
11	Homelessness - Non-Housing Public services	2020	2024	Homeless	Comprehensive Housing Assistance Program Citywide	Public Services (15% Spending CAP)	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
12	Public Services-Non-Housing Assistance	2020	2024	Non-Homeless Special Needs	Comprehensive Housing Assistance Program Citywide	Public Services (15% Spending CAP)	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
13	Public Services--Low/Mod Housing	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Public Services (15% Spending CAP)	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Public Facilities/Improvements- AHC- ONE DOOR	2020	2024	Homeless	Comprehensive Housing Assistance Program	Public Facilities - Affordable Housing Center	CDBG: \$110,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
15	Public Facilities/Improvements- Non-Housing	2020	2024	Non-Housing Community Development	Comprehensive Housing Assistance Program Citywide	Public Improvements and Infrastructure		
16	Program Administration	2020	2024	Planning & Administration	Comprehensive Housing Assistance Program Small Business Development Loan Program Citywide	Program Administration	CDBG: \$349,610 HOME: \$214,701	
17	Planning and Neighborhoods	2020	2024	Planning & Neighborhoods	Comprehensive Housing Assistance Program Small Business Development Loan Program Citywide	Planning and Neighborhoods	CDBG: \$189,322	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Affordable Housing-CHDO Operating	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (rental)	HOME: \$50,000	
19	Affordable Housing CHDO set-aside funds	2020	2024	Affordable Housing	Comprehensive Housing Assistance Program	Affordable Housing (rental)	HOME: \$157,100	Rental units constructed: 1 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Programs - Owner rehabilitation
	Goal Description	
2	Goal Name	Affordable Housing - Owner Down-payment Assistance
	Goal Description	
3	Goal Name	Affordable Rental Housing -New Construction & Acquisition
	Goal Description	
4	Goal Name	Affordable Rental Housing—Rehabilitation/Reconstruction
	Goal Description	
5	Goal Name	Economic Development--job creation
	Goal Description	

6	Goal Name	Economic Development--business assistance
	Goal Description	
7	Goal Name	Economic Development --rehabilitation /facade
	Goal Description	
8	Goal Name	Homelessness - Prevention
	Goal Description	
9	Goal Name	Homelessness - Rapid Re-housing
	Goal Description	
10	Goal Name	Homelessness - Transitional/ Overnight Shelter
	Goal Description	
11	Goal Name	Homelessness - Non-Housing Public services
	Goal Description	
12	Goal Name	Public Services-Non-Housing Assistance
	Goal Description	
13	Goal Name	Public Services--Low/Mod Housing
	Goal Description	
14	Goal Name	Public Facilities/Improvements- AHC-ONE DOOR
	Goal Description	
15	Goal Name	Public Facilities/Improvements- Non-Housing
	Goal Description	
16	Goal Name	Program Administration
	Goal Description	

17	Goal Name	Planning and Neighborhoods
	Goal Description	
18	Goal Name	Affordable Housing-CHDO Operating
	Goal Description	
19	Goal Name	Affordable Housing CHDO set-aside funds
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed are anticipated to be completed in the 2020-21 fiscal year. The City of Springfield's fiscal year runs from July 1st to June 30th.

Projects

#	Project Name
1	Program Administration
2	Planning & Neighborhood Conservation
3	Affordable Housing -Owner Rehabilitation
4	Economic Development -Job creation
5	Economic Development - Business Assistance
6	Economic Development-Rehabilitation/Facade
7	Affordable Housing-Owner -Down Payment
8	Affordable Housing-Rental Acquisition and New construction
9	Affordable Housing-Rental-Rehabilitation
10	Public Services-Housing Assistance
11	Public Facilities--Affordable Housing Center (ONE DOOR)
12	Public Facilities-Infrastructure/Improvements
13	Homelessness- Homeless Prevention Services
14	Homelessness- Rapid Re-housing
15	HOMELESSNESS--TRANSITIONAL /OVERNIGHT SHELTER
16	Public Services--Non-housing assistance

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funding is in keeping with the priority needs identified in the Consolidated Plan based on extensive citizen input and consultations. Affordable Housing development (rental) and rehabilitation (owners), economic development for job creation, and homelessness are some of the pressing priorities identified.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Comprehensive Housing Assistance Program Small Business Development Loan Program Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$214,701
	Description	The funding covers the necessary staff and support costs of managing the HUD grants.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	CDBG and Commercial Loan Program target areas.
2	Planned Activities	
	Project Name	Planning & Neighborhood Conservation
	Target Area	Comprehensive Housing Assistance Program Small Business Development Loan Program Citywide
	Goals Supported	Planning and Neighborhoods
	Needs Addressed	Planning and Neighborhoods
	Funding	CDBG: \$189,322
	Description	Planning & research activities related to neighborhoods, updating the Comprehensive Plan, affordable housing & Center City. It is in support of implementing the Consolidated Plan.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	CHAP and Commercial Loan Program boundaries
	Planned Activities	Administration of HUD grant for neighborhood stabilization and planning and oversight of grant program.
3	Project Name	Affordable Housing -Owner Rehabilitation
	Target Area	Comprehensive Housing Assistance Program
	Goals Supported	Affordable Housing Programs - Owner rehabilitation
	Needs Addressed	Affordable Housing (Owner)
	Funding	CDBG: \$300,000
	Description	This is the homeowner rehabilitation component of the Comprehensive Housing Assistance Program. Homeowner education, safety & health, and energy efficiency are essential elements of this activity. This may involve acquisition, disposition, property maintenance for workout, & foreclosure situations to protect the public investment involved, all in accordance with locally adopted rules and regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 families --all low-mod income will benefit
	Location Description	Comprehensive Housing Program boundaries
	Planned Activities	Homeowner emergency repairs, rehabilitation of older housing stock
4	Project Name	Economic Development -Job creation
	Target Area	Small Business Development Loan Program Citywide
	Goals Supported	Economic Development--job creation
	Needs Addressed	Economic Development
	Funding	CDBG: \$225,000

	Description	Low interest loans are provided to rehabilitate commercial property in established locations as slum/blight activities and/or assistance for acquisition, demolition, rehabilitation and other uses to create jobs in a larger low/mod area and principally for the benefit of low/mod persons. Funds may be spent for acquisition, disposition, property maintenance in workout and foreclosure situations to protect the public investment. Around \$170,000.00 of Program Income will retire bond debt service on the loan program recapitalization. Funds will also be used for programs that provide job counseling/documentation, and Section 3 and minority recruitment. Additionally, this program offers loans for working capital, equipment, inventory, etc.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 8 businesses will be assisted and will create 16 jobs available for low-mod income persons
	Location Description	City of Springfield
	Planned Activities	
5	Project Name	Economic Development - Business Assistance
	Target Area	Small Business Development Loan Program Citywide
	Goals Supported	Economic Development--business assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$450,000
	Description	Low interest loans to businesses including micro-enterprise businesses for expansion and operational expenses, equipment and associated costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	We expect to assist 2 businesses with low-interest loans to funds their operational expenses
	Location Description	City of Springfield

	Planned Activities	The funds will allow businesses expand and/ or locate in Springfield commercial areas. The funds will be used for allowable and eligible expenses including operational expenses, equipment, rent or infill.
6	Project Name	Economic Development-Rehabilitation/Facade
	Target Area	Small Business Development Loan Program
	Goals Supported	Economic Development --rehabilitation /facade
	Needs Addressed	Economic Development
	Funding	CDBG: \$200,000
	Description	Low interest loans are provided to rehabilitate commercial property in established Center City locations as slum/blight activities and/or assistance for acquisition, demolition, rehabilitation and other uses to create jobs in a larger low/mod area and principally for the benefit of low/mod persons. Funds may be spent for acquisition, disposition, property maintenance in workout and foreclosure situations to protect the public investment. Around \$195,000.00 of Revolving Loan income will retire bond debt service on the loan program recapitalization. Funds will also be used for programs that provide job counseling/documentation, and Section 3 and minority recruitment. Additionally, this program offers loans for working capital, equipment, inventory, etc.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that the businesses assisted will create 6 jobs available to low-mod income persons.
	Location Description	City of Springfield
7	Planned Activities	The funds will be used to acquire buildings or improve the interior exterior to meet local codes and attract customers.
	Project Name	Affordable Housing-Owner -Down Payment
	Target Area	Comprehensive Housing Assistance Program
	Goals Supported	Affordable Housing - Owner Down-payment Assistance
	Needs Addressed	Affordable Housing (Owner)
	Funding	:

	Description	This is the homeowner acquisition portion of the Comprehensive Housing Assistance Program. It provides funding for the purchase of HOME eligible houses located in the CHAP program target area
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that up to 30 lo-income homebuyers will be assisted.
	Location Description	CHAP Target areas
	Planned Activities	Loans to purchase affordable housing that meets the HOME regulations requirements.
8	Project Name	Affordable Housing-Rental Acquisition and New construction
	Target Area	Comprehensive Housing Assistance Program
	Goals Supported	Affordable Rental Housing -New Construction & Acquisition
	Needs Addressed	Affordable Housing (rental)
	Funding	:
	Description	Principally for acquisition and new construction of non-profit and investor owned housing for lower-income occupancy with affordability assured through rent controls, deferred payments, and term protections.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 10 affordable rental housing units will be added to the City's portfolio.
	Location Description	Comprehensive Housing Assistance Program boundary
9	Planned Activities	The funds will provide for the acquisition and /or new construction of affordable rental housing units that will remain affordable for the required period of time.
	Project Name	Affordable Housing-Rental-Rehabilitation
	Target Area	Comprehensive Housing Assistance Program
	Goals Supported	Affordable Rental Housing—Rehabilitation/Reconstruction
	Needs Addressed	Affordable Housing (rental)

	Funding	:
	Description	Principally for rehabilitation of non-profit and investor owned housing for lower-income occupancy with affordability assured through rent controls, deferred payments, and term provisions.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 2 non-profit or investor developers will be assisted and create 2 affordable housing units that will remain affordable for the required number of years.
	Location Description	Comprehensive Housing Assistance Program boundary and with City Council authorization in other areas within the City limits.
	Planned Activities	This will support the rehabilitation of existing housing into affordable rental units.
10	Project Name	Public Services-Housing Assistance
	Target Area	Comprehensive Housing Assistance Program
	Goals Supported	Public Services--Low/Mod Housing
	Needs Addressed	Public Services (15% Spending CAP)
	Funding	CDBG: \$60,000
	Description	Public Services can include items such as an after-school and summer recreational programs for low-income children; support for victims of domestic abuse; nutritional programs for children; support services for abused children; support services for at-risk children; budgeting classes; and temporary shelter for children, etc.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that non-profit agencies will assist up to 400 families with housing assistance for rent or utility expenses.
	Location Description	CHAP program boundaries
	Planned Activities	
11	Project Name	Public Facilities--Affordable Housing Center (ONE DOOR)
	Target Area	Comprehensive Housing Assistance Program
	Goals Supported	Public Facilities/Improvements- AHC-ONE DOOR

	Needs Addressed	Public Facilities -Affordable Housing Center
	Funding	CDBG: \$110,000
	Description	This project is an eligible Public Facility providing central location for intake for all aspects of housing and low-income persons assistance.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One Door responds to thousands of inquiries for help and provide assessment and qualification services to help person who are disabled, veterans, elderly, abused individuals, youth aging out of foster care, homeless or about-to-be homeless as well as anyone needing who need to connect with the Continuum of Care agencies.
	Location Description	Comprehensive Housing Assistance Program boundary
	Planned Activities	
12	Project Name	Public Facilities-Infrastructure/Improvements
	Target Area	Comprehensive Housing Assistance Program Citywide
	Goals Supported	Public Facilities/Improvements- Non-Housing
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$5,000
	Description	This project is for eligible Public Facilities activities as may be needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Projects will be required to meet the CDBG requirements for Area Benefits with at least 51% low-mod beneficiaries based on the designated service areas.
	Location Description	City of Springfield
13	Planned Activities	These activities may include public facility rehabilitation or upgrades to meet ADA requirements or support qualified economic development projects that support business growth and benefit low-mod persons.
	Project Name	Homelessness- Homeless Prevention Services
	Target Area	Comprehensive Housing Assistance Program Citywide
	Goals Supported	Homelessness - Prevention
	Needs Addressed	Homelessness

	Funding	CDBG: \$25,000
	Description	Homeless and Homeless Prevention Services can include items such as a central intake office for homeless services; subsistence payments for rent, mortgage payments, or utility payments; support for victims of domestic abuse; transitional housing for homeless youth; education skills; work skills; and life skills for homeless youth, etc.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City expects to help 600 families.
	Location Description	City of Springfield
	Planned Activities	Homeless and Homeless Prevention Services can include items such as a central intake office for homeless services; subsistence payments for rent, mortgage payments, or utility payments; support for victims of domestic abuse; transitional housing for homeless youth; education skills; work skills; and life skills for homeless youth, etc.
14	Project Name	Homelessness- Rapid Re-housing
	Target Area	Comprehensive Housing Assistance Program Citywide
	Goals Supported	Homelessness - Rapid Re-housing
	Needs Addressed	Homelessness
	Funding	CDBG: \$10,000
	Description	Homeless and Homeless Prevention Services can include items such as a central intake office for homeless services; subsistence payments for rent, mortgage payments, or utility payments; support for victims of domestic abuse; transitional housing for homeless youth; education skills; work skills; and life skills for homeless youth, etc.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 2 households will be assisted
	Location Description	City of Springfield

	Planned Activities	Homeless and Homeless Prevention Services can include items such as a central intake office for homeless services; subsistence payments for rent, mortgage payments, or utility payments; support for victims of domestic abuse; transitional housing for homeless youth; education skills; work skills; and life skills for homeless youth, etc.
15	Project Name	HOMELESSNESS--TRANSITIONAL /OVERNIGHT SHELTER
	Target Area	Comprehensive Housing Assistance Program Citywide
	Goals Supported	Homelessness - Transitional/ Overnight Shelter
	Needs Addressed	Homelessness
	Funding	CDBG: \$45,000
	Description	This project funds transitional or overnight shelter activities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 800 will benefit from this activity using leveraged funds by the non-profit providers.
	Location Description	The shelters are typically in the CHAP Program target area but may expand to other locations in the City.
	Planned Activities	Provide transitional housing and or shelter for homeless persons.
16	Project Name	Public Services--Non-housing assistance
	Target Area	Comprehensive Housing Assistance Program Citywide
	Goals Supported	Public Services-Non-Housing Assistance
	Needs Addressed	Public Services (15% Spending CAP)
	Funding	CDBG: \$100,000
	Description	Public Services can include items such as an after-school and summer recreational programs for low-income children; support for victims of domestic abuse; nutritional programs for children; support services for abused children; support services for at-risk children; budgeting classes; and mental health assistance, etc.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This provides supplemental funding for various non-profit providers that are expected to serve approximately 3000 persons.
	Location Description	These providers are located in the City of Springfield.
	Planned Activities	Public Services can include items such as an after-school and summer recreational programs for low-income children; support for victims of domestic abuse; nutritional programs for children; support services for abused children; support services for at-risk children; budgeting classes; and mental health assistance, etc.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Springfield's investment of the Federal funding governed under the Consolidated Plan is being targeted to census tracts having a majority composition of low income persons. These census tracts also contain the oldest segment of housing stock found needing rehabilitation. A large percentage of the City's substandard housing stock is in this area. This local target area identification is the Loan Program Boundary that is displayed on the map in Appendix A.

The boundaries are specifically described as: Comprehensive Housing Program (Appendix A) Census Tracts 1, 2, 4, 5.01, 5.02, 6, 7, 8, 17, 18, 19, 31, 32, 33, 36, 55, and that portion of census tract 56 east of Kansas Expressway, all generally bounded by the West Bypass, Grand Street, Glenstone Avenue, and Interstate Highway 44. A majority of CDBG and HOME funds are being targeted for activities within the target area boundary.

The City's Commercial Loan Program is not limited to Community Development Revitalization Target Area. This specific program's boundaries are citywide.

Geographic Distribution

Target Area	Percentage of Funds
Comprehensive Housing Assistance Program	
Small Business Development Loan Program	
Citywide	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for giving priority to the allocation of federal funds geographically to the Community Development Revitalization Area is to utilize available resources that address priority needs that will have a desired and measurable positive impact in the area where there is the most need.

Discussion

The rationale for geographic targeting is to use entitlement funds in an area where there is the most need and the most eligible residents in need, thereby having a concentrated impact.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Springfield provides affordable housing through various means. The City will utilize subrecipients to provide services for homeless persons, as well as assist with affordable housing through rental assistance, building new units, and rehabilitating existing units while working with our non-profit partners, and private developers.

One Year Goals for the Number of Households to be Supported	
Homeless	3,200
Non-Homeless	1,000
Special-Needs	2
Total	4,202

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	10
Rehab of Existing Units	22
Acquisition of Existing Units	20
Total	72

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The Homeless goal is derived from the Public Service and Rental Assistance provide in past years. The Non-Homeless goal refers to public service not assisting homeless individuals. Special needs are often included in the Homeless and Non-homeless services.

Rental assistance is based on public service agency reports for past years and their current years goal. New production and rehabilitation and acquisition is based on the current loan-program objectives including rental, down-payment, and rental and HELP program plans.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Springfield continues to work with our local PHA (Housing Authority of the City of Springfield – HAS) and supports the PHA's Five-Year Plan. During the FY 2020-2021 the City will be providing over \$17,000 in CDBG funding that will address some of the specific infrastructure needs of an existing Low-Income Housing development. More detail has been provided below.

During 2020-2021 fiscal year, the City will be providing over \$17,000 in CDBG funding to be utilized by the Housing Authority of the City of Springfield for water and sewer line repair and relocating low-income residents during the process at Cedarbrook Apartments. Due to the age of this low-income housing development, the water and sewer lines are collapsing which reduces the units available for low-income residents of Springfield, Missouri. The CDBG funds will assist with the supplies and labor necessary to repair four (4) housing units at Cedarbrook Apartments.

Coordination with the Springfield Affordable Housing Office (One Door) and the City's joint marketing of HOME rental units via the PHA Section 8 staff is expected to result in continued availability of quality choices for those receiving vouchers that may be graduating from the PHA facilities. The PHA sustains 76 VASH Vouchers for Homeless Veterans.

Actions planned during the next year to address the needs to public housing

The Public Housing Authority's annual plan described herein include repairs and rehabilitation for their aging facilities for the 5-year period. Included in the Public Housing Authority's Annual Plan is a significant change for the Rental Assistance Demonstration (RAD) over the next several years to rehab, demolish/replace existing public housing developments and change to a Project-Based Voucher assistance program.

Coordination with the Springfield Affordable Housing Office (One Door) and the City's joint marketing of HOME rental units via the PHA Section 8 staff is expected to result in continued availability of quality choices for those receiving vouchers that may be graduating from the PHA facilities. The PHA sustains 76 VASH Voucher programs for Homeless Veterans.

Actions to encourage public housing residents to become more involved in management and

participate in homeownership

The Housing Authority has three (3) programs which increase resident involvement:

Life builders, a ministry program for residents

Resident Council where residents provide comments and can vote on activities

HOPE, a domestic violence recovery program

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

They are not designated as troubled.

Discussion

The PHA housing staff and City staff are connected through a local housing collaborative group and the Springfield/Greene, Christian and Webster Counties Continuum of Care (Ozarks Alliance to End Homelessness) which enables a flow of information between the agencies, fostering cooperation and joint assistance as needed.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's intent is to continue the financial support of the Springfield Affordable Housing Center and One Door (Coordinated Entry System provider for the Continuum of Care) to assist individuals and families facing homelessness and to implement HEARTH requirements. The vision of the Springfield Affordable Housing Center is to function as a community-based housing office that offers one-stop housing and homeless prevention services and provide a centralized access point for affordable housing resources and homeless prevention information, eligibility screenings, intake assessment, and referrals.

The City's continued commitment to implement HEARTH requirements will also involve the acquisition and rehabilitation of a new facility to house the Springfield Affordable Housing Center.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City intends to support and fund programs that support unsheltered persons through community outreach programs, such as:

- The Kitchen – Home At Last – SSVF Outreach Team (2 staff)
- Camp Outreach through One Door
- HOPE Connection and Veterans Stand Down
- Point In Time Count (PIT)
- Day Shelters / Drop-in Centers
- Cold Weather Shelters – E. Sunshine Church of Christ and Grace United Methodist
- Great Circle – street outreach to unsheltered youth experiencing homelessness
- Endangering the Welfare of a Child (EWOC) – Salvation Army

Coordinated Entry System Assessments will be conducted through the One Door program, who will administer the prioritization list and facilitate case conferencing activities for housing program referral

and placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City intends to provide support in various means to:

- Help homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.
- Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.
- Help ensure there is an adequate system in place for Crisis Cold Weather Shelters.
- Work with on-going programs in the community, including:
 - Public Housing Authority- facilitating access to public housing and Section 8 vouchers, including VASH for eligible Veterans.
 - OACAC – LIHEAP energy assistance
 - Salvation Army – rental assistance

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Springfield has many partner agencies in the field of homelessness and special needs that are well organized and maintain close working relationships via the local Continuum of Care (Ozarks Alliance to End Homelessness). The City is also a member of the local Housing Collaborative, which focuses on

community-wide problem solving that targets all populations at every stage of assistance, ensuring safe, decent, affordable housing for all populations from elderly to youth and homeless to home owner; the Housing Collaborative meets monthly to bring together community partners who work to coordinate various housing programs within the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will collaborate with the local Continuum of Care (The Ozarks Alliance to End Homelessness) to continue homeless prevention and shelter diversion services. Additionally, the City will continue to assist the local Continuum of Care in the implementation and further development of the Coordinated Entry System implementation (One Door) to ensure those individuals with the greatest need are identified and prioritized, with appropriate referrals made to available services immediately.

Discussion

The City of Springfield has continued to demonstrate its commitment to the implementation of the HEARTH Act.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Public policies, zoning and taxation have not been barriers based upon the conclusions of the past three Analyses of Impediments to Fair Housing Choice.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Springfield updated its Analysis of Impediments to Fair Housing Choice in Conjunction with the FY 2020-2024 Consolidated Plan. The Analysis of Impediments to Fair Housing Reports indicated that neither taxes, nor fees, nor other public policies have been an impediment.

Discussion:

See above discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

Supportive housing programs support viable rental projects as well as assist homeless families. The coordination of many diverse methods and activities will continue in the City of Springfield with interactive management and teamwork.

Actions planned to address obstacles to meeting underserved needs

1. Continue the rapid development of new, energy-efficient rental housing stock targeted in neighborhoods with distressed properties.
2. Assist and coordinate with the service providers for the disabled, veterans, minorities and elderly persons in locating decent affordable housing.
3. Support for the One Door Affordable Housing Center services with facility and financial support.

Actions planned to foster and maintain affordable housing

1. Offer loan extensions to developers as they graduate out of the affordability periods with commensurate extended affordability requirements.
2. Support emergency home repair and sustainable solutions for low-income owner-occupants of the older housing stock.
3. Coordinate with public, private, and other social service agencies with participation in fair housing activities, the SW Regional Housing team which assists disabled persons and increases the development of universal designed housing.

Actions planned to reduce lead-based paint hazards

- Continue to conduct lead-based paint abatement via the City's EPA Brownfields Grant programs.
- Continue to perform childhood and prenatal lead testing through the Springfield-Greene County Health Department's Childhood Lead Poisoning Prevention Program.
- Continued to provide an education program on lead poisoning for the general public and health providers.
- Continue to provide information on product recalls.
- Continue to distribute information concerning hazards and how to avoid them.
- Establish and maintain laboratory capacity for lead assessments and screening and a quality

control program for laboratories.

Actions planned to reduce the number of poverty-level families

In 2016, years of vigorous work by caring citizens and organizations dedicated to uniting resources to improve quality of life, culminated in Prosper Springfield, a collective impact initiative that pools, strengthens and further motivates the work of those dedicated to enhancing local outcomes in the areas of education, health, housing, employment/financial security. The vision of Prosper Springfield is to create a collective impact initiative focusing on a unified community goals of reducing poverty in Springfield and Greene County by 5% and increasing post-secondary attainment from 39.5% to 48%, by 2025. The Prosper Springfield initiative, is charged with the following:

- **Inventory** the various support initiatives that currently operate within our community to support the under-resourced and determine whether there are any overlaps or gaps in service.
- **Educate** Commission members about poverty by learning from the service providers in the Impacting Poverty Collaborative.
- Identify the **root causes** of poverty in our community.
- Identify the **symptoms** of poverty and the negative impacts on our community.
- Research and identify **best practices** from other communities that are addressing poverty.
- Set a **vision, measurable goals, and strategies** for moving our community toward a measurable reduction in poverty via a two-generational (children and adults) “opportunity creation” approach to break the cycle of poverty focused on increased employment and access to well-paying jobs, increased access to education, increased access to effective transportation, increased access to child care, increased access to quality foods, increased access to healthcare and healthy lifestyle options, and any other strategy the Commission deems effective. Develop a successful model that can be adopted by other communities.
- Based upon the inventory of current initiatives and best practices, the root causes and symptoms of poverty, and the vision, goals, and strategies developed, **provide guidance** to the various social service agencies that provide support to the under-resourced in our community.
- Recommend the **role** that each community sector (local government, businesses, state legislature, faith community, social service providers, schools, philanthropists, etc.) should play in reducing poverty.
- Recommend **legislative priorities** (local, state, and/or federal) that should be pursued.
- Select specific “**dashboard indicators**” that will be used over time to determine what impact the adopted actions have on our community.
- Work to increase **public awareness** about (a) the current level of poverty in our community, (b) the potential long-term impacts if not addressed now, and (c) options for our community to address the problem(s) associated with poverty. The Commission must help citizens not

currently living in poverty understand why they should care about poverty in our community.

- Issue a “**call to action**” and recommend how poverty should be addressed within our community.
-

Recommend whether a more permanent **organizational structure** is needed to monitor and advise our community regarding poverty issues in the future.

Actions planned to develop institutional structure

Comprehensive efforts to address poverty began with the formation of the 30-plus member, Impacting Poverty Commission. The Commission issued a Report and Call to Action in 2015 and provided an update in early 2017.

In early 2017, Prosper Springfield was launched to put the Commission's Call to Action to work. Prosper Springfield is a collective impact model initiative knitting together the community's efforts to lift people out of poverty. The initiative connects all the work currently being done and capitalizes on the momentum of successful programs such as the City's Zone Blitz and The Northwest Project. Prosper Springfield's goal is to achieve a 5 percent reduction in poverty in Springfield by 2025.

Prosper Springfield is working with more than 300 partner organizations to develop a strategic alignment of efforts to create an environment in which people can measurably improve their education, health and housing while becoming better employed and financially secure.

Actions planned to enhance coordination between public and private housing and social service agencies

1. Continue the annual CDBG grant program as funds are available to Public Service agencies providing essential support services for families, children, disabled persons, and those with housing needs.
2. Participate on the Department of Mental Health and SW Center for Independent Living's regional housing team and assist with their local conference and learning sessions for developers, as well as the local Springfield Area Housing Association monthly training sessions.
3. With the potential increase in the population of elderly, disabled and veterans over the next several years, the option of allowing affordable housing developers to limit eligibility or give preference to certain eligible categories of persons for rental units may arise. The City may allow these preferential activities on a case-by-case basis using the requirements found at 92.209 or 92.253 as applicable

Discussion:

The City's consistent interaction with housing developers, support agencies, and community

associations continues to provide positive results in our use of HUD funds.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following information pertains to the City's policy and procedures for administration of Community Development Block Grant and HOME Programs and is required by regulation to be addressed in the City's Annual Action Plan submissions.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

HOME funds will not be used for items not described in § 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

- A. **Recapture of the Direct HOME subsidy** will be used for homebuyer activities. Full repayment (recapture) is required during the required affordability period in accordance with 92.254 (4). This will be enforced using the recapture of all the funds provided less any pre-payments made by the homeowner. Alternatively, the property may be sold to a low/mod income household if the buyer assumes the recapture requirements for any remaining portion of the affordability. In the event of an involuntary sale or transfer of ownership due to foreclosure or if property values have decreased and there are no net proceeds or insufficient proceeds to pay the loan in full, then the repayment of the loan will be limited to the net proceeds from that sale (if any). Net proceeds are the sale price minus superior loan repayments and reasonable closing costs
 - B. For HOME assisted homebuyer units, the maximum purchase price limits in effect at the time of purchase prescribed by HUD or City imposed purchase price limits, whichever is less will apply.
 - C. Owner occupancy as their primary residence is required for the full affordability period.
 - D. **Resale Restrictions:** For properties controlled by a long-term ground lease with resale restrictions, the City must approve the resale restrictions that will apply prior to funding.
 - E. **Fair Return on Investment.** For a fair return to the seller within the affordability period, the appraiser will be advised of all the homeowner improvements that were made to the property to ensure a fair return is included in the appraiser's valuation of the property's resale value. Some improvements which may affect the value include, but are not limited to: room additions, kitchen or bath remodel, energy-efficiency enhancements, paved driveway. Replacement of existing, worn-out items normally will not usually be considered at full value, if at all. The appraiser can evaluate the impact on value based on these improvements and amenities in comparable homes in the market place.
 - F. ***Affordable to a reasonable range of low-income homebuyers:*** All HOME re-sales that may occur within the affordability period must provide for a fair price to the next homebuyer who must qualify under the applicable funding restrictions. Since the City may use also apply CDBG or NSP funds for homebuyer activities, the applicable income limits for the type of funding will apply to the purchasers. If more than one type of funding is used, the more stringent limits will apply. To ensure the property is affordable, the sale price must not exceed an amount the FHA loan payment would exceed 35% of a 4-person household's income at 80% AMI. For NSP funded properties this limit may include up to 120% AMI household income, where applicable.
1. Mortgage Deeds of Trust and/ or Covenants Running with the Land will be used for enforcement of the affordability, as applicable, for each funded property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

1. Mortgage Deeds of Trust and/ or Covenants Running with the Land will be used for enforcement of the affordability, as applicable, for each funded property.
4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

HOME funds will not be used to refinance existing multifamily loans made or insured by any federal program, including CDBG. Should refinancing of debt be required for financial viability for a multifamily housing project, then these guidelines will apply: a: Rehabilitation must be the primary activity by calculating the rehab cost/unit must be greater than the refinance amount/unit; b. review by staff and approved by loan committee that the managements practices do not show disinvestment and long term needs will be served through the affordability period; clearly state that the new investment will maintain the existing units or create additional units or both; require a minimum of 15 additional years of affordability; the project location is within a current CONPLAN identified area.

Discussion:

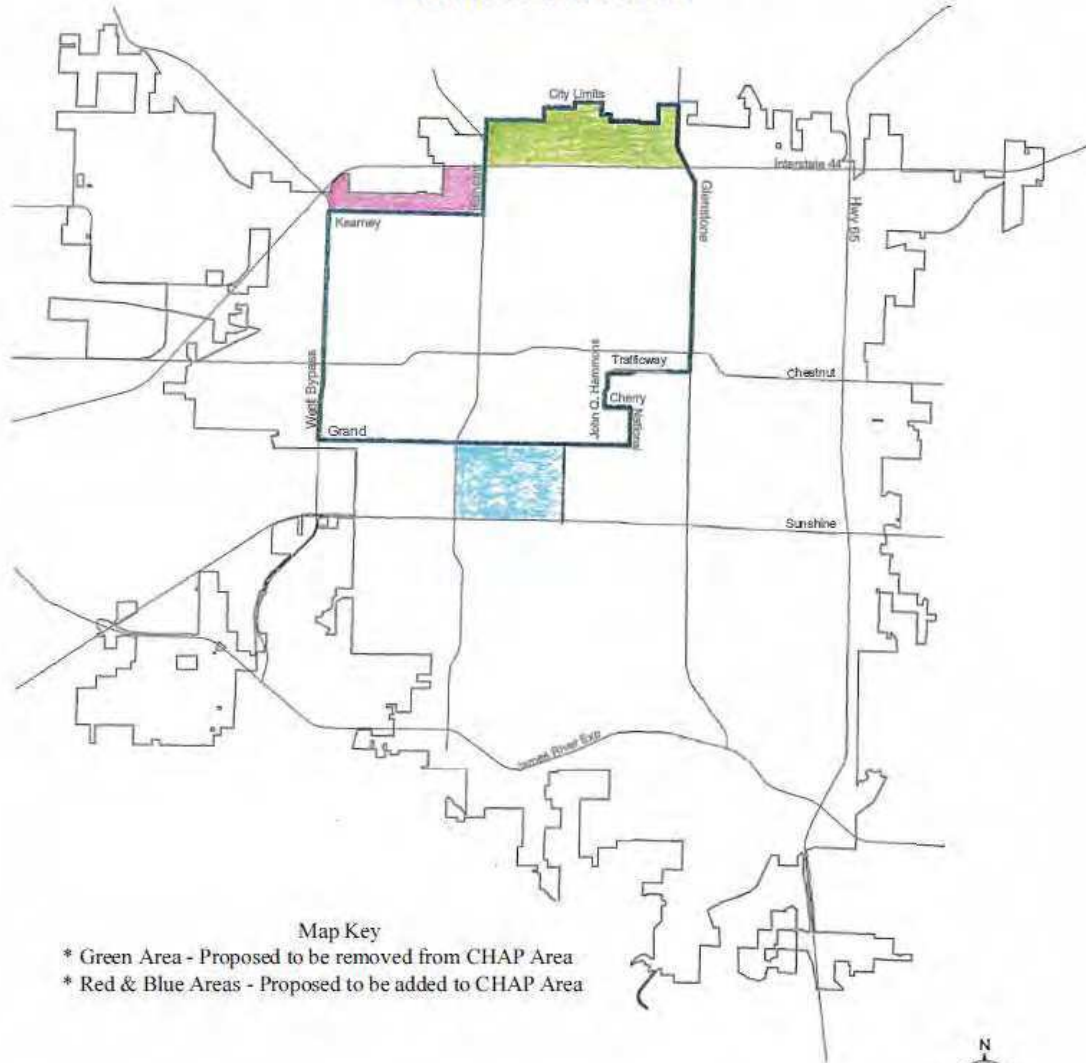
Eligible applicants for HOME funds: Both for-profit and not-for-profit developers may apply for HOME funding for any active City loan programs. Private individuals may apply for homebuyer assistance. Selection will be made based on City funding levels, project evaluation for timely use of funds, and normal underwriting and loan committee review and approvals. Application packages are available from the City Planning Department office and /or the City website.

Appendix - Alternate/Local Data Sources

1	Data Source Name Point-in-Time Summary 2019
	List the name of the organization or individual who originated the data set. Greene/Christian/Webster Counties Continuum of Care
	Provide a brief summary of the data set. Point in Time Count for Sheltered and Unsheltered Homeless occurring on 1/30/2019
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 1/30/2019
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name Housing Authority of the City of Springfield
	List the name of the organization or individual who originated the data set. Housing Authority of the City of Springfield
	Provide a brief summary of the data set. Number of Public Housing Units
	What was the purpose for developing this data set? This data will allow for a more accurate reflection of the total number of Special Purpose Vouchers.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data set enumerates the total public housing units within the corporate limits of the City of Springfield, MO.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020

	What is the status of the data set (complete, in progress, or planned)? Complete
3	Data Source Name US Bureau of Labor Statistics
	List the name of the organization or individual who originated the data set. US BLS
	Provide a brief summary of the data set. Listing of 2019 Unemployment Rates for Metropolitan Areas, Not seasonally adjusted Modified February 5, 2020
	What was the purpose for developing this data set? Data regularly requested
	Provide the year (and optionally month, or month and day) for when the data was collected. 2019
	Briefly describe the methodology for the data collection. Unknown
	Describe the total population from which the sample was taken. USA
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Unknown

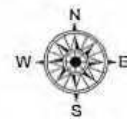
City of Springfield Comprehensive Housing Assistance Program (CHAP) Revitalization Area



Map Key

- * Green Area - Proposed to be removed from CHAP Area
- * Red & Blue Areas - Proposed to be added to CHAP Area

Springfield City Limits





Community Development Needs Survey Consolidated Plan – Fiscal Years 2020-2024

The City of Springfield is administering a survey to City residents, neighborhood groups, businesses, developers, and both public and private sector service providers to assess community needs in the areas of affordable housing, economic development, public services, public & private improvements and infrastructure and public facilities. Survey results will be used in an assessment of community development needs applied to the Fiscal Year 2020-2024 Consolidated Plan.

Each year the City of Springfield receives federal funds from the U.S. Department of Housing and Urban Development (HUD) due to its population, demographics and available funding. Based on current funding levels, the City estimates it will receive approximately \$1,300,000 in Community Development Block Grant (CDBG) and approximately \$967,000 in HOME Investment Partnerships Program (HOME) funds each of the next 5 years. These funds primarily benefit low to moderate income households.

This survey is designed to collect public opinion regarding how the City should program funding among the five (5) different program areas. This survey is voluntary, your answers will be kept confidential. It is estimated that the survey will take between 5 and 10 minutes to complete. **Please do not take this survey again if you have already completed it.** Paper copies of the survey will be made available upon request. Thank you for providing your valuable input!



If you have any questions about this survey, please contact Bob Atchley at 417-864-1308 or batchley@springfieldmo.gov

Part 1 - General Statistics

- 1. Are you, or is your agency, a:** *(circle or indicate correct response; may be more than one)*

☐ City resident☐ Business☐ Nonprofit service provider☐ Government agency☐ Other _____

- 2. Which of Springfield's City Council Zones do you live in?**

A map of Springfield's City Council Zones is shown below. Please mark only one box.

☐ Zone 1

☐ Zone 2

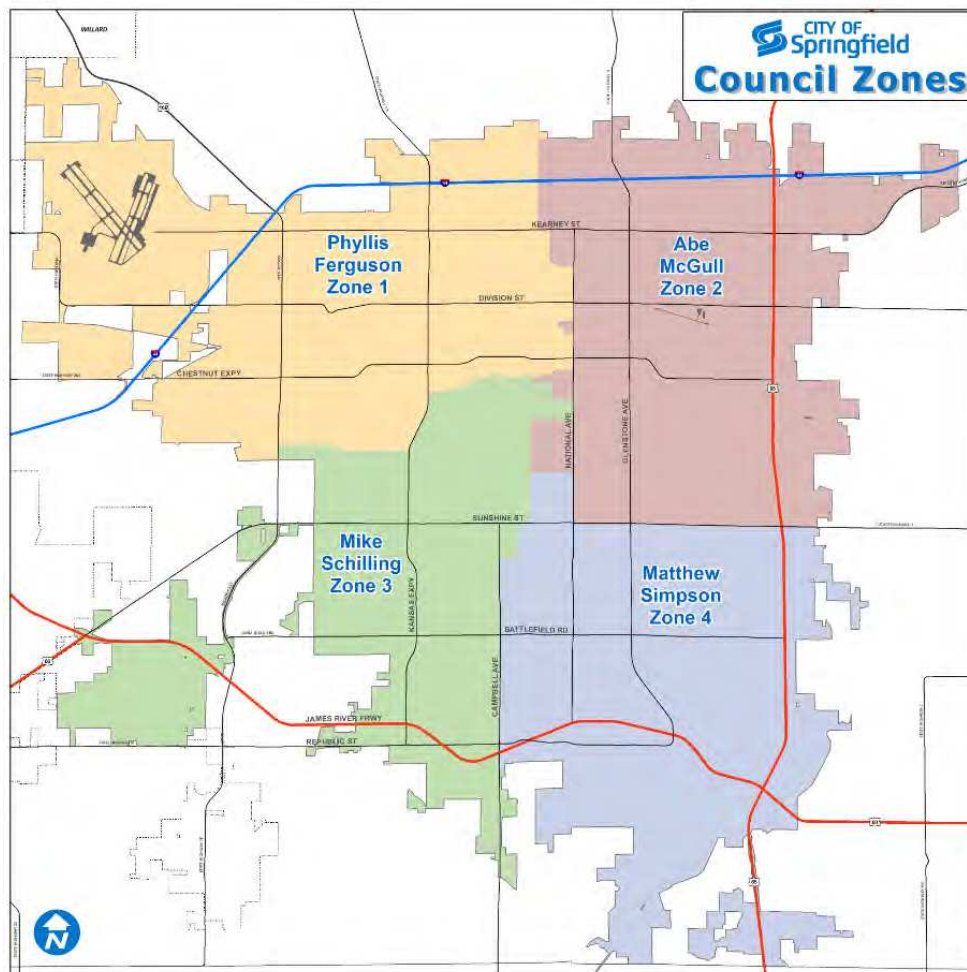
☐ Zone 3

☐ Zone 4

☐ I am not sure which Zone I live in

☐ I do not live in Springfield but work within the city

☐ I do not live in Springfield and do not work within the city



3. How long have you been a resident of Springfield?

- ☐ 0-3 years
- ☐ 4-10 years
- ☐ 11-20 years
- ☐ >20 years

4. What is your home, business, nonprofit service provider or governmental agency address? (This information will only be used strictly for analyzing your survey responses relative to your location. The City will not use this information to contact you or share this information with anyone else.)

5. Are you of Spanish, Hispanic, or Latin origin?

- ☐ Yes
- ☐ No

6. What is your race?

- | | |
|---|---|
| ☐ White | ☐ American Indian/Alaskan Indian & White |
| ☐ Black/African American | ☐ Asian & White |
| ☐ Asian | ☐ Black/African American & White |
| ☐ American Indian/Alaskan Indian | ☐ American Indian/Alaskan Indian & Black |
| ☐ Native Hawaiian/Other Pacific Islander | ☐ /African American |
| | ☐ Other |

7. Do you live in a female headed household?

- ☐ Yes
- ☐ No (Male headed, or responsibilities shared equally)

8. What is your age?

- ☐ Under 18 years old
- ☐ 18-35 years old
- ☐ 36-50 years old
- ☐ 51-65 years old
- ☐ Over 65 years old

9. Is English the primary language you use at home?

- ☐ Yes
- ☐ No

10. Are you or anyone in your household a person with disabilities?

- ☐ Yes
- ☐ No

11. How many individuals live in your household?

- | | |
|----------------------------|-------------------------------------|
| ☐ 1 | ☐ 6 |
| ☐ 2 | ☐ 7 |
| ☐ 3 | ☐ 8 |
| ☐ 4 | ☐ 9 |
| ☐ 5 | ☐ 10 or more |

12. What is your annual household income?

- | | |
|--|--|
| ☐ Under \$11,490 | ☐ \$31,591 - \$35,610 |
| ☐ \$11,491 - \$15,510 | ☐ \$35,611 - \$39,630 |
| ☐ \$15,511 - \$19,530 | ☐ \$39,631 - \$44,999 |
| ☐ \$19,531 - \$23,550 | ☐ \$45,000 - \$54,999 |
| ☐ \$23,551 - \$27,570 | ☐ \$55,000 - \$64,999 |
| ☐ \$27,571 - \$31,590 | ☐ \$65,000 and above |

Part 2 – Barriers to Fair Housing Choice

13. Please evaluate whether the following situations cause or create discrimination and/or barriers to fair housing in Springfield:

- a. **Concentration of subsidized housing in certain neighborhoods**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- b. **Lack of affordable housing in certain areas**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- c. **Lack of accessible housing for persons with disabilities**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- d. **Lack of accessibility in neighborhoods**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- e. **Lack of fair housing education**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- f. **Lack of fair housing organizations in the City**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- g. **State or local laws and policies that limit housing choice**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- h. **Lack of knowledge among residents regarding fair housing**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- i. **Lack of knowledge among landlords / property managers on fair housing**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree

- j. **Lead-based paint test/abatement**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- k. **Residential historic preservation**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- l. **Energy efficiency improvements**
☐ Strongly Disagree ☐ Disagree ☐ Neutral/Unsure ☐ Agree ☐ Strongly Agree
- m. Please list any other situations which you feel cause or create discrimination and/or barriers to fair housing in Springfield, if not listed above:

Part 3 –Program Categories

14. Please rate the following program categories based upon what you perceive to be the City of Springfield's level of need:

Affordable Housing - Ensures the availability of housing with costs, including utilities, that are no more than 30% of an individual's income (includes rehabilitation and minor home repair, new construction of owner occupied and rental housing, rental assistance, and homebuyer assistance and education).

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

Economic Development - Creates employment opportunities for low to moderate income individuals (includes job training, commercial or industrial development, business incubation and micro lending).

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

Public Services - Funds non-profit organizations that provide services to target populations (includes homeless facilities, youth centers, healthcare facilities, and transitional housing facilities).

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

Public & Private Improvements & Infrastructure - Improves the accessibility, safety, security, and livability of low- and moderate-income neighborhoods (includes sidewalks, sewers, stormwater management, transportation improvements, parks, and removal of dilapidated buildings).

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

Public Facilities - Funds for the acquisition, construction, reconstruction, rehabilitation, and installation of public facilities (includes centers for seniors, persons with disabilities, youth, and child care centers, community centers, homeless shelters, housing for people with special needs, libraries, health clinics, and neighborhood fire stations).

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

Part 4 – Affordable Housing

15. The programs ensure the availability of housing with costs, including utilities, that are no more than 30% of an individual's income. Please rate the following affordable housing programs based on level of need in Springfield's neighborhoods:

- a. Construction of new, affordable, owner-occupied, residences
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- b. Construction of new, affordable, rental residences
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- c. Rehabilitation of owner-occupied residences
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- d. Rehabilitation of rental residences
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- e. Homeownership assistance (*down payment, low-interest loans*)
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- f. Minor and Emergency Home Repairs
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- g. Rental housing for seniors
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- h. Single family housing development
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- i. Fair housing (*efforts to reduce discrimination in housing*)
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- j. Lead-based paint test/abatement
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- k. Residential historic preservation
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- l. Energy efficiency improvements
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- m. Please enumerate any other Affordable Housing programs or projects that you feel would assist the community, that have not been enumerated above:

Part 5 – Economic Development

16. These programs create employment opportunities for low to moderate income individuals. Please rate the following economic development programs based on level of need in Springfield:

- a. **Business Incentive Loans** (Low interest loans allowing for the creation, retention and documentation of jobs, principally for person of low and moderate income, including home-based business loans).
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- b. **Acquisition and rehabilitation commercial loans** (Low interest loans for the acquisition of commercial and industrial buildings).
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- c. **Loans for facade improvements** (Low interest loans specifically for improvements to the exterior of commercial and industrial structures).
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- d. **Vocational training** (specific skill development for highly needed jobs in the community).
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- e. **Business incubator**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- f. **Business mentoring and startup training** (assisting new businesses in planning and budgeting)
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- g. **Please enumerate any other Economic Development programs or projects that you feel would assist the community, that have not been enumerated above:**

Part 6 – Public Services

17. These programs are provided by non-profit organizations that provide services to target populations. Please rate the following public service types based on level of need in Springfield:

- a. **Youth services** (for individuals less than 18 years old)
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- b. **Homeless shelters**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- c. **Transitional housing**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- d. **Transitional housing for homeless youth** (for individuals less than 18 years old)
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- e. **Senior services**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- f. **Services for persons with disabilities**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- g. **Employment services**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- h. **Health services**
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- i. **General social services** (for any services not specified above)
☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need
- j. **Please enumerate any other Public Service types that you feel would assist the community, that have not been enumerated above:**

Part 7 – Public & Private Improvements & Infrastructure

18. These projects improve the accessibility, safety, security, and livability of low- and moderate-income neighborhoods. Please rate the following public & private improvements & infrastructure based on level of need in Springfield:

a. **Street improvements**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

b. **Drainage improvements**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

c. **Water/sewer improvements** (piping for both storm water and sanitary purposes)

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

d. **Streetscaping** (Tree planting along streets)

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

e. **Sidewalk improvements**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

f. **Railroad crossing improvements**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

g. **Parks and trails improvements**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

h. **Trash and debris removal**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

i. **Bus shelters**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

j. **Community gardens**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

k. **Code enforcement for the exterior of buildings**

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

l. **Destruction of dilapidated buildings** (those in a state of disrepair or ruin)

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

m. **Please enumerate any other Public and Private Improvements and Infrastructure that you feel would assist the community, that have not been enumerated above:**

Part 8 – Public Facilities

19. These projects involve the acquisition, construction, reconstruction, rehabilitation, and installation of public facilities. Please rate the following public service types based on level of need in Springfield:

a. Senior Centers

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

b. Centers for persons with disabilities

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

c. Youth centers

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

d. Child care centers

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

e. Community centers

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

f. Homeless shelters

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

g. Housing for people with special needs

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

h. Health clinics

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

i. Neighborhood fire stations

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

j. Parks and recreational facilities

☐ Not Applicable ☐ Low Need ☐ Moderate Need ☐ High Need ☐ Urgent Need

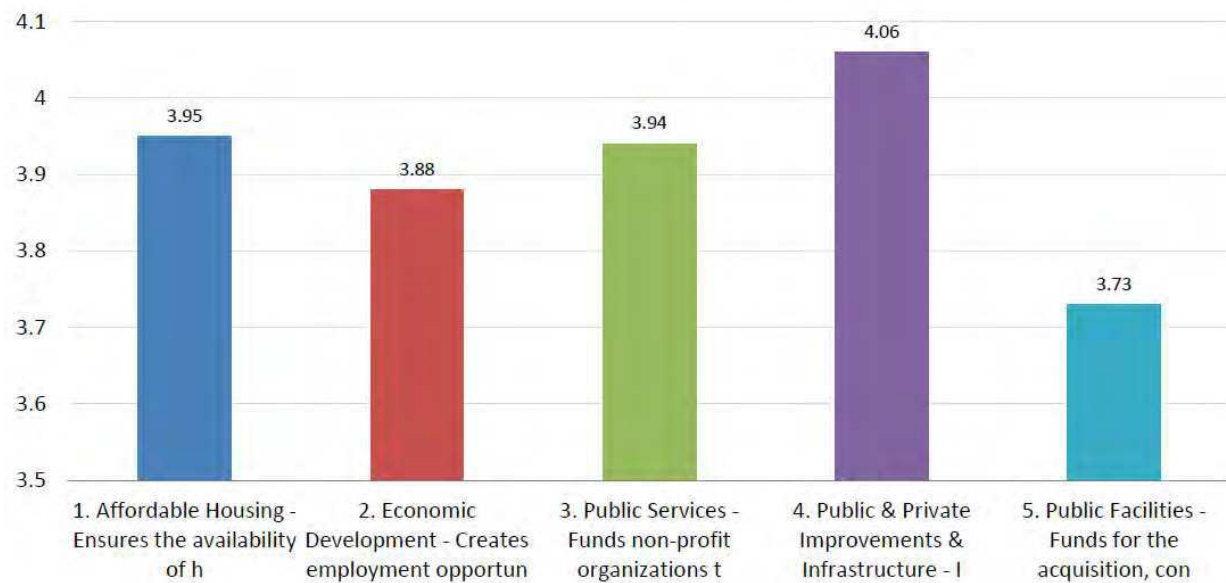
k. Please enumerate any other Public and Private Improvements and Infrastructure that you feel would assist the community, that have not been enumerated above:

Please submit the completed survey to the following:

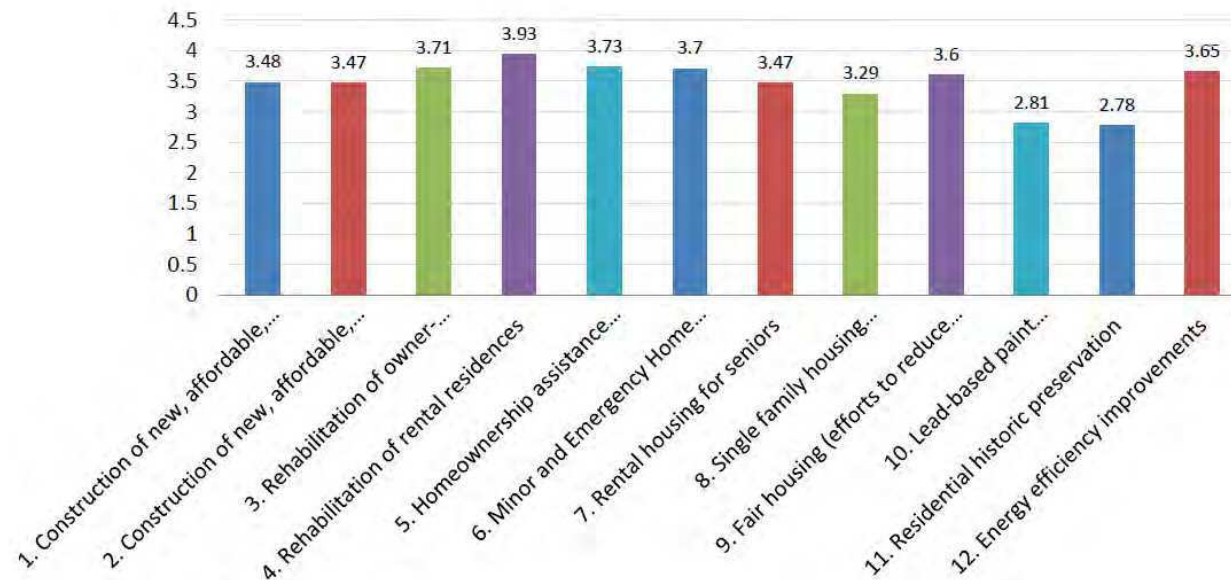
Planning and Development Department or
Busch Municipal Building
840 Boonville Avenue

Fax: (417) 864-1881
Email: batchley@springfieldmo.gov

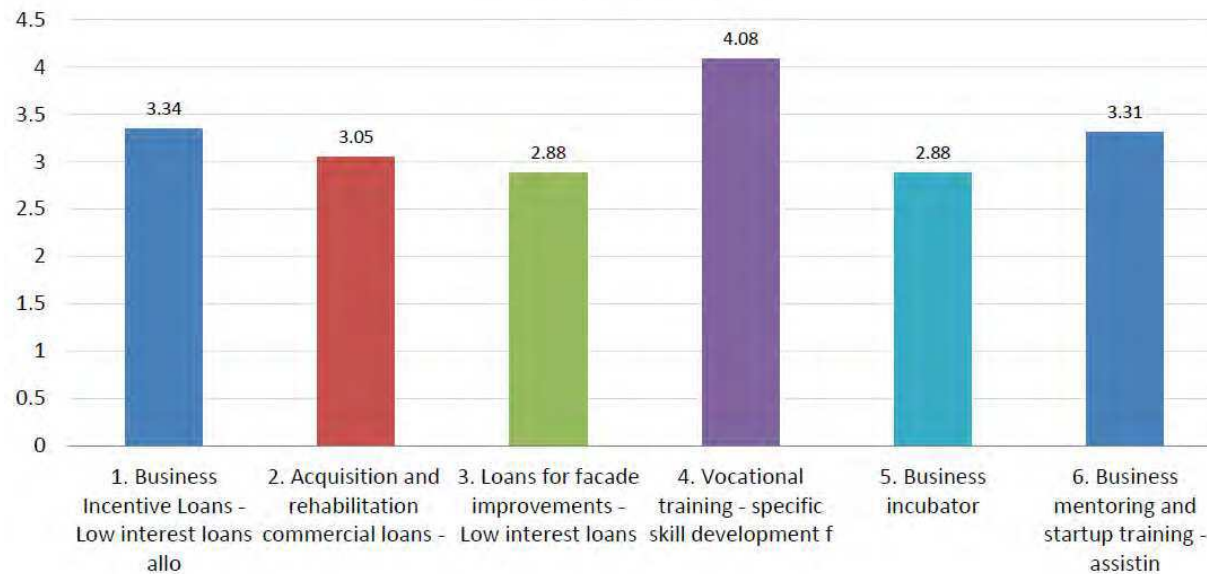
Please rate the following program categories based upon what you perceive to be the City of Springfield's level of need.



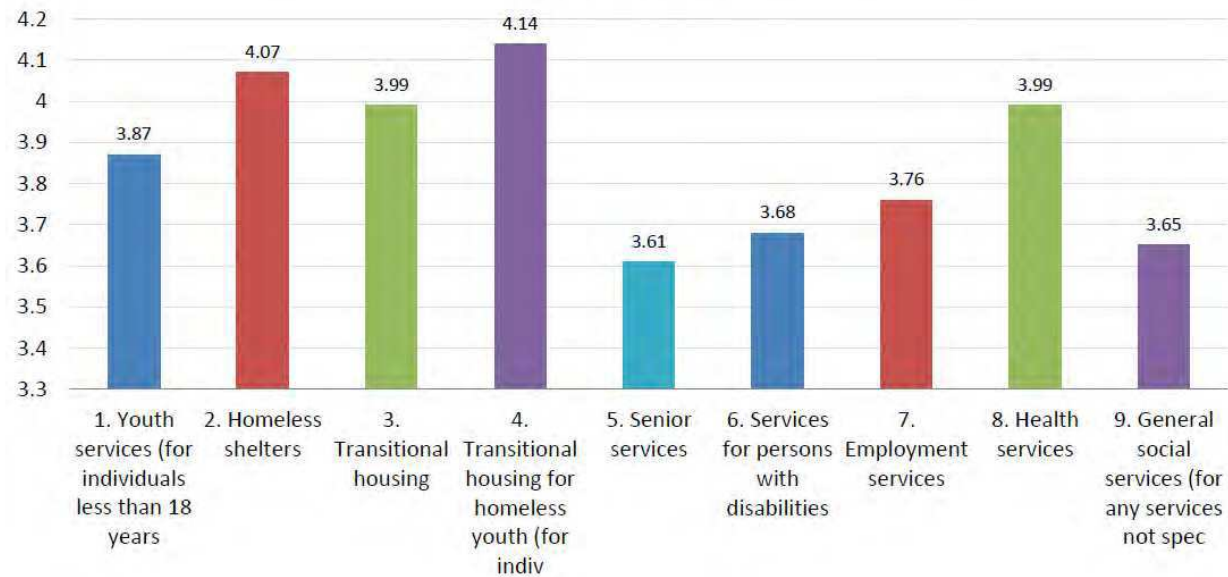
The programs ensure the availability of housing with costs, including utilities, that are no more than 30% of an individual's income. Please rate the following affordable housing programs based on level of need in Springfield's neighborhoods.



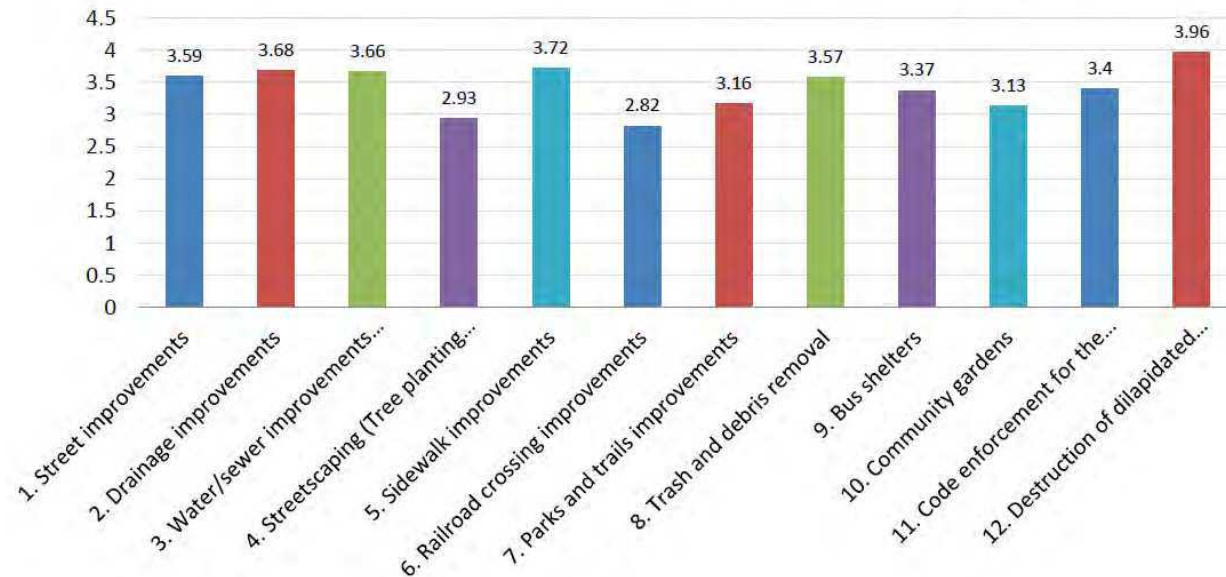
These programs create employment opportunities for low to moderate income individuals. Please rate the following economic development programs based on level of need in Springfield.



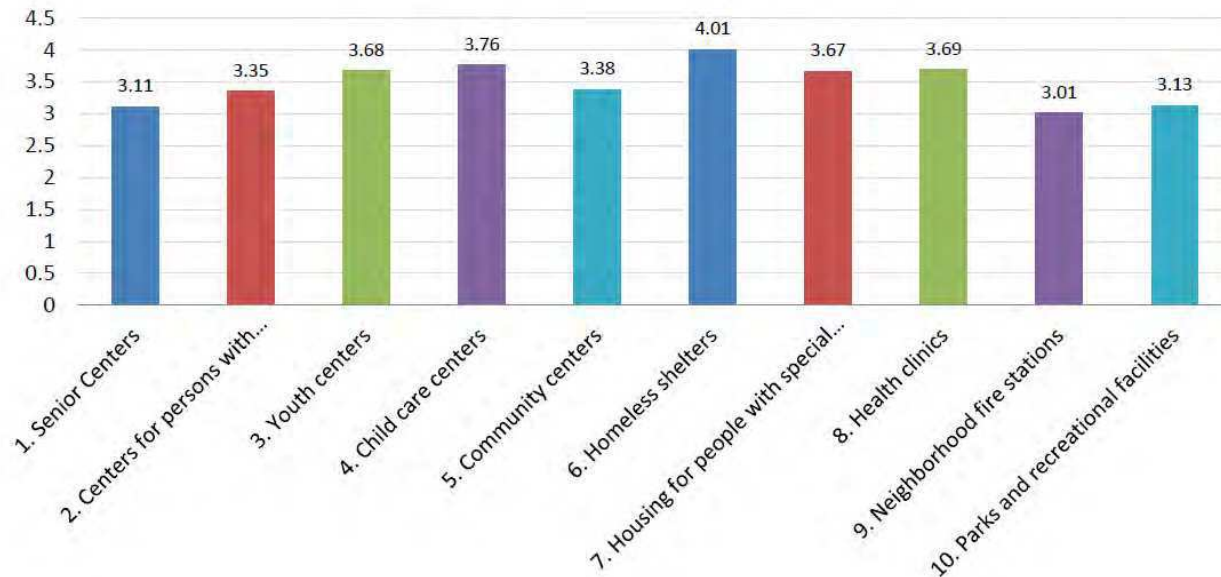
These programs are provided by non-profit organizations that provide services to target populations. Please rate the following public service types based on level of need in Springfield.



These projects improve the accessibility, safety, security, and livability of low- and moderate-income neighborhoods. Please rate the following public & private improvements & infrastructure based on level of need in Springfield.



These projects involve the acquisition, construction, reconstruction, rehabilitation, and installation of public facilities. Please rate the following public service types based on level of need in Springfield.



Community Development Needs Survey – Housing Condition / Quality Comments

Lack of QUALITY affordable housing for people with felonies, bad credit or pets. I think a rental inspection program is incredibly necessary.

Reasonable cost in decent neighborhoods for low income people with disabilities is a big issue; most houses that fit under SSI (\$771/month) income are in bad neighborhoods or are not accessible

"Attitude of residents NIMBY
Inability to regulate abusive landlords (not many, but significant)"

Springfield's Zoning code

City preference for promoting luxury apartments. Kimbrough area has lost a ton of what used to be affordable housing. I paid \$700 a month for a three bedroom townhouse in 2010. That same street is now advertising units for that amount PER PERSON.

The housing application process can be too complicated for those with reading and comprehension challenges. Federal funds which provide for the majority of affordable housing is inconsistent with requirements.

Lack of interest by city government in properly enforcing city ordinances, allowing landlords to take advantage of tenants by not adequately responding to tenant issues with safety and nuisance issues, handing out tax abatements for luxury apartments instead of affordable housing. I live close to Galloway and am very familiar with the ongoing disputes between residents and developers. Residents have been unfairly cast as villains when it is the past and current actions of city government that have caused residents to distrust city government and developers. The city has abused the tax abatement system to put money in the pocket of developers at the expense of our

neighborhood. The city has been downright dismissive of our concerns about infrastructure, our overcrowded schools and safety concerns with overdevelopment. Underhanded tactics such as blight designations and CIDs encourage residents to fight back fiercely against development of affordable housing because 1. We end up paying the taxes developers aren't paying; 2. Our streets become unsafe due to traffic and lack of proper infrastructure; 3. Our historic landmarks are destroyed without second thought for high dollar development but not the affordable housing we allegedly need in the city; and 4. The city ignores concerns about preserving character and quality of existing neighborhoods. For example, when the developer was working to get the corner of Battlefield and Lone Pine rezoned recently: I was not necessarily opposed to any development, but I and other Chimney Hills residents had major concerns about traffic (already almost impossible to pull onto Battlefield from Chambery), flooding (runoff from Battlefield has destroyed my backyard, creating a river through it every time it rains; repeated complaints to the city have received no response thus far), and the fact that Arcadia is a dead end street in a residential neighborhood and we were suddenly going to have traffic up and down the street constantly with people looking for a "back way" in because the Battlefield and Lone Pine intersection is already a mess. Had the developer had its way, we would have been faced with the possibility of up to 96 apartments right in the middle of a quiet residential neighborhood of \$300,000+ homes. As a homeowner in the middle town, it feels as though our neighborhoods have become a problem for the city, like we are preventing them from unfettered development with no regard for the quality of life of existing residents, the value of our homes, and the huge environmental impact on area already plagued with flooding and runoff problems. The mess that developers were allowed to make of Lone Pine South of Sequiota has done nothing to calm our fears. Unless and until the city decides

to listen to and respond to concerns of existing residents (since we're the ones that end up paying for it both in money and quality of life), you can expect residents all over the city to continue to fight development of affordable housing around the city. At this point, I have absolutely no faith in the city to be responsible about development and preserving the few great neighborhoods that still exist inside the city proper.

Restrictions by HAS and some landlords that bar residence by persons with some types of felony convictions. Worse is restrictions that bar based on arrest records, without considering whether or not the person was convicted on the charge.

Income cutoff

Definitely a huge need to tear down dilapidated houses. They make neighborhoods trashy and harbor drug and other problems.

Code enforcement, tightening of existing code, demo's of dilapidated buildings, and finding ways to help individual homeowners make needed improvements should be a top priority for the City of Springfield.

Allowing slumlords to do as they please... pretty routine.

The larger neighborhoods with big homes should have a few smaller homes mixed in. The subdivisions make them for the wealthy not the middle income or retired.

tenants with unfinished business with previous landlords/ bad rental history, criminal convictions

"Betterment of housing. Even if you own a house and don't have to pay much. improvements/maintenance of the house is too high for most people to afford and causes delapidation of the house. Seriously I've literally

seen houses with giant holes in the roof due to disrepair"

Concerned about the rise of regulation including Airbnb, rentals, etc. Also concerned about unnecessary difficulty for developers in Springfield. There seems to be a disconnect between what are public safety issues and what issues are fringe issues where common sense can provide solutions. This increases the cost of the development which translates to higher housing prices.

Rental charges for most places don't consider the low income of most people needing a home.

I feel like neighborhoods are too segregated by financial worth and that businesses are also influenced to invest less in neighborhoods that are in financial difficulty. There are fewer communal meeting places in neighborhoods in financial difficulty so the residents become more isolated and forgotten.

Housing expansion requiring additional expensive city utility expenditures

"The cost of renting a house in Springfield is not affordable for low-income families. Property owners set the price of rental homes with the intention of preventing certain demographics and social economic statuses from renting their property because they know it's not affordable. My mortgage, interest, taxes, and homeowner insurance on a house that is 1800 sq ft in southeast SGF is cheaper than many smaller, run-down, insufficient homes that are for rent throughout SGF.

Obtaining a mortgage is not possible for many low-income families. Many SGF residents further their education at OTC for a job that pays \$10.00/hour. Repayment of the debt accumulated for that education will be calculated by a bank at 3% even though the low-income student will qualify for an income-

based repayment plan that requires a maximum payment of \$50.00/month due to the low-income job the student went to school and accumulated debt to get.

Age - Qualified minors who can not access housing, let alone affordable housing. Also younger people who do not have cosigners to help establish first time rental.

Lack of options for individuals/families with fair credit score and rental history but with student loan debt.

Lack of safe, decent and AFFORDABLE housing for those on limited income

Insufficient incentive for developers to build small affordable units.

Not enough diversity. We need more rent controlled options in the downtown area to promote a more diverse population.

Poor upkeep of property on the Northwest side of town

Lack of felony friendly safe housing

Lack of knowledge within the general population.

CREDIT SCORES LIMIT OPTIONS. HIGH DEPOSITS

subsidized housing should be scattered all over the city to allow assimilation.

the gentrification of the MSU area has greatly limited housing resources for low income individuals in the area surrounding MSU

too many rental companies,property management companies,buying up too many houses,making them too expensive,or too many restrictions to get a place.

Laws prohibiting ownership of or forcing differential treatment of specific breeds of dogs and cats, lack of funding for repairs or repaving of smaller side roads, lack of repairs to bridges/overpasses/sidewalks/streetlights, lack of access to knowlege about fair housing laws/tenant laws and rights

Air BnB

There is a great lack of TRULY affordable housing in acceptable condition. There is a lack of ANY income based property that will allow for barriers (such as old criminal charges).

No shelters for homeless. Shelters provide transitional housing so that people can get back on their feet.

Allowing many housing to be charged by bedroom when it isn't a dorm or specific large student housing. Being disabled is hard enough (my father is) and he and my mother had to move recently, they wanted 2 bedrooms but so many places charge per bedroom which doesn't reflect the normal prices of renting a place as a family unit. This is something that happened over the years. Even my old landlord did it but since I'd lived there a decade they didn't raise rent more than they had to, and it was reasonable, yet the folks in the other half of the duplex paid almost twice what we did... that should be ok. The landlords were an awesome couple and were just doing what the market was and exempting us, which was awesome but it still didn't feel right.

General lack of safe, decent, and affordable housing, specifically regarding housing for individuals with evictions or felonies.

Application fees for rentals, lack of laws protecting tenants

Unsafe, health risks, substandard rental properties not monitored or inspected.

Availability of having good credit. If your poor you have no credit.

Slum Landlords

Greedy landlords. Lack of anti discrimination laws and lax enforcement of existing ones.

"rent amount"

Section 8 has limits on rent amounts that do not match safe neighborhoods. It took 6 years to find a larger place in the same school district so we could move. I obtained legal guardianship of my 3 special needs grandchildren.

Lack of landlord accountability for unliveable properties and trash.

I think encouraging blight just so the already rich (ex. O'Reillys) can profit on building cheap apartments or cheap strip malls is disgusting, immoral and encourages ugliness everywhere. Ugly ruins until the place falls down and then ugly developments after. Galloway is literally RUINED and I will NEVER forgive those responsible. Fair would be helping people fix their houses instead of encouraging blight to enrich your friends.

Lack of independent second chance housing to residents in Springfield who have faced addiction and poverty.

Hundreds of homes in deplorable conditions with no feasible or practical solutions to repair; even after repair, priced out of low-income housing. Closing of homeless shelters and gentrification of certain areas of the city (e.g. Commercial Street), displacing homeless individuals across the whole city, instead of keeping them concentrated in one area where services are available to them.

I know of none as I am a homeowner

Lack of law enforcement regarding fair housing. Investment of dollars and resources South of Sunshine Street and preference in construction incentives to projects on South side.

Legal backgrounds, especially if the offenses were several years ago and restitution has been made.

Developers cater to students-only housing when there is a dire need for affordable housing for both middle and low income people!! I also think it is short-sighted to create housing 'only' for a certain demographic. This goes against creating community. Mixed-style developments across the country show that mixing ages and types of residents creates a stronger sense of community and provides for all people looking to have a decent place to live within their budget. Check out what Grand Rapids Michigan is doing. They create a variety of spaces for different people to afford. And they don't make them look dumpy or cheap. Thus there is pride, and then crime and violence gets reduced, and they don't have to keep reinventing the wheel constantly bandaid-ing the problems that were caused by poor design.

State funding through the MHDC is vital to tax incentives that developers look for when developing affordable housing.

City officials appear to favor developers over the general population. Financially benefitting a few and disregarding how this negatively impacts the many.

Investor pressures in affordable neighborhoods are driving up costs for first-time home buyers. It is a huge barrier. Many folks work two jobs and that is an income barrier.

A lack of affordable homes that are fully ADA compliant for people who use wheelchairs, particularly power chairs.

Government entities, like Springfield, creating laws that end up creating unattainable requirements or wasteful spending that prevents property owners from being able to invest in their homes. You are the cause of this misery, not the solution.

I talked with my friend, Olive, who is on disability. She is rent-sharing and living with her daughter (a challenging situation) because living in the downtown assisted apartments was worse because of people's attitudes at the apartments. Those and the little houses near Bennett (on Marsa maybe?) were the only ones she was aware of. I think grouping the housing together in large portions does create an area of one kind of mindset that some don't want to engage in. Making it challenging to find affordable housing in an area that is more pleasant.

support system for the person seeking housing

Housing prices.

Rent cost

A lack of affordable housing period. We have too many large rental investors coming in and underbidding on property but being able to pay cash and close quickly. People interested in purchasing a home as a younger person or first home purchase have to compete with that and I believe it has created a shortage of affordable housing. It has created a slew of housing marketed almost solely to students in areas where a high concentration of students is not appropriate.

landlords, property managers not taking care of rental properties and/or making sure tenants maintain property. Causes neighbors to not want rentals in their neighborhood.

"Barriers I see in the population that I work with are that even if an individual has a full time job and is able to afford housing, if they have a

history of felonies, it prevents them from renting anywhere. It seems almost impossible to transition women and children into safe housing, even if they have changed their life for the better. This is one of our largest barriers. Springfield lacks affordable housing on a large scale."

some of the rentable homes are terrible

accessible housing for people with disabilities.

I work with the homeless population. Over the last year the Public Housing Authority has become so particular about applicants and so restrictive on housing regulations that it is nearly impossible for this population to obtain income based housing. For the ones who do obtain housing, the rules have become so restrictive and so inconsistently applied that it makes it seem as though there is a prejudice against the population.

Landlords refusing to upgrade property to save \$, energy for residents. Putting too many students into one residence unit.

"when I call to complain, nothing gets done. Partly because there is no way to track the complaint. The police use complaint numbers, with the first 2 numbers being the year;

Where I used to live, I called more than 20 times, gave my name, address, telephone # and never saw anyone.

What good is a number to call to get something done, and it doesn't!

Why is it that the poor is condemned to live in slums and the city does not care?

Start using and giving out complaint numbers, which would also be used, by the citizen who calls in to see the status of the complaint being fixed.

I reported a car, that was burned out, (you could see the discoloration, and burnt paint.) there was no doors, seats, hood or trunk, wheels, and no glass.

The person who answered the phone, kept telling me that the car was legal and that I was wasting her time!

So I stopped calling in about problems! Why should I when I am told that I waste the city's time!"

Rental properties in Springfield are of poor condition. Inspections are needed to regulate the quality of housing.

Lack of reputable rental companies. Chris Gatley monopolized the rental markets for low income families without good credit and rental history.

My family is concerned with the visual aspect of affordable homes. Most tenants have filth and garbage left all around the homes and they do not take care of the place.

slum lords need regulation

Concentration of properties priced to be rented to college students at high prices, leaving families and low-income renters without places to rent and live in."

Too many properties owned by rental companies that all charge application fees - MANY people cannot afford to spend \$35 on rental fees just to ATTEMPT to rent someplace, only to be rejected repeatedly. Chris Gatley's people attempted to charge my friend \$25 just to ASK what properties they had for rent and receive an answer.

Sex offenders need places to live, too, and most rental companies and private landlords will not rent knowingly to anyone convicted - This leaves those people and their families to rely on slumlords like Chris Gatley and Barrett Fisk.. they and their families are forced into substandard housing, even if they have good credit. Their families and children deserve an equal chance at decent housing."

The practice of offering developers tax breaks to create housing that isn't affordable for people in the neighborhood

"Many community development block grant funds have been used in frivolous fashion in the past. This use of funds causes concern that staff and more importantly elected leaders understand or care about bettering the hour-long and general life of the impoverished in this city.

Most if not all residential property owners or agents display the fair housing insignia and contract verbiage. However, there seems to be no active effort to assure that protected classes are provided with equal access to housing of their choice. I also find little willingness to expend the effort or the funds to make fair, safe and sanitary housing a reality in Springfield Missouri. "

"Lack of knowledge of home ownership requirements and information."

Low wages, poor education, poor opportunity

substandard rentals in Zone 1 primarily are a huge issue, and create barriers

Sgf chooses to not fund the land bank, not purchase auctioned homes, NOT abate nuisance properties, NOT regulate slum lords and vacant property. Sgf does NOT create a good public transport system so people can live and work anywhere but still make the trips necessary in a timely manner.

Allow convicted felons access to subsidized housing

There is limited affordable housing. Subsidized housing is also quite limited. If though have any strike against you, i.e. eviction, arrest, etc., you just won't get it.

All the segregated poor pockets, there needs to be relief from the blight in those places so anyone would want to live there.

Lack of low income and income based housing

Landlords not accepting pets. Pets provide many proven benefits to the elderly and disabled.

There are low incoming housing and \$500,000 homes, but very few starter homes or smaller homes for singles starting out or seniors downsizing.

The northside is not developed like the south side of town, not enough care is given to certain areas, to many homeless people.

Lack of assistance for home upkeep and 'problem homes'

I BELIEVE THAT RENTAL HOUSING SHOULD BE INSPECTED FOR LIFE SAFETY COMPLIANCE (WORKING FURNACE, AC, WATER HEATER, ELECTRICAL, SMOKE DETECTORS, ECT.) PRIOR TO ALLOWING RENTAL.

Rental inspection programs for existing housing stock to ensure quality units for people who may have barriers to federally funded housing.

Zoning code changes must be made before any changes can happen. Incomes should be mixed, a child from a 'poor family' must see how others live and conduct themselves, (dress, take care of property, go to work EVERY day, etc.

Assistance for home owners and small business owners to update historic buildings. Right now, there is nothing to help these people, but there are abatements for developers to destroy and rebuild. This is short-sighted and will lead to more problems down the road as property ownership is collected under few and often out of city hands that do no care about promoting

community and the reasons people want to live here.

Rental housing for seniors was listed above but it should be AFFORDABLE rental housing more duplex and single family homes

Teach people to manage their money and get better jobs so they don't need all this housing assistance. Focus assistance for elderly and disabled

Better jobs and job training so people can afford housing. Focus more public spending on elderly and disabled

Help for the poor, elderly, and disabled to keep up their places. You know, like you do for millionaire developers with their 'blighted' welfare.

Programs to assist homeless to be placed in housing. Not based on homeless persons ability to receive job first. Focus should be housing first and then advocates should work with homeless to find employment and meet other needs.

Reign in City Utilities. They are a huge barrier to accessing and maintaining affordable housing. Their continued monopoly on services and their absolutely inflexible, unbending and downright tyrannical policies cause a great deal of the homelessness in Springfield and keep many others in a constant state of fear and stress.

Help with utilities costs and making it so that houses are more energy efficient. Creating transitional housing to get people off the streets. Create a community outreach program to help people in need weather it be from economic difficulties or just life.

"Homesharing. It has the potential to solve 2 problems, affordable housing for individuals/families that cannot afford to rent or furnish a house or apartment on their own,

as well as, allowing an elderly or disabled person to remain in their own home, delaying an eventual move to assisted living or a nursing home. The idea is that they do more than share a home, the individual renting a room(s) is ideally assisting the homeowner with daily/weekly home upkeep that the owner can no longer physically perform (mowing, vacuuming, grocery shopping, etc).

There are tons of examples of communities that have homesharing projects that can be researched and implemented in our community. Here's one in Chicago:
<http://www.centeronhalsted.org/homesharing.html>

The City of Springfield has put a cap number on the number of beds allowed in the city for people returning to the community from prisons. The cap number has been filled by the re-entry center named Alpha House on E. Division and all of those beds are contracted to the federal Bureau of Prisons. That has resulted in a lack of re-entry beds for people that have been incarcerated in the state Department of Corrections. There will continue to be flow of people into the community when they return from prison and the city should revisit the question as to need for a structured environment to help improve the level of successful re-entry to the community. The starting place for meeting that need is to discontinue or adjust the limitations currently in place as to beds allowed in the city. Contact the Springfield office of MO Probation and Parole for more information. City Council imposed the current restrictions and they can change them.

More shelters that are accessible by all person including those with a disability. Families are sleeping in the woods, the elderly are sleeping in the streets. Have a city run emergency shelter for single individuals and family. A true crisis shelter .

Affordable housing for homeless youth and their children.

Affordability for seniors, since many live on fixed income.

Security deposit assistance, emergency rent assistance

More homeless shelters.

"Policies allowing for Accessory Dwelling Units
More mixed use zoning
Policies that encourage dense development
"

There is a gap when Habitat for Humanity can't help and families don't qualify for traditional home loans, they are forced in overcrowded rental situations without hope of help even with credit scores over 650!

What about adequate housing for those who are living with the stigma of having been convicted of a felony and have already 'done their time.'

Rental Assistance Programs are vital to helping our community

PEST INFESTATION HAS BEEN THE REASON I'VE MOVED TWICE. LANDLORDS DON'T SEEM TO REALIZE THAT ONCE ONE UNIT IS INFESTED WITH BED BUGS OR OTHER PESTS, THE ENTIRE COMPLEX IS AT RISK. I'VE BROKEN TWO LEASES DUE TO BED BUGS AND STILL HAD TO PAY \$2000 TO GET RID OF THEM ONCE I MOVED INTO ANOTHER HOME.

Landlord accountability, inspections of rental property prior to renting/leasing

Income based housing NOT the Housing Authority of Springfield (incredibly too restrictive)

Springfield housing authority having a web site with, pictures of properties and availability. rally any good website with low income housing availability. the ability to fill out HUD/SHA forms online

naca program

Tenant training and support - ie tenant court to remediate evictions

The north side of Springfield is rapidly deteriorating, with drastic decline since 2005. Something concrete needs to be done to help the few remaining live-in home owners to make necessary home improvements, to refresh and revitalize this city... ASAP. Plus, a marked movement to make all landlord adhere to certain conditions, for renting out properties.. There's not enough being done, fast enough, to keep this city from going down the toilet.

A program that would inspect and issue certificate of occupancy every time the utilities are changed for both owner occupied and rental.

"Churches need to be allowed to house folks during the week. Again see other state's programs. These buildings often sit empty during the week. Churches could rotate who took on people, maybe monthly. Many have huge budgets to help the poor but they don't know how to utilize effectively. Could be a public-private partnership concept. Again, see examples that work.

See my earlier response, as it applies here too."

Removal of the dilapidated homes that plague the cityscape.

more housing areas like Eden for singles at any age, especially homeless or couch surfers

The Salvation Army would highly benefit from a permanent - supportive housing program & affordable housing units.

Need stricter oversight of landlords who refuse to repair units. Need MUCH stricter energy efficiency requirements for all new construction and financial assistance for retrofit of existing owned & rental units.

Stronger code enforcement regarding condition of rental properties to ensure properties are safe and healthy...rental property inspections by city. More entertainment and dining options on westside of town. Also, more senior services...re: rec centers.

Regulations that strongly sanction slumlords who continually keep residences in poor repair/poor condition while demanding high rents from low income renters with few options

Housing for people on a fixed income, specifically SSI/SSDI

Preservation of smaller sized single family affordable homes with charm in style rather than new cookie-cutter subdivision developments.

City support of Eden Village

More accessible housing at an affordable rate for individuals with severe physical disabilities.

Ocac needs more funding for weatherization program.

The City should take a more proactive approach to nuisance properties. This lowers property values for home owners and increases crime. The City is very slow in addressing this problems.

My family doesn't want more money going to help low-income residents that don't have a disability. Some of the people considered low-

income are capable of working. Some need to close their legs and some need to kick out all the loafers living with them.

City planning such that people could safely walk to a grocery store from any neighborhood. I calculate the cost of driving before I go most places.

"Limit the insanity all this new student housing unless developers are going to set aside some of that housing for lower income students.

Limit the insanity or building all of these new apartments with astronomical rents unless the owners/developers are going to set aside some space for those in need.

We need NON-religious based homeless assistance and shelters. I know a man that moved here from 1,200 miles away and when the people realized he was trans, he was told he could not stay with them. He was molested at church as a child and is traumatized, so he is afraid of going places like Victory Mission or the Salvation Army because of their religious affiliation.

We need options for displaced LGBTQ teens and adults that are homeless simply because of their sexual or gender orientation."

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More tiny homes for the homeless & low income persons. Pride of ownership breeds stability.

Transitional housing, community centers, getting youth off the streets, training for people to take care of themselves. We need laws to prevent a gentry (slum lord) problem. Cold weather shelters, non profits working together with others for services.

Development of partnerships with NGO'S to help homeowners with repairs including repair .education and use of funds in partnership for repair by contractors closely monitored by the JOB in partnership with City inspectors.

Regulate rentals so slum lords can't exist in Sgf.
Purchase auctioned homes and give to the land bank.

Creation of non-profit housing collaboratives for single mothers that include affordable, on-site meal services and affordable, on-site daycare services.

Transition kids who are 16-18 years old and are aging out of foster care system and need assistance learning to adult in a safe and healthy environment.

no more rent by the room residences esp. downtown more affordable units that are approx. \$400 for a studio or 1 bdrm, or definitely under \$500 per unit

Landlord regulations on upkeep and utilities provided. No more slum loads. use of old school buildings for non profit, or low income housing or assistance all in one place, or shelters.

Rental Assistance Programs

Transitional housing for pregnant/parenting minors, emergency shelter for families, community case management

Reconsider zoning limitations for overnight homeless shelters in churches/community buildings, esp. during bad weather/winter temps. More solutions to homelessness should be to give individuals homes and rely USS on shelters to solve long-term homelessness.

Emergency housing for high schoolers who get kicked out of their homes.

Need accessible housing in good areas for people with disabilities.

better encouragement of land owners to maintain their properties and take pride in the neighborhood

Enforce the laws with equal protection (that Constitution thing says something about this, ya know). I have a broken door knob, it's a big deal. Live next to a councilwoman's family's shack, I'm told I don't understand the code (weeds taller than me, windows busted out... door broken down but I think it did have a knob...)

Focus on improving hospitality/experience of existing low-income neighborhoods to improve LMI persons' quality of life

Repair help for low income home owners

We need help with abandoned homes that are attracting illegal activity and unsafe conditions for our residents. We also need water flow management. Our house and property are always wet and the sump pump is working 24/7. We've been told is the James River waterway going through out neighborhood. It's a drain on us.

More funding and action needed for despending with derelict buildings / houses. Plus, more lateral capability for city inspectors to 'make the call', as to which buildings need to be sighted for adhering to city codes or needed demo.. They shouldn't have to be hampered by waiting for someone to call in and COMPLAIN about a nuisance house or property..

When possible, I would like to see the city repair dilapidated buildings and sell them rather than demolish them.

Abandoned houses need tore down the bus stop on our street has 3 around it

Annual inspections to ensure rental properties are safe and habitable.

"More protections of citizens from slumlords - a city this size needs MORE code compliance

officers. This city needs less talk and more action.

SPD is.... 'something.' They will high speed chase stolen vehicles that end up leaving bystanders dead, but when you have video evidence of things like petty theft, you often get blown off. What's up with that? There is ALWAYS someone getting high or drunk in public in my neighborhood. A video recently surfaced of a very young boy that was talking to a stranger that had stuck his head into the little boy's bedroom - Parents had no idea who this was. Police were able to identify the stranger, said the stranger had some issues and that they would talk to him. WHAT THE FXXX? "

Cleaning up vacant, abandoned, neglected neighborhoods, homes and buildings, shorten the time it takes to get a hold of owners, and repair or repo properties, to make improvements.

Shelters for the homeless in the winter season.
October-March

Community Development Needs Survey – Economic Development Comments

Business incentives should be reserved for companies that provide access to jobs above the minimum wage that can help folks who may not have advanced degrees.

"More successful businesses = more jobs = more taxes paid. this is our system.
Always want to do our best to quantify the impact of loans. all loans need to be personally guaranteed but if appropriately mentored, startups can be better assured of success."

I philosophically oppose using public money for business loans

Any of these would be great as long as they are truly geared to start up low to moderate income residents and not handouts to developers or businesses who already have more than their share of capital. Redevelopment is certainly better than the City rubber stamping blight, razing structures that could be used and over building new retail that will be empty in five years.

JOB'S THAT ACTUALLY PAY THE BILLS. IVE WORKED 40+ HOUR WEEKS AND NEVER HAVE BEEN ABLE TO PAY BILLS. Charge large businesses a tax if they do not pay a living wage and incentives to actually lower it of they do.

focus on getting the chamber out of everything and focus on workers and unions and the city will be better for it.

Neighborhoods need more businesses to invest in places that can also serve as communal meeting places. I'd really like an indoor walking facility

incentives for other than low pay or minimum wage job development-We have too many service jobs filled with people receiving too few health, education and housing services/benefits.

Business loans will do very little for the vast majority of low-income individuals.

"Greater relaxation of Marijuana laws than greater Missouri
Mixed Use Zoning
Policies that encourage dense development"

taxing churches, or making them actual help people, to not pay taxes

Tire of big business always getting the benefits.

The problem is not necessarily that there are not enough jobs available but that most jobs do not pay enough. The poverty rate is 25.7% yet the unemployment rate is only 3%. That means there are employed individuals still in poverty. This huge gap needs to be addressed.

Money should be spent on creating a local food system, building a food hub to aggregate food, and build business incubators related to a regional food system.

Let the free market work unlike the failure programs put out by Springfield.

The e-factory is a joke. Mentors not 'serious'. Just look at the business logos they feature on their website. The logos themselves look like junior high kids made them... Low level.

It is my opinion if the 27% of the people in poverty as well as the low end of middle-income families could have access to earning a livable wage, whatever that is and access to affordable health care, whatever that is, are poverty and crime problems would improve greatly.

This community needs to stop letting The Chamber run the city. They are a lobbyist group and nothing more. Employers need to train, pay and promote their own employees. The community is not obligated to do that for businesses.

A higher minimum wage

Not sure what business incubator is.

"upskilling workers
more support for entrepreneurs

supporting nonprofits who are bringing workers together with business/workforce opportunities"

STOP GIVING AWAY MONEY TO STUPID BUSINESS

The City should find a way to offer incentives to businesses who pay employees above minimum wage. There are too many low paying retail, hotel, and service industry jobs in Springfield. The poverty level of the City is too high. There needs to be more financial opportunity in Springfield, so residents can afford adequate housing for their families.

Springfield has WAAAAAY to many vacant buildings. I can point out dozens of buildings that have set empty for over a decade.

Attracting businesses to Springfield. For example, Springfield has fiber network cables running through it and is strategically located in the middle of the country. We should be able to attract Cloud computing companies and other tech companies.

"Micro loan programs for extremely small businesses as sole proprietorship or that only maintain less than three employees. Someone could start a social media management company for under \$1,000 and be successful, but if you can't afford basic office supplies, wardrobe, and photographer to get started (image is a LOT in that business, for example) then your chances of succeeding aren't very high. Lawn care businesses, etc.

Programs on starting a small business and how to go about it would be amazing, too."

Help with retiring student loan debt. High student loan balances are becoming a huge barrier to success of college students & graduates. Lack of public transportation

Existing jobs should pay higher wages.

Not training programs, per se, but more jobs in certain areas--from my point of view, especially in education.

Job training for seniors, job training for dropouts, job training for people recovering from addiction, job training for single parents, job training for homeless.

These folks also need help with computer applications, resume and cover letter development, shower and hygiene access and clothes for interviews. Let's get real about helping people of poverty get jobs!

Financial incentives (tax breaks?) to businesses that prioritize ecologically - focused landscaping as well as designing better drainage for the watershed, including using asphalt treatments that release less pollution into the waterways.

Grants provided for businesses to start up. Bus routes, transport to areas needing businesses, decrease in panhandling.

Drug education & programs to help people be able to support themselves.

SPS needs to reincorporate vocational training instead of leaving to private industry. Also need college prep for at least on high school in the city, where students can get a head start. No they are not to young. I graduate in 1971 from Cass Tech High School in Detroit. All College Prep Graduating class of 1200. Even given choices of taking early college classes senior year. Cass had acceptance policy, transcripts, ect. before you were accepted. There were other schools that not only where you got the basics, but there were specialties, I.E. nursing you went to that school, as an example.

Encourage or demand higher wages!!!! From employers in SGF. The chamber of commerce is addicted to underselling the people of SGF bringing in "jobs" we'd be better without

I wish there was more distinction between public and private infrastructure. Allowing developers to determine public infrastructure needs is not a long term solution.

Would love to see SGF implement business signage rules like similar to other areas in FL or CA for beautification of our community. I.E. business signs are lower to the ground and not littering the landscape.

Lack of fulltime employment opportunities that pay a living wage

"1. economic development helps those who need low income housing to afford better housing
2. workforce development for non-college, good paying jobs helps these same people.
3. teaching the kids in public schools better to handle there money, balance a check book, have a budget will help their financial situation better than government provided housing. teach them to fish, stop giving them the fish for free"

increase wages

Housing is cheap in Springfield. It's skilled workers and skilled jobs that we lack

Everyone in the poverty level of income and possibly even a little higher be given the opportunity to earn a livable income whatever that is and access to Affordable Health Care. I believe these two benefits would make a big dent in poverty and crime in the Queen City of the Ozarks

It is my opinion if everyone in the city, especially those in poverty situations, could have access to a living wage, whatever that is, and affordable healthcare, much of our poverty and crime would take care of itself

Community Development Needs Survey – Health Comments

Huge need for mental health services in this area and services for those who have a developmental disability / mental health issue with substance abuse issues

"SHELTERS FOR WOMEN IN ABUSIVE SITUATIONS"

MENTAL Health services for the homeless would be a huge benefit.

Mental health assistance. If you've ever had to advocate for someone with a mental illness in Springfield, you know that trying to get proper, affordable Care is almost a job by itself. Our two main healthcare options have become known for pushing for Xanax before anything else. People are getting stuck in a downward spiral that could have been prevented.

Mental health services = urgent need

Mental health services

Treatment and counseling for alcohol and drug addiction services are needed. The need far exceeds current services available. The City of Springfield has never contributed directly to create or support addiction treatment services. Assistance for people in need of treatment could be as little as providing free bus passes being made available to substance abuse treatment facilities to assist people with transportation to treatment services. A more ambitious effort would be to partner with treatment providers in making available safe 'transitional housing' for periods of up to 18 months for people that are successfully participating in treatment programs.

Medical insurance that is affordable with low deductible. The Affordable care act is a failure. I can't afford medical insurance.

Quality of life is diminished in Springfield due to the lack of social Services especially related to healthy lifestyles education, mental illness and chronic disease.

Mental health access, access to therapeutic overcoming religious trauma, science based sexual education, free and accessible family planning

Health, housing, adequate transportation and higher paying jobs for our poor, sick and underemployed.

Funding to help provide the services.

FOOD INSECURITY IS A MAJOR PROBLEM IN THIS CITY AND THE ORGANIZATIONS PROVIDING 'BACKPACKS' TO CHILDREN ARE GIVING FOOD THAT IS COMPLETELY UNHEALTHY. THERE SHOULD BE MORE EDUCATION ON THE DOUBLE BUCKS AT FARMERS MARKETS FOR SNAP RECIPIENTS, OR EVEN BETTER, SMALL GRANTS/FUNDING FOR THOSE WHO WANT TO PUT IN A SMALL GARDEN BUT CAN'T AFFORD THE INITIAL COSTS.

assistance/advocacy programs for getting out of abusive households, shelters for women and people of the LGBTQ+ community who are leaving abusive situations/homeless, drug rehabilitation advocacy programs/centers

It is my opinion if the 27% of Springfield population living in poverty could have access to a living wage, whatever that is, and access to Affordable Health Care, whatever that is, are problems with poverty and crime would greatly improve.

"Domestic Violence Prevention and Awareness Training! Start in Grade School.

Title X Funding to help deter poverty by increasing access to family planning for all, especially rural areas and low income families, need this 1977 program to remain in place! "

"Health--specifically dental
Mental health"

"Mental health services
Addiction programs and support service"

Mental health services for low-income individuals

Mental Health Services

Access to affordable mental health care.

Mental Health services, Homeless shelter specifically for women.

"I have lived in MANY places that have medical facilities with sliding scales that start as low as \$1 - Springfield has NOTHING like that. Jordan Valley wants nearly \$100 for mental health services. Lift Up Springfield charges \$15 and provides an extremely limited number of services and it's difficult to see the same provider - this CAN come with serious consequences, as doctors don't always agree with each other and counteract each other's actions. Lift Up Springfield is also only open on Fridays, which makes it inaccessible to many of the working poor.

People shouldn't feel forced into going to the ER for things like strep or a common cold simply because they don't have the \$100- \$300 to walk into a convenient care clinic."

24 hour urgent care/ER that can take low income, Cox North, or target area, so fewer people show up in ER taking care from others, more psy services, closer to northside shelters.

Youth Health Clinics free of harassment

We need to keep Planned Parenthood open and accessible in our community

Increased dental access for low income people, especially with no income

Community Development Needs Survey – Transportation Comments

Transportation

Number one, accessibility to transportation necessities. Food supply is a 82 miles crooked miles squared is a lot of ground to cover for ANY body or vehicle.

Lack of transportation in neighborhoods

lack of transportation and not enough qualified case managers to appropriately address the needs of the community

adequate bus transportation, access to medical care, and prevalence of food deserts

sidewalks, lack of or lack of good ones, bus routes at night and weekend. food deserts. money not spent in higher density areas. no parking enforcement, mainly handicap spaces

walkability and bike accessibility as well as education by drivers and cyclist on safety.

Access to public transportation and no protection from weather and traffic at designated sites

Lack of grid based bus routing

Lack of convenient public transportation throughout the city.

Not enough sidewalks.

better public transportation system - the fact people have to stand in the rain to catch the bus is demeaning.

Street repairs and proper street lighting

access to public transportation

Street lighting

Reliable sources of transportation. You don't realize how many low income folks are trying to piece

together ways to get from their homes to work and other necessary places. We're talking about places where folks would be able to give you an advance schedule or where and when they need to go.

Transportation for low income workers

more transportation to allow for individuals in need to get to resources available

transportation needs; utility needs

Hire a traffic manager. The PRIMARY role of local government is to provide actual, working infrastructure

improved public transportation

I am about to try the C.U. Express transportation program out; I'm hoping it will be sufficiently helpful for me needs--although it specifies that you have to be able to carry all your bags, etc., which could hinder me from using the service to go to the store.

Better & affordable public transportation

Transportation: need for increased integration of bus, bike, per, wheelchair

FREE BUS TRANSIT!!!!

Better access to public transportation and MORE SIDEWALKS to help folks who need to walk to work or folks with disabilities.

More Bicycle Friendly Streets

Run buses more at night and weekends. City trash service. Enforce rules on not parking on front lawns. Make tying dogs in front yard unlawful

Better street lighting.

Reevaluating bus routes/stops. There is no route/stop for Doling Community Center. At last check, there is not a stop near the OCH northside clinic. These two facilities should be a priority for serving the population of north Springfield!

Safe places for pedestrians to cross at all major intersections. Additional survey or folks who rely on bus, bike or walk to work.

Improvements to bus system and research into additional public transportation solutions, bike lanes.

Wheelchair accessible crosswalks

"TRANSPORTATION!!!!!!

You can build the greatest housing in the world for low- moderate incomes but if the busses are not convenient (locations of stops day, night AND weekends) timely (scheduled when people need to get to and from jobs that are not just 9-5) and frequent (so that missing a bus by a minute doesn't ruin your whole day) then it becomes a huge factor in being able to live in that housing. As Springfield becomes more urban we need to make a truly urban transportation system. PUT THE BUSES ON A GRID! Demand that CU revamp the routes away from these circles that leave 75% of Springfield neighborhood underserved or completely unserved with a lengthy walk. Broadway used to have stops. Now it has none. Expanding North and South looped busses is great but people don't ride the. when it makes a trip from north to south 4 busses. There has been recommended a better way before the terminal was built and it was rejected. It is frustrating and reduces employment and recreational opportunities plus excludes an entire group of people who have cars who would choose to commute with public transportation if it was convenient, timely and frequent. "

The city has made great progress in being more walkable and bicycle friendly. But if it were even more thoroughly accessible by foot and bicycle, to *every* part of the city, to *every* place of employment, to *every* neighborhood, it would be really groundbreaking, especially for low income residents and people with disabilities who depend more on walking, bicycling, and transit for daily transportation needs and bear more of the brunt of injuries and deaths from crashes involving people who bicycle and walk. More thorough and frequent transit access plays into this as well.

bus stops that are atleast some what ADA requirement. no bus stops on grass or dirt.

IT WOULD BE IDEAL IF ALL THE GREENWAY TRAILS CONNECTED WITH SAFE PASSAGE TO BIKERS. RIDING ON THE CITY STREETS OF SPRINGFIELD IS ONE MOST DANGEROUS ENDEAVORS. ADDITIONALLY, THE PUBLIC TRANSIT PROGRAM IS RIDICULOUS.

Bike lanes!

sidewalks in downtown area need fixing

First things first Springfield. Build an overpass at Sunshine and National and another one at Sunshine and Glenstone. Do your ACTUAL job and stop stealing the lives of the citizenry. All of this is back-burner to ending the decades of chronic mismanagement and wild development allowed at any intersection.

Safer pedestrian connection from west side of Lone Pine to east side of Lone Pine at Brentwood.

Trails are overgrown and some need repair of concrete. Drinking fountains would a great add. Recycling bins in all public parks.

Sidewalks on the Northside

Street lights on secondary streets

Do sidewalks fall in this category? If anything in town contributes to discrimination it's not having sidewalks. Without them one MUST walk in the grass or on the street. How can one who doesn't have a car have a nice job and keep it if they have to walk in the grass on their way to/from work? The largest streets at least must have sidewalks! Commercial Street is terrible for not having sidewalks along it--and that's with two colleges and a high school to the north side of it! Finally there's a sidewalk (Thank you!) on ONE side of Sunshine, with very few crosswalks. Not to mention the neighborhoods. I noticed there's a very nice sidewalk along the more sparsely traveled Southern Hills Boulevard, but still not one on the very busy Lone Pine south of Seminole. A few time I have seen a fellow in an electric wheel chair who lives in the Galloway area going down Lone Pine. One time,

we picked him up to take him home (his battery had run down). We asked why he didn't take the Galloway Greenway trail. Evidently the hills are too steep for his chair. Whole families are now walking together down Lone Pine. Children walking home from school walk down Lone Pine south of Seminole. Walkers/runners seeking to get onto the Galloway trail from Brentwood have to travel down Lone Pine around those corners on either side of the Covington St junction. Sidewalks would assist the community!

Since trails can't be built everywhere, make all new or renewed sidewalks 8-10 feet wide --- 'sidepaths' are being built in Denver and people are using them to get places! People will use them for transportation. People already use the grass to walk and bike on. It's really a matter of priority and pedestrians and cyclists are not yet truly considered vital by Springfield yet. You have many people who would use regularly but they are invisible.

All private no public except roads. You barely succeed at roads. Stop failing at everything.

Improve public transportation with more routes or provide low cost 'on demand' transportation services such as uber and lyft.

Sidewalk improvements and safer crossings are needed between residential areas and grocery stores.

Pot holes, especially on side streets

Really need better, more frequent bus service. You can't get anywhere in a reasonable time currently.

Seems to be a lot of potholes in the streets I drive, plus when is that bridge railing going to be fixed in the Lake Springfield dam? It's been broken for about 6 months. How many school busses use the road across the Lake Springfield dam?

Alternative transportation needs to be a priority. Bike lanes and new trails that facilitate commutes.

More greenspace with trails and shade inside the city in walkable distance to neighborhoods.

In view of future needs, electric charging stations for anticipated increase in electric vehicles

Better protected bike lanes, bike trails and wide walking paths that connect with bus routes and through/to important destinations, eg: grocery, hospitals, libraries, museums. Also more bus shelters and/or benches at bus stops that are connected to a sidewalk for access many bus stops are along roads beside ditches & unsafe.

Access to sidewalks (& maintenance thereof) and city bus stops (not all are accessible for wheelchair users). All neighborhoods/streets in Springfield should have sidewalks for the whole community but especially for those who don't possess vehicles and wish to avail themselves of public transit. Disabled people can not choose to live in certain areas due to no or poorly maintained sidewalks. Equal access to all bus stops within the city must be looked at. Also, (my apologies as I can not think of the correct words) access to the pedestrian buttons on the traffic signals must be updated. I have been riding the CU bus more often lately and have come across traffic signal poles which are surrounded by grass, making it impossible for me in my wheelchair to get to. Thanks for reading this and any improvement will be appreciated.

Infrastructure that makes it harder for some neighborhoods (road/sidewalk conditions). Drainage, age of dwellings, access to supermarkets.

More sidewalks and street lighting.

Development of multi-modal transportation avenues

This may seem trivial, but we don't have sidewalks.

Community Development Needs Survey – Barriers to Fair Housing Comments

Overall Culture of the city - regressive, conservative.

Discriminating against potential tenants based on criminal record

systemic racism

racism

Discrimination against same sex couples or discrimination based on sexual orientation or identity.

Discrimination

Low Wages and Racism in our Community

race religion gender

"Repealing of the LBGT anti-discrimination law and the general conservative atmosphere in the area."

The continued repeal of protections for the LGBTQ+ community. We need to reintroduce anti-discrimination protection for all SGF citizens.

Racism and NIMBY

Racism and homophobia

Failure to pass legislation protecting LGBTQ citizens from being discriminated against

Prejudice against people who are different (in terms of race, sexual orientation, and gender identity, and class).

Gender/sexual orientation/gender expression discrimination; family type discrimination

Discrimination against LGBTQ people.

Snobby white Christians.

Misogyny, Racism, Prejudice against people with disabilities, and low economic status.

reverse discrimination is the 21st century operturte

No laws or ordinances protecting LGBT+ people from discrimination.

I would not want to pay rent to someone that didn't like me or my heritage

The refusal to add LGBTQ as a class protected from discrimination by landlords, property management and realtors.

Poor communication of where tenants can complain about their living situation or landlords. Courts system is set up for mainly the landlords in complaints that make to the courts system. Allowing slumlords to continue to buy and take advantage of low income families.

"Race
Domestic Violence
Credit/high barriers"

Lack of practical knowledge on the part of city staff and officials.

Gated Communities - LITERAL BARRIERS

Healthy food access is a barrier to fair housing because affordable housing is often not near healthy food access.

some newer codes as applied to older existing housing.

Legal discrimination against our LGBTQ community when it comes to housing.

Racism among the general population, particularly landlords; lack of subsidized housing vouchers/assistance programs for everyone who would benefit; white supremacy; slumlords; high market rent for poor quality housing; lack of availability of housing options for people with poor credit/no credit

People should be assumed innocent until proven guilty but when accused, arrested, or charged of a crime people are greatly discriminated against. Landlords use it as a reason not to fix things.

Employers use it as a reason to fire, put on leave, or reduce hours. Springfield should not allow the 'news' to release details unless a conviction occurs.

Springfield has NO protections for the LGBTQ community.

As a lesbian I have faced a lot of housing discrimination. This city needs lgbt protections

Zoning laws

Current zoning

Allowing landlords to discriminate based on LGBTQ+ status

Changes to program requirements to allow fair housing to cover 'difficult' tenants (i.e. poor rental record, prior convictions, etc.) who were served by the Gatley properties

Seniors! I think they tend to fall to the bottom of the list and we are a large community of retirees

We have a homelessness problem and legal discrimination

Lgbt protections for renters

Stigma regarding fair housing

Landlord/Tenant Law and Education

Community Development Needs Survey – Miscellaneous Comments

Access to Education, food insecurities, mental health issues, other poverty related issues

The lack of education around eviction and the headaches it causes for the future. Lack of units for families who need immediate placement.

poor follow up on recipients who claim need but don't qualify. they keep the people who actually need the help from getting what they need

wheel-o-vator at my apartment stops working at times

Care must be taken with the answers to some of the questions in this and the preceeding section may lead to assistance to those who really should not have been qualified.

School district zones

greenery and streetscaping improvements should be city-wide initiative and all neighborhoods would benefit, both fiscally in property values but also in health & wellness metrics.

Tree lim/brush trimming and disposal

HUD supports Community Gardens. Community Gardens provide healthy food access which is a large part of a person's budget. They also provide stability in neighborhoods by creating connections between neighbors for other resources increasing social capital.

"Combine or add Consumer Education with the above noted needs."

Which program orders Springfield and its inept leadership to get out of the way? That would assist the community greatly!

STOP WASTING HUD FUNDS DOWNTOWN

All enumerated items are well covered. Feel free to spend, spend, spend as the dept will never be paid off anyway.

SPRINGFIELD BOASTS 'LOW COST OF LIVING' BUT I'VE LIVED IN OTHER AREAS WITHIN THE MIDWEST AND DESCENT RENTALS ARE NOT 'LOW' IN THIS CITY. ADDITIONALLY, WHAT GOOD IS 'LOW COST OF LIVING' WHEN WAGES FOR QUALIFIED, EDUCATED INDIVIDUALS ARE LOWER THAN MOST AREAS OF THE COUNTRY.

I don't trust SGF to provide these services to the ppl who need them- sounds like more ways of enriching the oreillys

Vocational training during high school

more swimming pools.

Providing pathways to success for folks who may not be below the poverty level but fall in the 'cracks' between making an adequate living and the poverty level for access to health care and housing.

having some experience with these items, how you classify someone as homeless needs modified

Better Education, streamline the educational management bloat. Focus more on education.

I do not want Springfield to become a magnet for homeless or others seeking public assistance. Therefore any services should be limited to those with some prior residency, employment or school time to the city.

Partner with existing community organizations - Springfield has a lot of players involved (look to CPO's Collaboratives for potential partners)

The barriers to accessing these services are perhaps less since the creation of One Door. They need to be moved into their new location asap. The need grows every day. The barriers in place for each program such as massive paperwork, long waits which can result in losing contact with unhoused individuals who are on the street, hoops to jump through that require time, money and transportation (My SS card was stolen in Jan and it took me 3 trips and retrieving my

BC from AR to get it replaced), restrictions due to funding sources (I was once refused subsidized housing because I was a single student in my 40's with no kids) - these sorts of barriers need to be reduced or alternatives found such as placement in housing immediately and processing paperwork after.

We know what to do, we just don't want to do it

Adjust requirement standards to allow for court ordered child support and insurance. Many non-custodial parents are required to have a suitable place for their children to visit 4 days a month, while paying 50% of their income to the custodial parent. Many end up homeless or in slums to survive and have their visits denied. If these charges were included in the application process for SNAP, we would have qualified and had free lunch for the children that lived with us in our household. (5 kids, 2 lived permanently, 3 part time.) We missed the cut off each year by less than the court ordered deductions. As a result, we struggled to provide healthy meals.

"Adult Education Resources"

Non-profit organizations shall be left alone; government management will just mess them up.

Educate community what we do have available

We really need to fund the non-profits that currently provide services to our community. We could assist a lot more children and families if the city or county assisted with funding opportunities. And it would benefit our community so much in many economic areas!

Services need to be more than Christian charities. We need open and accessible solutions where everyone is treated with respect and dignity.

more libraries around commercial street area. more support for Fairbanks/Drew Lewis projects

There is a desperate need for homeless youth services and housing, given the reduction of services

"when I call to complain, nothing gets done. Partly because there is no way to track the complaint. The

police use complaint numbers, with the first 2 numbers being the year;

Where I used to live, I called more than 20 times, gave my name, address, telephone # and never saw anyone.

What good is a number to call to get something done, and it doesn't!

Why is it that the poor are condemned to live in slums and the city does not care?

Start using and giving out complaint numbers, which would also be used, by the citizen who calls in to see the status of the complaint being fixed.

I reported a car, that was burned out, (you could see the discoloration, and burnt paint.) there was no doors, seats, hood or trunk, wheels, and no glass.

The person who answered the phone, kept telling me that the car was legal and that I was wasting her time!

So I stopped calling in about problems! Why should I when I am told that I waste the city's time!"

"Increased free or reduced cost Legal Aid.
Prison Re-Entry
Additional Financial Education"

Give our kids plenty to do - cannot stress this enough.

Life skills services - ie. how to fill out an application, how to find a job, how to create a budget, etc.

Your question states for nonprofits to do this - not Springfield. If it is any group other than Springfield then it has a chance of success. If this is a question for Springfield to do it then don't!

Stop funneling the top relief organizations that discriminate in our community

One Door is overwhelmed. Maybe look at what would help them?

D.A.V.

Transitional services for men and women who have served prison time.

Focus more on improving and expanding the Zoo to make it an attraction. Rather than increasing the amount of parks. No new parks, make the ones you have better.

Need to immediately fix and/or replace old piping system in Springfield.

It would be so nice if when replanting trees in the city to plant FRUIT bearing trees. That way anyone who needs or just wants a piece of fruit could just pick it. Would love to offer something like community gardens and the fruit trees on the streets. Let us make everything solar. Let us require Electric stations for Electric cars downtown. Would love for Springfield to be self efficient. Also need more recycle stations and get ride of trash.

We frequently have people dumping their trash in our access alley to our house. It usually stays there until my husband or I call the city. It causes danger to our vehicle and person. We fear picking it up because of the possibility of drug items.

"I think our agencies are doing a terrific job but seem to be involved a lot with fund raising, grant writing, trying to foster community volunteerism when this is not seen as much of a priority by our community or administrators.

We have to not only share our resources effectively, but see that our local, state, and federal agencies hold our concerns and their funding for programs as closely as they can for the betterment of us all."

For God's sake, don't give up on the Grant Avenue grant!!! What a waste of taxpayer money, otherwise.

Brush hauling service through city.

Lots and businesses have over grown plants with weeds growing over curbs. Very tacky

Conservation efforts related to storm water runoff needs to be addressed specifically such as rain Gardens, native plantings with root systems that store water, and green space improvements. All of these can be addressed through workshops and partnering agencies such as Springfield Community Gardens, James River Basin Partnership, etc.

I hope you will stop letting buildings be destroyed that could be saved.

Air and water quality monitoring and information sharing.

doing something with abandoned buildings in the middle of Springfield

Yard mowing before the grass gets over 5 feet tall.

It is my opinion if the 27% of people living in poverty in our city had access to, a livable wage, whatever that is and access to affordable health care, whatever that is, the city would not need to put so much time and effort into making sure lingerie mode and buildings were kept in good repair.

STOP PET PROJECTS DOWNTOWN!!

Make developers pay for some of these improvements such as street, drainage, water/sewer improvements, sidewalks, street-scaping or burying utilities, especially if they want a tax break. Neighborhoods should be receiving some benefit.

Fast turn around time to get dilapidated buildings demolished or repaired. Too many buildings or houses sit in this town in disarray that should be torn down or made into green spaces

Destruction of dilapidated buildings should be #1! It lowers property values for homeowners and increases crime due to squatters. The City can also use HUD funds to make this happen and instead put new sidewalks down area of College Street that is rarely ever used.

We desperately need trees and bushes trimmed. They tear up cars and block drivers vision. Roads are below average. No more sidewalks or silly gardens

"when I call to complain, nothing gets done. Partly because there is no way to track the complaint. The police use complaint numbers, with the first 2 numbers being the year;

Where I used to live, I called more than 20 times, gave my name, address, telephone # and never saw anyone.

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So I stopped calling in about problems! Why should I when I am told that I waste the city's time!"

Clean up the trash, create true riparian corridors along all urban streams, preserve green space, factor in multiple modes of transportation, maintain neighborhood schools.

North side improvements to buildings and residences! It should look just as sparkly and shiny and new as the south side!

more 'paint the town' community projects like they did with commercial street a couple of years ago

Streetscaping should include a push to have landscaping in public and private spaces be designed to support native species of flora and fauna as well as a push rebuild medians and hedgerows and restructure to support for rain gardens that support the watershed. Example: give businesses/residences a tax break/refund for ecologically important native planting in lieu of traditional lawn.

SPRINGFIELD NEEDS TO HAVE A SPRING AND FALL PICKUP FOR LARGE ITEMS RO RESIDENTS CAN GET RID OF APPLIANCES AND FURNITURE.

The homeless problem has exploded in the last few years. We need pet friendly homeless shelters.

I feel a large convention center downtown would greatly benefit Springfield or greatly expand the Expo Center to accommodate larger out of town national events.

Genuine homeless help - no preaching, no agendas.

Storm shelters in all schools. More storm shelters in businesses. Could make a new business builds a storm shelter and make is solar. Let us bring the city

to a new high standard. We have so many university's -so let us make a place the students want to stay after they graduate.

Community gardens/food sources for northwest Springfield

Our parks are amazing! Maybe making sure they all have bathrooms would be a plan though.

You want to add jobs and communal meeting places in neighborhoods? You target these needs and build in these neighborhoods.

What about more community gardens or giving a face lift to the Library Station on N. Kansas Expressway?

AFFORDABLE CHILDCARE IS A NEED IN THIS CITY. INCENTIVES TO EMPLOYERS TO PROVIDE CHILDCARE WITHIN THEIR FACILITY WOULD BE WONDERFUL.

Southwest Mo.Indian Center

Affordable day care urgently needed. Partner with local colleges early childhood education degree programs. Students could intern at daycare for college credits.

Community Kitchens and Buisness Incubators with public access, Public facilities should provide wellness centers to teach healthy lifestyles

The parks department is the one shining jewel

See my previous answer

Parks and Rec in this town is awful due to poor leadership. Awards received by them were given by other failure Parks groups and mean nothing. Utter failure.

If there were a way to share funds with organizations already doing the needed things rather than creating something new, it would be wonderful. We already have so many 'helping' organizations.

Too much emphasis on sports, not enough quiet green space.

GREENE COUNTY PARKS WASTES MONEY!!!

We have enough parks and fire stations. Put barricades up to block crooks from begging at intersections

"I'm guessing on some of these questions, according to what I feel already exists and what could be improved upon."

foster-care exit strategies and youth under age with no or limited income

The flooding around Springfield can be really bad and in my neighborhood hood could've have been flooded and really damaged if we got a few more inches of rain.

I would put more importance on community centers for youth, expanding quality childcare/preschool centers such Wonder Years programs than on homeless shelters. We need homeless shelters but there are so many that will not use the shelters. We would make more strides in giving the youth the tools (such as structured activities and places to be that have positive influences, mentoring programs in school not just through something a parent has to sign a child up for, education and training, mental health support) they need to become healthy adults who can make good judgments, support themselves and see there are many options that do not involve drugs, violence, crime. Support for those seeking treatment for addictions who are not being ordered by court to attend so they can get a bed. Quit giving up tax dollars to companies to build cheaply made apartments that neighborhoods don't want. Redistribution of how much is spent would be helpful. If kids have the support they need (which too many are not getting now), we will start changing the direction we are going. There is a middle ground between development at any cost and handouts to everyone. I'll get off of my soap box now. Thank you for taking the time to seek community input.

Capitalism.

Poverty

2020-2024
Consolidated Plan
Process



Background

- The City receives an annual allocation of funds from the U.S. Department of Housing and Urban Development (HUD).
- The Consolidated Plan is carried out through Annual Action Plans, which all serve as the City's annual application to HUD for entitlement funding.

Entitlement Grants

- **Community Development Block Grant (CDBG)**
These funds may be used for a wide range of community development needs. The 2019-2020 award amount is \$1,446,871.
- **HOME Investment Partnerships (HOME)**
These funds are used to create affordable housing for low-income households. The 2019-2020 award amount is \$940,173.

Planning Process

- **2020-2024 Consolidated Plan**
Five-year community –based planning document.
- The Consolidated Plan serves as an opportunity for the City to assess affordable housing and community development needs and market conditions; allowing the City to make data-driven, place-based investment decisions for its Entitlement Grant Programs.

Consolidated Plan



Consolidated Plan Process 2020-2024

Community Development Needs Survey

The survey is being administered to City residents, neighborhood groups, businesses, developers, and both public and private sector service providers to assess community needs in:

- Affordable Housing
 - Economic Development
 - Public Services
 - Public & Private Improvements and Infrastructure
 - Public Facilities.
- The survey can be found at:
communitydevelopmentneeds.questionpro.com.

HUD Income Limits

HOUSEHOLD INCOME BY HOUSEHOLD SIZE

	<u>1-person</u>	<u>2-person</u>	<u>3-person</u>	<u>4-person</u>	<u>5-person</u>	<u>6-person</u>	<u>7-person</u>	<u>8-person</u>	<u>9-person</u>	<u>10-person</u>
AMI	\$44,100	\$50,400	\$56,700	\$62,900	\$68,000	\$73,000	\$78,000	\$83,100	\$88,100	\$93,100
80% of AMI	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400	70,450	74,450
50% of AMI	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550	44,050	46,550
30% of AMI	13,200	15,100	17,000	18,850	20,400	21,900	23,400	24,900	26,400	27,900

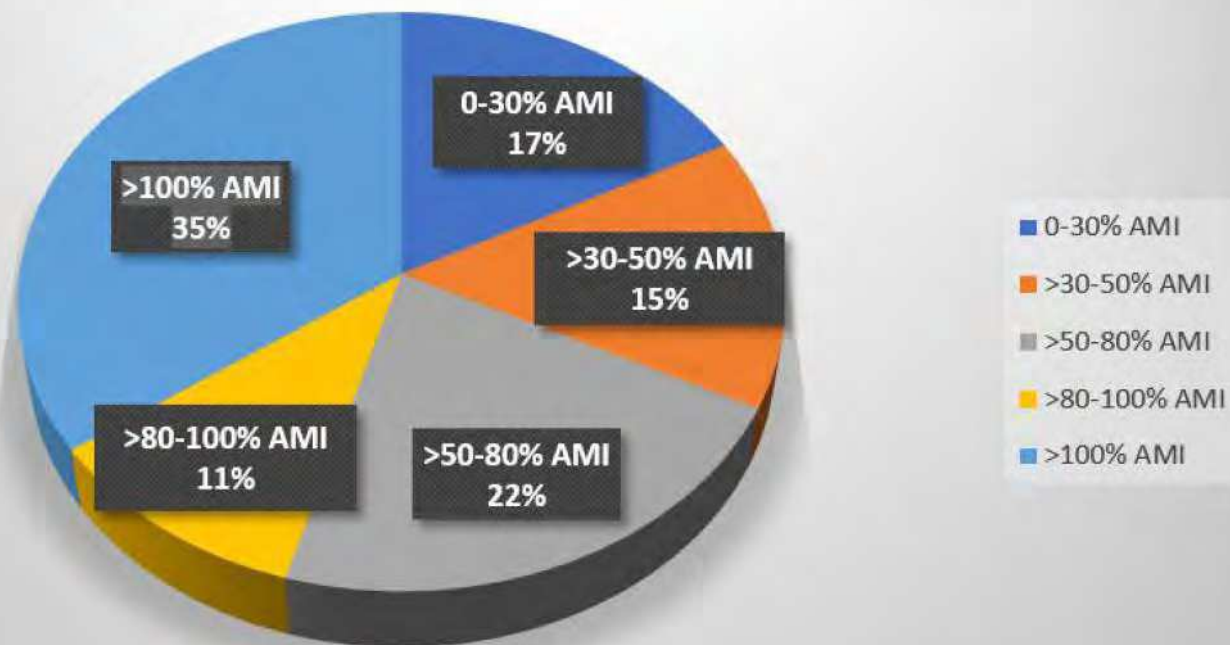
AMI – Area Median Income

Consolidated Plan Process 2015-2019

Housing Need

Number of Households

71,270 Total Households in Springfield



AMI = Area Medium Income

Data obtained from the HUD Integrated Disbursement & Information System (IDIS) 2009-2013 CHAS (Comprehensive Housing Affordability Strategy) Data

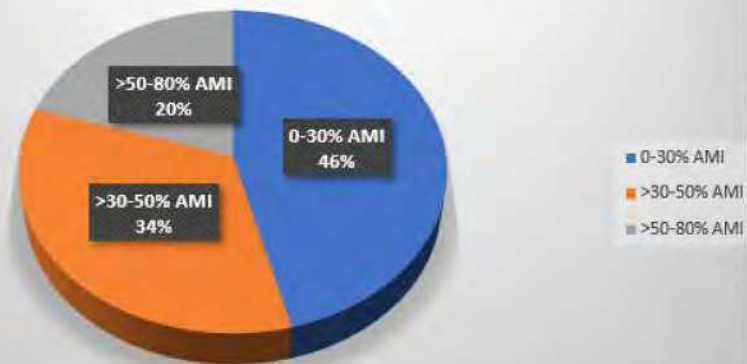
Consolidated Plan Process 2020-2024

Housing Need Cost Burden >30%

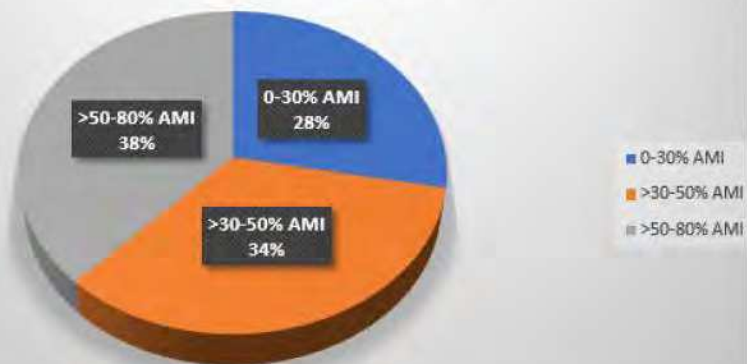
- AMI – Area Median Income

- Data obtained from the HUD Integrated Disbursement & Information System (IDIS) 2009-2013 CHAS (Comprehensive Housing Affordability Strategy)

Housing Cost Burden > 30% for 17,640 Low-Income Rental Families



Housing Cost Burden > 30% for 5,139 Low-Income Home Owners



Consolidated Plan Process 2015-2019

Public Housing Totals in Use



HOUSING AUTHORITY OF SPRINGFIELD
(H A S Properties)

421 W. Madison St.
Springfield, MO 65806
(417) 866-4329



TOTALS IN USE			
# Units Public Housing	726	# Units Section 8	697
		# Units VASH	<u>39</u>
TOTAL	726	TOTAL	736

GRAND TOTAL 1,462

Data obtained from the Housing Authority of Springfield
Consolidated Plan Process 2020-2024

Housing Market Analysis

Residential Property Data

Property Type	Number	%
1-unit detached structure	49,265	63%
1-unit, attached structure	2,790	4%
2-4 units	5,785	7%
5-19 units	10,085	13%
20 or more units	9,075	12%
Mobile Home, boat, RV, van, etc	1,800	2%
Total	78,800	100%

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	1,775	5%
1 bedroom	560	2%	9,020	24%
2 bedrooms	7,175	22%	17,285	45%
3 or more bedrooms	25,180	76%	10,230	27%
Total	32,950	100%	38,310	101%

Data obtained from the HUD Integrated Disbursement & Information System (IDIS) – 2009-2013 ACS

Consolidated Plan Process 2020-2024

Housing Market Analysis

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	100,300	107,600	7%
Median Contract Rent	485	542	12%

Rent Paid	Number	%
Less than \$500	16,375	42.7%
\$500-999	20,240	52.8%
\$1,000-1,499	950	2.5%
\$1,500-1,999	240	0.6%
\$2,000 or more	500	1.3%
Total	38,305	100.0%

Units affordable to Households earning	Renter	Owner
30% AMI	2,060	No Data
50% AMI	11,430	3,915
80% AMI	28,475	11,335
100% AMI	No Data	15,430
Total	41,965	30,680

Consolidated Plan Process 2020-2024

Housing Market Analysis

Housing Conditions

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,740	8%	6,135	16%
1980-1999	7,620	23%	11,455	30%
1950-1979	15,990	49%	14,585	38%
Before 1950	6,605	20%	6,135	16%
Total	32,955	100%	38,310	100%

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units				
Built Before 1980	22,595	69%	20,720	54%
Housing Units built before 1980 with children present	3,540	11%	1,280	3%

Homeless Needs

Nature and Extent of Homelessness

	Total
Sheltered	411
Unsheltered	81
Veterans	33
Male	270
Female	219
Adults with Serious Mental Illness	140
Adults with a Substance Use Disorder	62
Adult Survivors of Domestic Violence	149

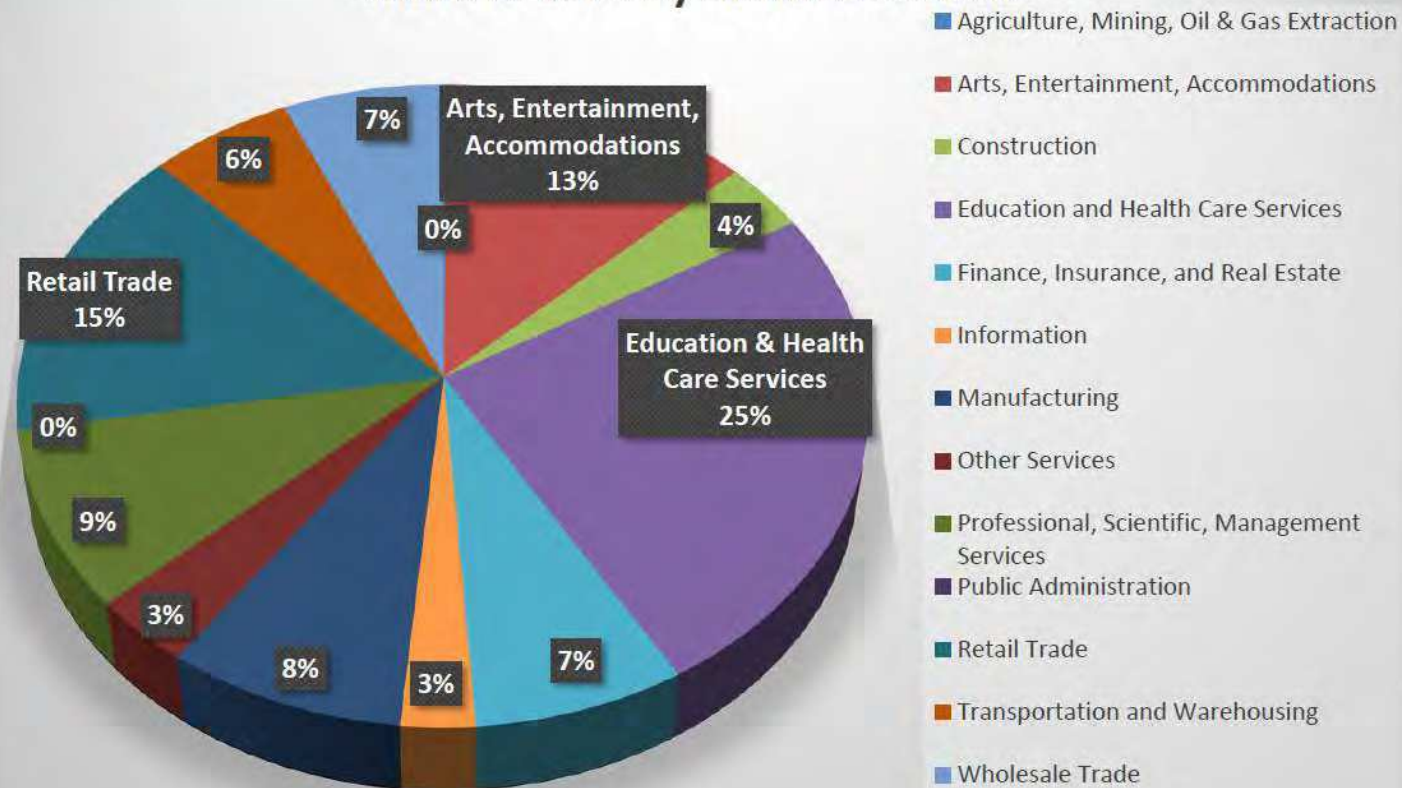
492 individuals completed the survey question: "Where you slept last night."

Consolidated Plan Process 2020-2024

Non-Housing Community Development Assets

Business Activity

Share of Jobs by Business Sector



Consolidated Plan Process 2020-2024

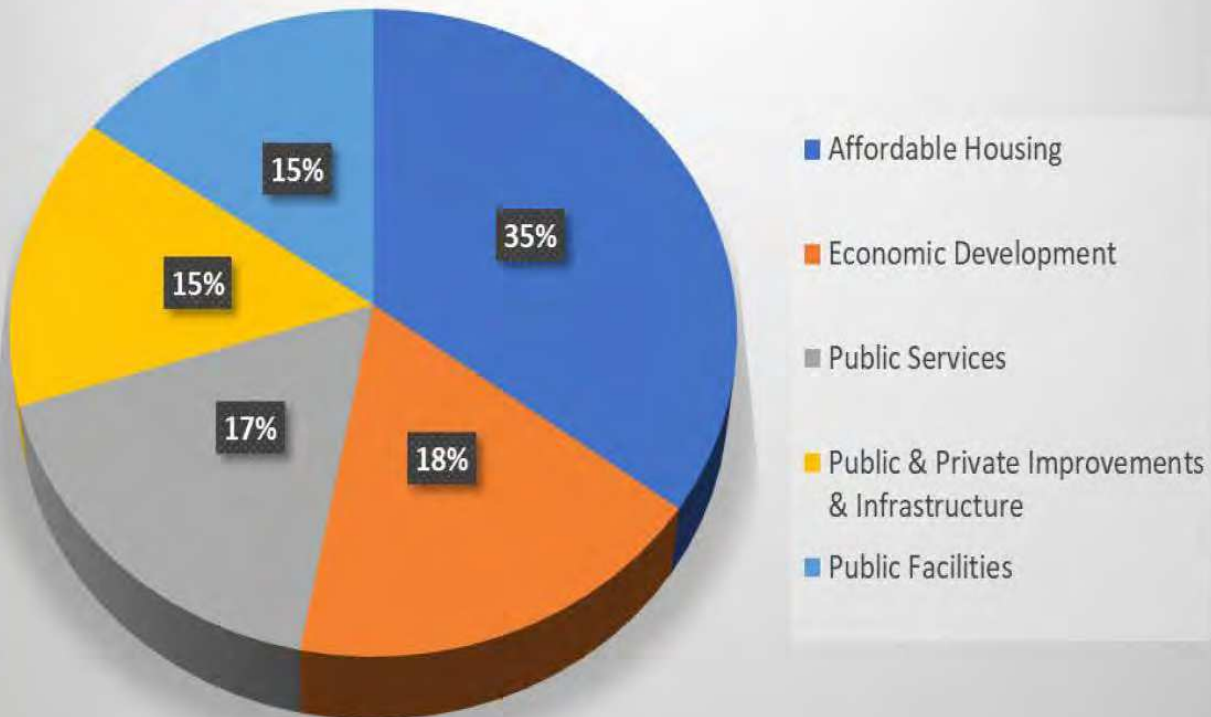
Non-Housing Community Development Assets

Labor Force and Travel Time

Labor Force	
Total Population in the Civilian Labor Force	85,375
Civilian Employed Population 16 years and over	78,380
Unemployment Rate	8.21
Unemployment Rate for Ages 16-24	28.63
Unemployment Rate for Ages 25-65	5.03

Travel Time	Number	Percentage
< 30 Minutes	65,610	88%
30-59 Minutes	6,995	9%
60 or More Minutes	1,975	3%
Total	74,580	100%

Program Categories



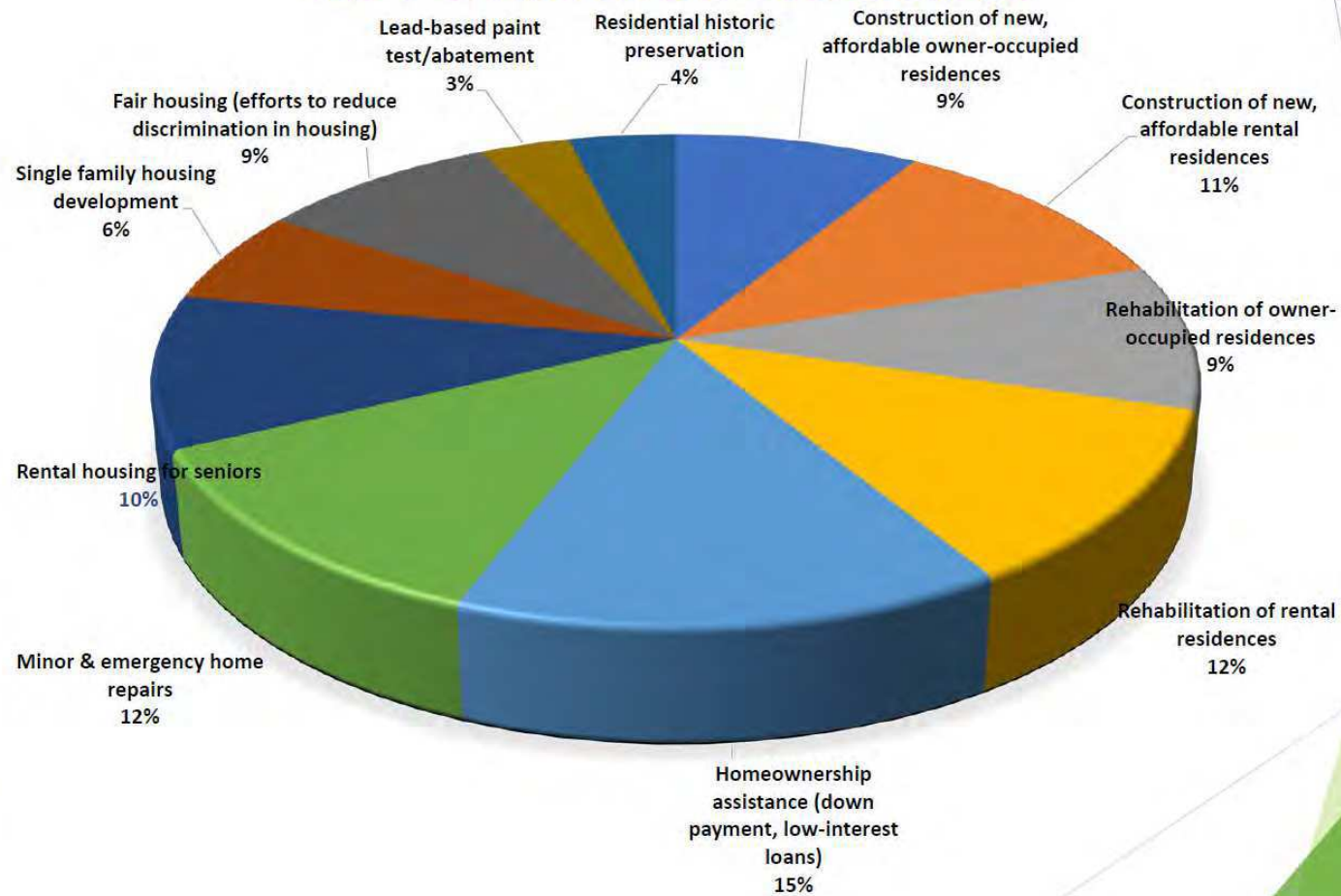
Program Categories

Total

Votes

Affordable Housing	261
Economic Development	131
Public Services	126
Public & Private Improvements & Infrastructure	110
Public Facilities	112
TOTAL	740

AFFORDABLE HOUSING

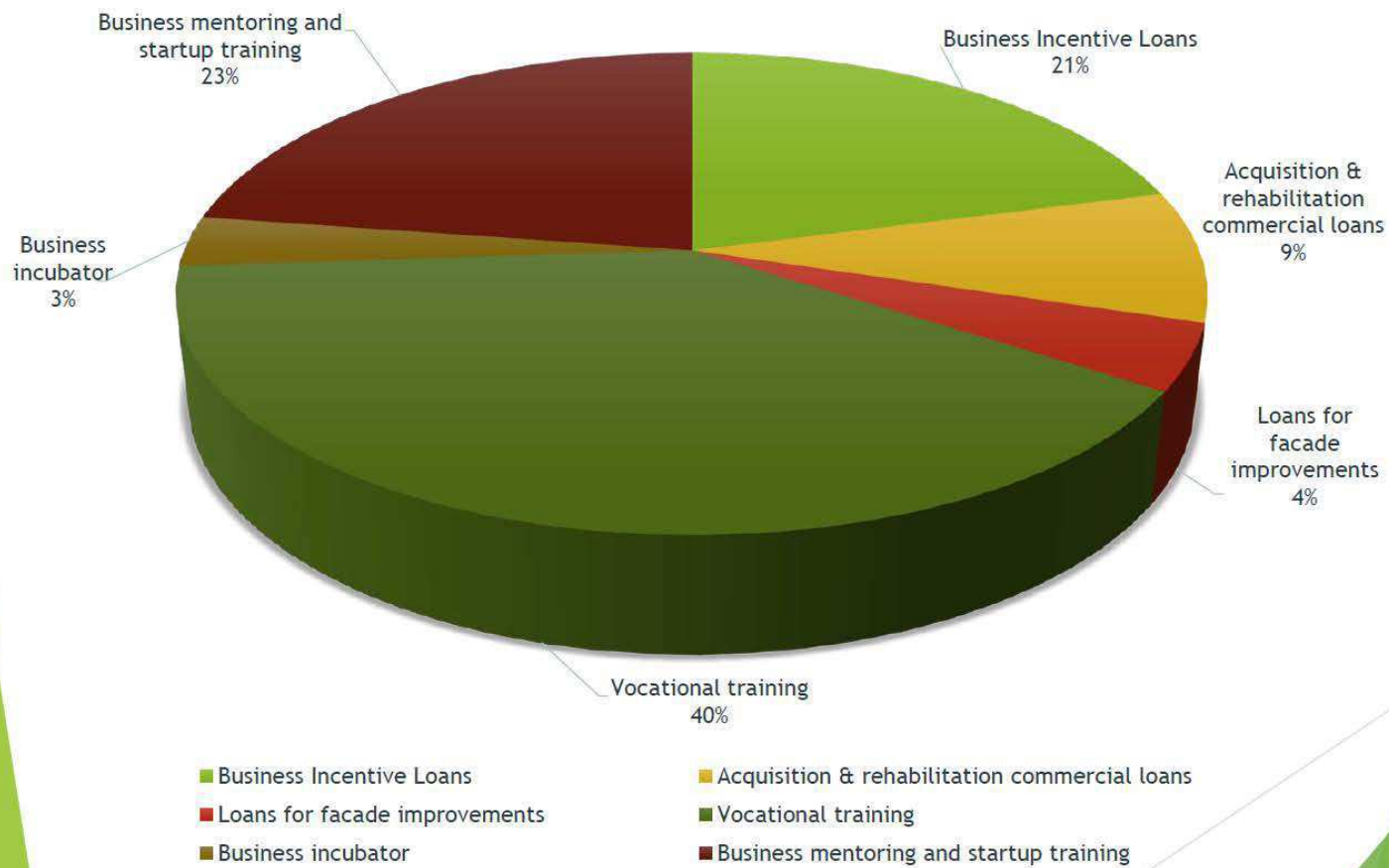


AFFORDABLE HOUSING

Rental Programs 33%

Owner-Occupied Programs 51%

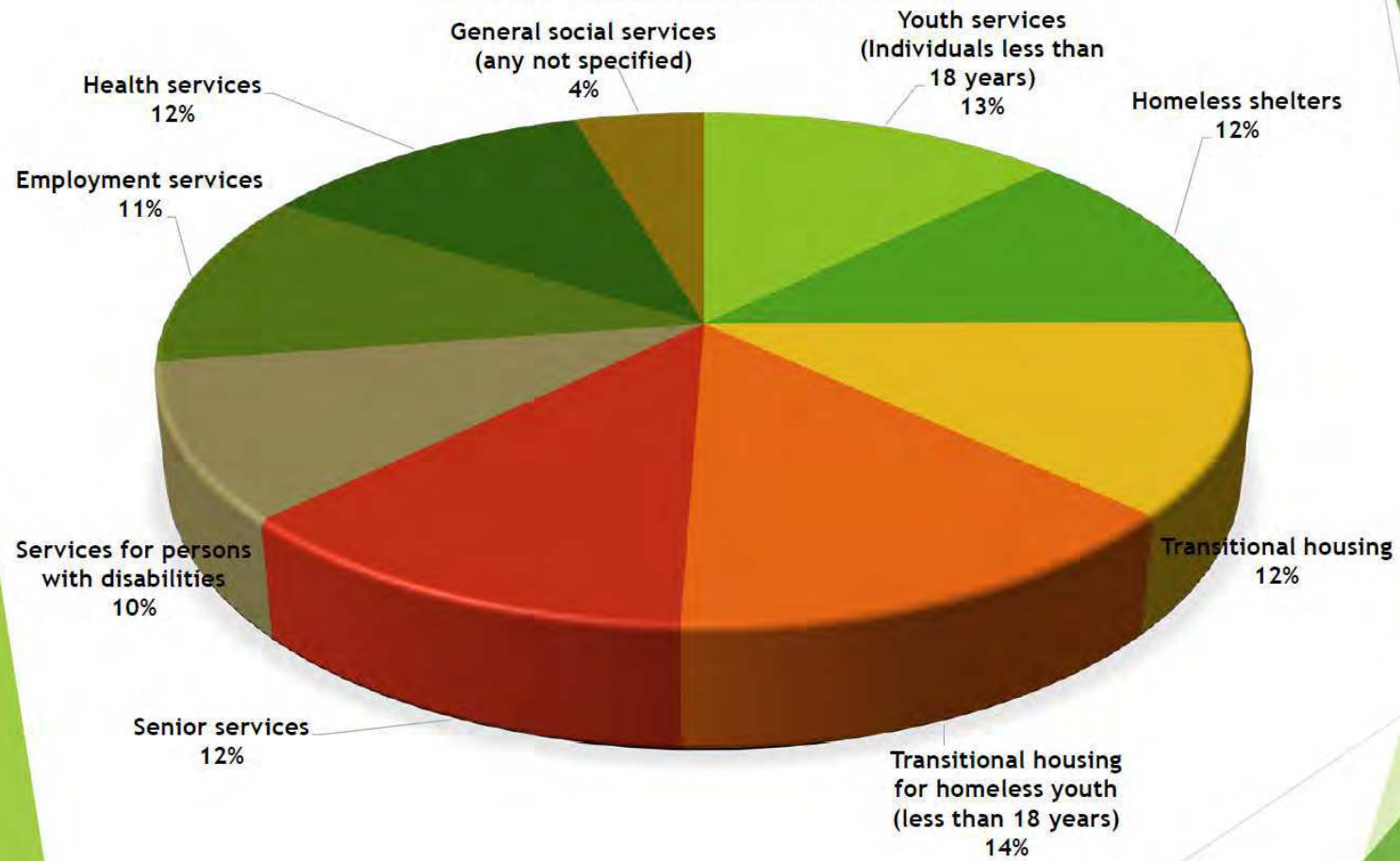
ECONOMIC DEVELOPMENT



Economic Development

- ▶ Vocational Training 40%
- ▶ Business Mentoring & Startup Training 23%
- ▶ Business Incentive Loans 21%

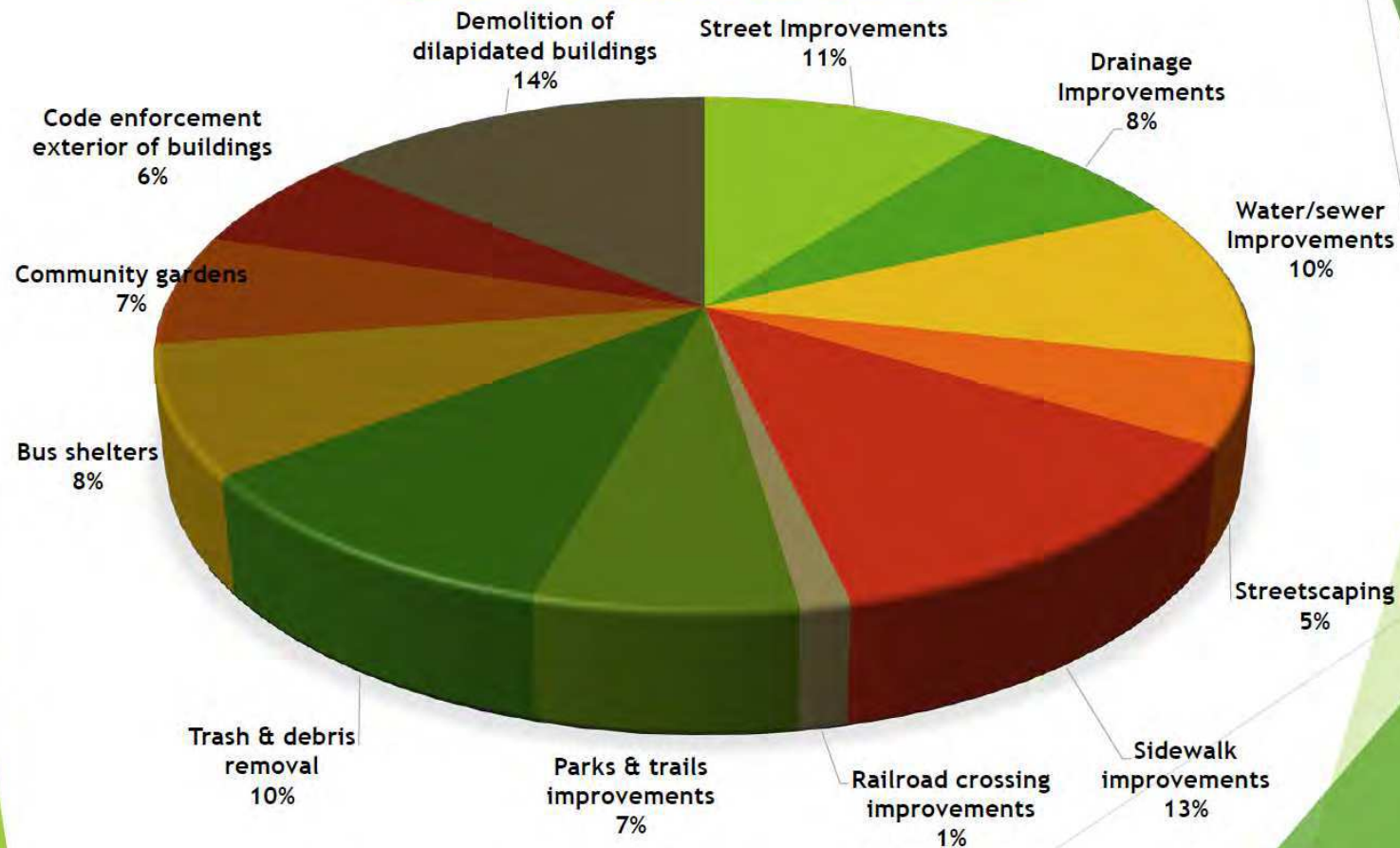
PUBLIC SERVICES



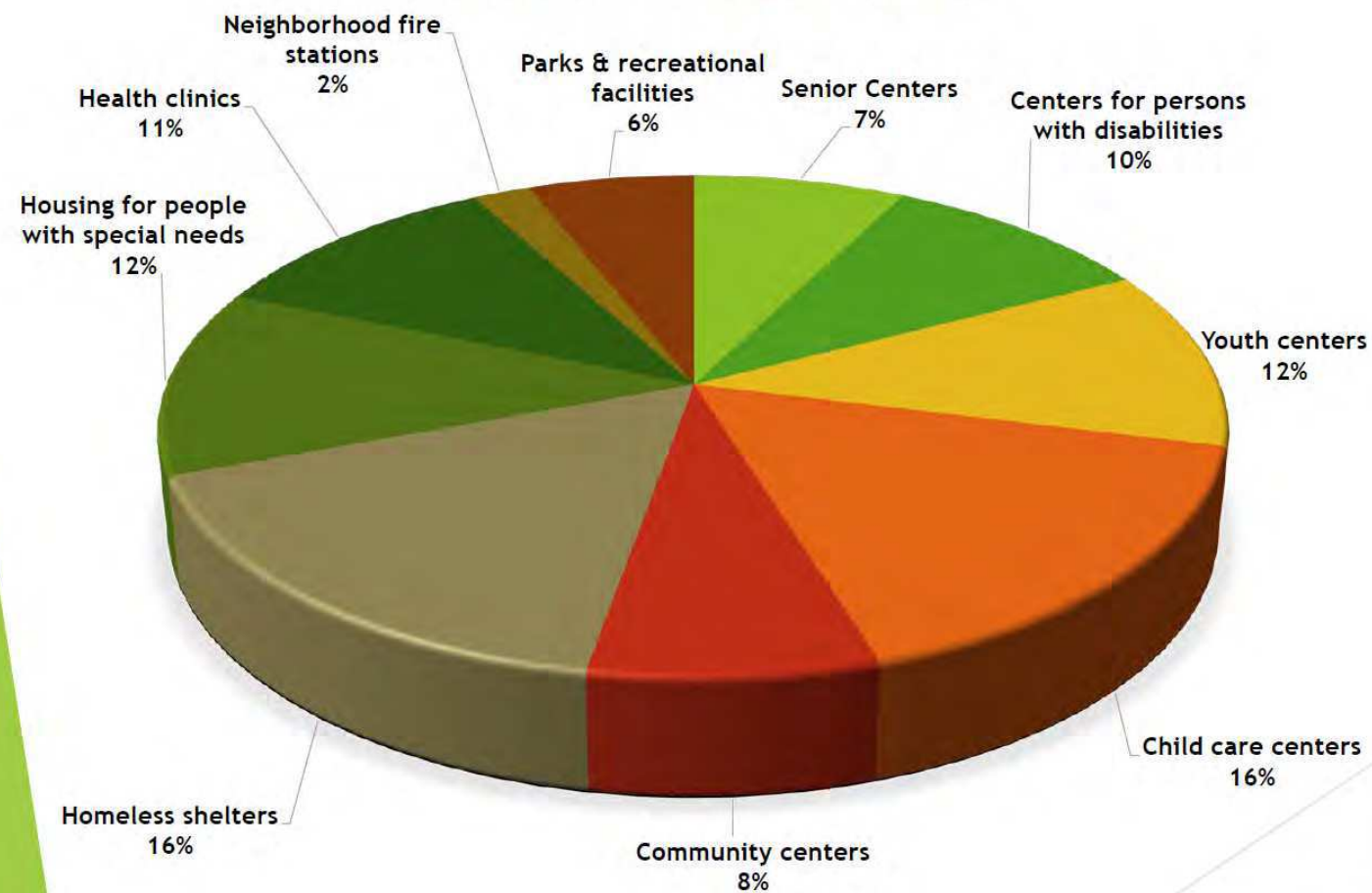
Public Services

▶ Homeless Services 38%

PUBLIC & PRIVATE IMPROVEMENTS & INFRASTRUCTURE



PUBLIC FACILITIES



Public Facilities

- ▶ Homeless Shelters 16%
- ▶ Child Care Centers 16%
- ▶ Housing for people with special needs 12%
- ▶ Youth Centers 12%

Top 2 Barriers to Fair Housing

1. Lack of Knowledge and Lack of Fair Housing Education (36%)
2. Lack of Affordable Housing in Certain Areas (18%)

Citizen Comments Provided

- Community Development Needs Survey
 1. Housing Condition / Quality
 2. Transportation / Lack of Transit
 3. Economic Development
 4. Barriers to Fair Housing
 5. Health
- Community Consultation Workshops
 1. Barriers to Fair Housing
 2. Affordable Housing **and** Public & Private Improvements & Infrastructure
 3. Public Services
 4. Economic Development **and** Health
 5. Public Facilities

Consultation Workshops – Affordable Housing Comments

RAD for Housing Authority of Springfield

Weatherization for all homes

Rad

Rehab of all low income housing

R A D

offer rebates

Register all Landlords

Enforce strict housing codes

Inspect all rental housing

The demand is high for public housing & affordable housing support RAD

RAD for Housing Authority of Springfield Mo (HAS)

homeless is a major concern in Springfield MO

ability to get small loans for water heaters, furnaces etc.

Landlord assistance & training

not enuf concentration on subsidized housing around here

Just people not knowing their rights or funding to help get housing

Affordable housing is always in bad neighborhoods with horrible landlords

Regulations by HOAs the limit housing by income

Come on R.A.D. get going in Springfield MO

Programs that provide land use for and construction of affordable housing units.

Affordable housing: review restrictions for qualifications.

Home owners involvement when adding fair housing projects in their neighborhoods.

Our community needs a rehabilitation of low income rentals' landlords. For example the 417 Rental debacle

Please do research about the needs (home repair) presented by cases when help is requested regardless of the zone the house is located

Once housed, would want incentives to keep yards & homes in good condition. Also incentives to possibly access counseling services with housing to keep quality of life.

Ex-con and homeless type with drug abuse histories need shelter-homes w/low rent and lax regulations so we can get them off the streets. There however will still need to be strict laws about fighting if such places were established.

Families need someone to advocate for them when applying for housing. The process takes a long time and there should be some immediate help available for those faced with homelessness right now.

Stigma of affordable housing/multifamily housing causes boards /commissions to vote established and/or wealthy neighborhood interest in mind

The concept of Eden Village needs to be all over town! (Yes, agreed!)

The homeless population must pay their rent

Rehab all housing

Lack of conviction by counsel to enact or enforce decent housing

Efforts to combat/reverse clustering of residential housing based on income. For example, zoning/planning requiring a 15% low income presence even in gated neighborhoods.

Procedure/Program to partner with Neighborhood Associations; keep finding ways to decrease 1st

before fining code enforcement of the exterior of buildings. Keep finding ways to decrease the timeline of nuisance properties.

Inspection of rental properties, pest control

Additional resources to help address both public and private blighted properties would help make Springfield a more desirable place to live and work.

Consultation Workshops – Economic Development Comments

"Small Emerging local business program"

Pay good wages

Build more!

Stop spending HUD funds dn town

More incentive for local business

minorities business training

Make Symphony House the Weller Neighborhood House coffee shop, education, etc.

describe "business incubation" to the public

Additional resources to help address blighted property (private and commercial) would help Springfield attract development.

Targeted focus on redevelopment of Kearney street and surrounding neighborhoods both commercially and residentially, with an innovative, neighborhood business feel.

Center City Revitalization

Renovating/reusing old buildings

Consultation Workshops – Health Comments

Health clinics in low-income neighborhoods.

Food deserts

Affordable healthcare.

Discouraging drug use

Food Desert

Mental health services

mental health

Increased assistance with mental health services.

Mental health services, transportation, mold and pest control,

Affordable substance abuse treatment and rehab.

mental health providers

"Mental health;
Education and mentoring for children and youth;
Financial literacy;
Northside betterment/business incentives"

Consultation Workshop – Public & Private Improvements & Infrastructure

Bike system

West bypass

sidewalk improvements Westport area

Better lighting for on major roads

Wireless & Internet options

HUD-Valley Watermill / Glenstone

Curbs will slow/loss of soil to storm sewers. A blind friend lives on a street with no sidewalks. Cars parking on both sides of street.

New schools sidewalks to keep children protected

I am legally blind & walk everywhere and I appreciate these sidewalks. They are getting old, worn & dangerous. (I have fallen by tripping twice in January & broke my arm in 2 places a concussion, bruises cuts, yikes :)

Traffic signs

Street maintenance

transportation needs to be greatly improved

Pedestrian/walkovers

Street signs larger

Better signage on roundabouts

Improve timing & synchronization of traffic signals. I have fell asleep a couple times waiting for the signal to change.

transportation needs

Improve our sidewalks

Improved bus, paratransit system

Easier public transportation

Public transit

bus shelters & accessibility at stops
Bus routes to Industrial areas

Bus system

public transportation

CU Public Transportation

Better public transportation. Takes way to long to get somewhere by bus

Bus shelters at bus stops. Pest control for apartment buildings. Better public transportation.

more public transport in moderate-low income areas

Step up. greater transportation flexibility for blind and disabled.

"Public transportation
Pest control
Safe housing (rental housing that needs improvement)"

A better bus system and help the homeless more

lack of adequate public transportation availability

Accessible and affordable city bus service with access to services on the bus route.

Public transportation, put busses on a grid

Public transportation

Consultation Workshops – Public Facilities Comments

Mental Health & Behavioral Facilities

Homeless youth shelters

Fire Station Improvements

Safe Emergency shelter for families facing homelessness. Help for transitioning from homelessness to safe clean affordable housing

Consultation Workshops – Public Services Comments

Senior services at age 55 not 60

To be more specific, under public spaces, Youth Center for 13-17 year olds

"Transportation
Utility assistance"

Mentorship programs from employers; mentorship piece in all public services

Drew Lewis foundation they help families go from surviving to thriving with a variety of programs, resources, and education.

The homeless population in Springfield is getting younger & older. I hang out with them often. Kimmie Glannon South 7 #710

low interest loans to individuals suffering, short term financial stress

Resources for children in foster care, aging out of the system, and biological parents that deal with homelessness, drug abuse, career readiness, etc.

Help Grupo Latino Americano for them to share to their communities

Property cleanup assistance for residents without the means. This would help the sick, elderly, financially strained from becoming a nuisance property.

What can be done for Blind, disabled population with limited transportation choices.

Utility bill assistance during the summer and winter months.

Better programs to help homelessness for people who need and want it

Senior help with yard, snow any lawn help.

Consultation Workshops – Barriers to Fair Housing Comments

Supporting tenants when issues arise

give teeth to bad landlord laws

RAD more ADA compliant units

Trust/Mistrust

Being in a safe neighborhood

Need for housing options for felons

Criminal Record

Transitional housing for felons

Income guidelines are too restrictive

Housing and Employment services for ex-felons

Personal bias against marginalized groups

I feel they are very fair where I live Rad (Barriers to fair housing)

"Lack of knowledge
Understanding of cultural barriers"

Help for homeowners and renters with pest control problems like roaches

create a forgiveness program for troubled renters.
Unlock the chains of past due rents

Landlords that refuse to work with section 8 vash vouchers

What do people/developers/neighborhoods have to do to put up actual Gated Communities?

I hear from a lot of clients' past offenses (like incarceration or breaking a lease) keeps them from qualifying for housing assistance

Racist attitudes

Housing discrimination based on race or ethnicity.

Landlords for low rent homes are to unregulated and placing tenants in difficult situations

Landlords and contractors do not understand the income limitations of individuals on disability when setting what they believe is affordable

Re-address anti discrimination ordinance for sexual orientation, gender identity, e.g., for public housing, employment, public accommodations

People tell me that they cannot do low income housing because of criminal background.

Barrier for individuals with a felony.

"Lack of universal design requirements for apartments so there is only 5% accessible.

Lack of limits for deposits and rental app fees"

Housing Authority is turning down our people who have multiple misdemeanors related directly to being homeless (ie sitting on sidewalks)

Where or what area targets mental health? Does "disability" areas specifically include mental disabilities? How is fair housing related to pedophiles? That is, does city enforce state/Fed regs. "Lack of Housing Ed" would seem to include 5 columns to the right...@specific types of educ

Assistance for men and women after leaving prison. Coaching and mentoring for employment, education, housing, and transportation.

Recovery programs and residential facilities for persons with addictions and housing for non violent offenders

The size of a low income family and disabled person having accessible housing.

Felons getting housing in first 10 years

Institutionally embedded racial prejudice and discrimination.

Reestablish a Fair Housing office with Dedicated staff to help with community education and navigation of Fair Housing complaints.

Felon friendly housing with retraining connected

Greater representation/diversity on appointed boards would go a long way

Again, erasing the historical barriers to us living together

Fear (education), gated communities, racism and misinformation, pricing (rent and ownership)

Companies that actually build the fair housing- don't always follow rules and take shortcuts

Consultation Workshops – Miscellaneous Comments

Emergency overnight services for young adults

Poor people can not afford legal representation

Special efforts to erase the historical "Red Lining" to separate Black people

Review of financial ability with less paperwork to process. With assistance to those who don't understand applications.

Emergency Homeless Shelters, Funds for Early Childhood Development, Mental Health Facility, Domestic Violence Center

"Make sure the overlapping projects are not overlapping.
No duplication of services! There is only so much to go around."

Educational programming for low income families including financial training, job finding skills and healthy life choices (cooking, shopping, fitness)

Child care centers with affordable prices, so people can work and they don't have to pay so much

older/transitioning foster youth - aging out of the system

Transition older youth for children in foster care

HOTW very much wants relationships with local churches to continue because all these things will more effectively reach its potential when spiritual needs are met.

Provide police sub stations in high crime n'hoods utilizing available structures . Possibly sharing space with food distribution etc

increase payments for utilities including old debts

More help for those needing help filling for social service not just on the phone live people

How are all these issues tied to population trends in the city? Is consideration given to both low-mod income folks & moderate - higher levels to maintain a city w/socio-econ diversity....thus, encouraging growth in moderate levels to keep those from trending down?

The city office where we call to complain about weeds, overgrown lawns, etc. doesn't work. I called in for 2 years places where trees, bushes etc. block the sidewalk. Also, where I used to live, I called about many times and never saw anyone. They should give each call a complaint number which can be referred to

Neighborhood development zone:

*Impoverished, blighted North & West

Neighborhoods, slumlords etc

*HUD funds used in designated neighborhoods for rehab of ALL housing stock

*Sustainable jobs in construction, trades, alleyways and right of way clearing brush

*Land

bank all derelict properties via direct buyout

*Re-instate walkability in North & West areas thru rezoning prior uses (historic from the 50's) The N&W neighborhoods grew like this---put it back!

lack of lower income individuals or advocates on Planning Commission

Better Judges

Rural areas

Funding for law enforcement

Resources for pest control in housing

change laws concerning high-rise apartment complexes

source: <https://www.disabled-world.com/disability/statistics/scc.php#city>

Missouri	14.5
Boone County	11.3
Buchanan County	16.2
Cape Girardeau County	14.4
Cass County	13.4
Christian County	13.1
Clay County	12.3
Cole County	12
Franklin County	13.7
Greene County	13.8
Jackson County	14
Jasper County	13.1
Jefferson County	11.6
Platte County	11.6
St. Charles County	10.4
St. Francois County	18.3
St. Louis County	11.7
St. Louis city	15.8

Published 2017-05-30 17:21:00 - (3 years ago). Last updated 2020-02-20 12:51:03 - (19 minutes ago).

Author: Disabled World - Contact : www.disabled-world.com

Outline: Charts showing U.S. census disability percentage statistics by age, state, county and city, in the United States. This information can help identify the prevalence of and demographic characteristics associated with different disability types among American adults and support disability-relevant planning. The charts below show U.S. disability percentage statistics by age, state, county and city.

NA-15 Disproportionately Housing Needs														
Income/ Race	Total	%	White	%	Black	%	Asian	%	Indian	%	Pacific	%	Hispanic	%
0-30%	9615	100.0%	8165	84.9%	585	6.1%	130	1.4%	115	1.2%	4	0.04%	290	3.0%
30%-50%	7835	100.0%	6975	89.0%	320	4.1%	160	2.0%	20	0.3%	0	0.00%	140	1.8%
50%-80%	5735	100.0%	5035	87.8%	85	1.5%	70	1.2%	20	0.3%	0	0.00%	315	5.5%
80%-100%	1090	100.0%	905	83.0%	85	7.8%	35	3.2%	10	0.9%	0	0.00%	20	1.8%
Percent of population				91.3%		5.9%		2.8%		1.9%		0.40%		4.5%
NA-20 Disproportionately Severe Housing Needs														
Income/ Race	Total	%	White	%	Black	%	Asian	%	Indian	%	Pacific	%	Hispanic	%
0-30%	8360	100.0%	7085	84.7%	500	6.0%	130	1.6%	115	1.4%	4	0.05%	240	2.9%
30%-50%	3115	100.0%	2755	88.4%	130	4.2%	85	2.7%	4	0.1%	0	0.00%	60	1.9%
50%-80%	860	100.0%	635	73.8%	10	1.2%	20	2.3%	10	1.2%	0	0.00%	150	17.4%
80%-100%	335	100.0%	265	79.1%	35	10.4%	35	10.4%	0	0.0%	0	0.00%	0	0.0%
Percent of population				91.3%		5.9%		2.8%		1.9%		0.40%		4.5%
NA-25 Disproportionately Greater Need--Housing cost Burden														
Income/ Race	Total	%	White	%	Black	%	Asian	%	Indian	%	Pacific	%	Hispanic	%
0-30%	45,535	1	41,780	91.8%	1210	2.7%	535	1.2%	205	0.5%	70	0.15%	1035	2.3%
30%-50%	12555	100.0%	11,105	88.5%	410	3.3%	145	1.2%	30	0.2%	0	0.00%	385	3.1%
Greater than 50%	11900	100.0%	10280	86.4%	610	5.1%	215	1.8%	125	1.1%	4	0.03%	325	2.7%
Percent of population				91.3%		5.9%		2.8%		1.9%		0.40%		4.5%
Source : CHAS data in CONPLAN and ACS 2013-2017 population percentages.														

DATA FOR NA-40 HOMELESS NEEDS ASSESSMENT

Prepared 3/4/2020

Kaitlyn Poepel, Data Analyst, ICA

DATA

Population	#persons experiencing homelessness on a given night		#experiencing homelessness each year	#becoming homeless each year	#exiting homelessness each year	#days persons experiencing homelessness
	Unsheltered	Sheltered				
Persons in AC HHs	0	157	343	332	125	34
Persons in CO HHs	2	8	22	21	8	2
Persons in AO HHs	79	246	711	688	258	69
Chronically Homeless Individuals	34	87	265	256	96	26
Chronically Homeless Families	34	75	238	231	87	23
Veterans	13	19	70	68	25	7
Unaccompanied Youth	12	36	105	102	38	10
Persons with HIV	0	2	4	4	2	0

SHORT EXPLANATION

The above data for *# persons experiencing homelessness on a given night* comes from the 2019 PIT. For other measures, estimates were produced by applying the population breakdown from the 2019 PIT to the system-wide data from the FY 2019 SPM.

DETAILED EXPLANATION

- #persons on a given night - from 2019 PIT data from HDX
 - Total #persons for each HH typ
 - For sheltered - numbers reflect ES + TH + SH (where applicable)
 - Unsheltered- just unsheltered
 - UY - #persons, not HHs
 - From Youth Populations tab > Unaccompanied Youth (not parenting youth)
 - Both <18 and 18-24
 - Vets
 - From Veteran Populations tab
 - From each HH tab, total #veterans (not persons)
 - HIV
 - From Additional Homeless Populations tab > HIV
 - Chronic
 - From All Homeless Populations tab > each HH type tab
 - For AC, HDX has HH and persons
 - For CO and AO HH types, HDX only has persons
 - For families count, used same number as persons
- To get percentages for each population type
 - Based on total PIT numbers (sheltered + unsheltered)
 - 492 overall total persons = Sum of persons in AO/AC/CO HH types

- For populations group, took PIT total / overall total persons
 - e.g., AO had 157 people in PIT count: $157 / 492$ total persons = 31.9%
 - e.g., HIV had 2 people in PIT count: $2 / 492 = 0.4\%$
- Getting population-wide data from SPM FY19
 - # persons experiencing homeless each year
 - measure 3.2 - Number of Persons, Change in Annual Counts
 - From Universe- unduplicated total sheltered homeless persons
 - # becoming homeless each year
 - measure 5.2 Number of Persons Who Become Homeless for the First Time, Change in the number of persons entering ES, SH, TH, and PH projects with no prior enrollments in HMIS
 - From: persons without entries in previous 24 months
 - #exiting homelessness each year
 - measure 2 - The Extent to which Persons who Exit Homelessness to Permanent Housing Destinations Return to Homelessness
 - From: TOTAL of Total # of persons who exited to permanent housing destination in 2 years prior.
 - Note: Not looking at returns
 - # of days persons experience homelessness
 - measure 1b - Length of Time Persons Remain Homeless, based on data element 3.917
 - Metric 1.2, persons in ES, SH, TH, and PH (prior to "housing move-in")
 - Using median LOT Homeless (bed nights)

	0 BR	1 BR	2 BR	3 BR	4 BR
2019 FMR	\$548	\$561	\$723	\$1,045	\$1,168
HOME 2019	\$548	\$561	\$723	\$1,044	\$1,145
Area Median 2019	\$582	\$595	\$767	\$1,109	\$1,239

Diff AM to FMR	\$34	\$34	\$44	\$64	\$71
%	6.2%	6.1%	6.1%	6.1%	6.1%

Diff AM to HOME	\$34	\$34	\$44	\$65	\$94
%	6.2%	6.1%	6.1%	6.2%	8.2%

source: <https://www.huduser.gov/portal/datasets/50per.html>

COMMUNITY DEVELOPMENT OBJECTIVES

The 2020-2024 Consolidated Plan describes the City's program which furthers the following federally initiated objectives:

- the elimination of slum and blight
- the elimination of urgent conditions which are detrimental to health, safety, and public welfare
- principally benefitting persons of low and moderate income

The following City identified local objectives shall be utilized in selecting projects and activities for funding:

Consistency with the priorities listed in the current Consolidated Plan: Activity must be consistent with priorities identified in the plan.

Capacity of the applicant to carry-out the proposed activity. Applicants must demonstrate that they have the experience or capacity for the proposed activity

General Evaluation Criteria

Project Implementation: A project should provide a clear plan to alleviate community needs as identified in the current Community Focus Group Red Flag report or other local document; and the applicant should be able to provide performance measures for carrying out the plan.

Project Readiness: A project should be ready to proceed as described in the proposal with staffing, equipment, cooperative agreements, or other required assets. However, the applicant should be cautioned to NOT begin implementing a project or take any steps after proposal submission until approval is given and a contract executed.

City Council Objectives

Leveraging: Priority is given to the use of community development funds and resources to leverage additional investment; extra credit will be allowed for non-Federal **private investment**. The degree of leveraging will be considered in the evaluation of projects and programs.

Cost-Benefit: All allocations of community funds and resources should produce a benefit level measured in terms of the community objectives and targets identified in Project Implementation above that justifies the expenditure. Projects and programs should demonstrate a high degree of benefit to cost.

Targeting: The allocation of community development funds and resources is most effective when an array of tools, projects and programs is directed toward a specific geographic area identified in the Consolidated Plan (i.e. CDBG target area). Priority is thus given to programs and projects that demonstrate a high degree of interaction with other efforts and consistency with established community development objectives and targets.

Citizen Involvement: Community Development efforts are most apt to prove effective where there is active involvement by those citizens affected by and benefitting from such efforts. Such involvement should begin in the earliest stages of program formulation and continue throughout implementation and continue throughout the program. Priority is thus given to programs demonstrating a high degree of citizen involvement in their concern and development, scheduled and active participation through program implementation and sustained and continuing involvement.

Self-Sufficiency: The establishment of sustained community development program depends at least in part upon reliable and predictable revenue sources. Reduced reliance on outside funding sources is a high priority management objective. Preference is thus given to revolving programs or programs that produce revenues to the community development program.

COMMUNITY DEVELOPMENT PRIORITIES

1. Funding commitments necessary to satisfy goals established by City Council are given highest priority.
2. Priority shall be given to maintenance of a policy planning and management capacity in order to determine needs, establish short- and long-term goals and objectives, and evaluate progress on programs and activities in accomplishing overall goals and objectives. The focus shall be neighborhood conservation, business revitalization and commercial viability, historic preservation and affordable housing in the older, built environment of the City.
3. Staff funding shall continue to (a) implement specifically assigned community development projects, (b) provided technical assistance in the planning, formulation and implementation of public-private partnerships, particularly in relation to affordable housing and other activities of principal benefit to persons of low and moderate income, (c) pursue funds and resources to further enhance the community development program, and (d) administer the CDBG Program and meet other necessary and unavoidable program requirements.
4. The following target areas shall be priorities for channeling fiscal resources for housing and economic development;
 - Comprehensive Housing Assistance Program (CHAP) Revitalization Area:
Area bounded by I-44, Glenstone, Grand, West Bypass, plus Census tract 4 bounded by Campbell, Sunshine, and Kansas Expressway.
 - Commercial Property Rehabilitation and Assistance Areas:
Citywide
5. Funding commitments for One Door (the Central Homeless Intake Office) and local agencies providing homeless assistance and prevention services, are given a high priority.
6. Priority consideration shall also be given to projects which contribute to environmental sustainability; housing accessibility; employment and business opportunities for low income and minority residents; support for fair housing; energy efficiency, and emergency home repair.

One-rdg. _____
P. Hrngs. X
Pgs. 33
Filed: 05-26-20

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 113

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately 68
3 acres of property generally located at 2607 North Mulroy Road from
4 Planned Development 225 and HM, Heavy Manufacturing District with
5 Conditional Overlay District No. 94 to IC, Industrial Commercial District
6 and establishing Conditional Overlay District No. 185; and adopting an
7 updated Official Zoning Map. (Staff and Planning and Zoning
8 Commission both recommend approval.)
9 _____

10
11 WHEREAS, an application has been filed for a zoning change of the property
12 generally located at 2607 North Mulroy Road, and more fully described in "Exhibit B,"
13 from Planned Development 225 and HM, Heavy Manufacturing District with Conditional
14 Overlay District No. 94 to IC, Industrial Commercial District and establishing Conditional
15 Overlay District No. 185, which is attached hereto as "Exhibit A;" and
16

17 WHEREAS, Conditional Overlay District No. 185 shall modify the requirements of
18 the Springfield Land Development Code Section 36-434, Industrial Commercial District,
19 by requiring that the property described in "Exhibit B" comply with the requirements
20 described in "Exhibit A;" and
21

22 WHEREAS, following proper notice, a public hearing was held before the
23 Planning and Zoning Commission on May 7, 2020, a copy of the Record of Proceedings
24 from said public hearing being attached hereto as "Exhibit C," and said Commission
25 made its recommendation; and
26

27 WHEREAS, the City has reviewed the applicant's request and prepared a staff
28 report concerning the application which is attached hereto and incorporated herein by
29 this reference as "Exhibit D;" and
30

31 WHEREAS, proper notice was given of a public hearing before City Council, and
32 said hearing was held in accordance with law.

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The property described in "Exhibit B," which is attached hereto and
37 incorporated herein by this reference, is hereby rezoned from Planned Development
38 225 and HM, Heavy Manufacturing District with Conditional Overlay District No. 94, or
39 such zoning districts as are designated on the official zoning map adopted by City
40 Council, to IC, Industrial Commercial District. City Council hereby establishes
41 Conditional Overlay District No. 185 and the requirements of said Conditional Overlay
42 District, which are described in "Exhibit A" and are hereby incorporated by this reference
43 as if set out verbatim herein, shall apply to the subject property. Springfield Land
44 Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is
45 hereby amended, changed and modified consistent with this Ordinance.

46
47 Section 2 – City Council hereby directs the City Manager, or his designee, to
48 update the City's digital zoning map to reflect this rezoning, and City Council adopts the
49 map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided
50 for in the Springfield Land Development Code, Section 36-306, 'Official zoning maps
51 and rules of interpretation.'

52
53 Section 3 – The Official Zoning Map herein adopted shall be maintained and
54 archived in the same digital form in which this Council has approved its adoption.

55
56 Section 4 – This Ordinance shall be in full force and effect from and after
57 passage.

58
59 Passed at meeting: _____

60
61 _____
62 Mayor

63
64 Attest: _____, City Clerk

65
66 Filed as Ordinance: _____

67
68 Approved as to form: Kyle T. [Signature], Assistant City Attorney

69
70
71 Approved for Council action: Jason A. [Signature], City Manager
72

EXPLANATION TO COUNCIL BILL 2020 - 113

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 68 acres of property generally located at 2607 North Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing District with Conditional Overlay District No. 94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-11-2020/
CONDITIONAL OVERLAY DISTRICT NO. 185

The applicant is proposing to rezone approximately 68 acres of property generally located at 2607 North Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing District with Conditional Overlay District No. 94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185. The applicant is wanting to consolidate both areas into one zoning district that allows for commercial development in the northeast corner and continued manufacturing development on the balance of the site. The IC District is an appropriate district since it allows for both commercial and industrial uses and eliminates an older remnant Planned Development in the northeast.

The northeast 10 acres is currently zoned Planned Development No. 225. The main difference between Planned Development 225 and the IC, Industrial Commercial District is that a final development plan does not have to be reviewed and approved by Planning and Zoning Commission (a full comparative table can be found in "Exhibit D - Attachment 4"). The existing PD 225 preliminary development plan shows the specific location of streets and buildings. The applicant's plans have changed, and they want more flexibility in the development of the property. The proposed rezoning will not significantly increase the intensity of uses or development on the site.

The remaining 58 acres is currently zoned HM, Heavy Manufacturing with Conditional Overlay District No. 94. The main difference between this district and the proposed IC, Industrial Commercial District is that many of the required improvements have been completed thus removed from the COD and that intense commercial uses such as retail sales and eating and drinking establishments uses are allowed without restrictions in the proposed IC district (a full comparative table can be found in "Exhibit D - Attachment 4").

REMARKS:

The Planning and Zoning Commission held a public hearing on May 7, 2020, and recommended to approve, by a vote of 7 to 0.

The Planning and Development staff recommends the application be approved (see the attached "Exhibit D," Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for light industry, office or office-warehouse. This area is also within the emerging Activity Center of I-44 and Mulroy Road as described in the *Plan*. The proposed IC, Industrial Commercial zoning district with COD No. 185 is consistent with the recommendation.
2. The request has similarities to Planned Development 225 requirements and the adjacent zoning along Kearney Street/State Highway OO and Mulroy Road and the intent of the IC district to be located primarily at major intersections in or adjacent to industrial areas. The property is located at the intersection of three primary arterials in Kearney Street/State Highway OO, Mulroy Road and Farm Road 112.
3. The application is consistent with the IC district intent to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted.
4. The proposed conditional overlay district will mitigate the potential impact between the industrial and residential uses by requiring improvements to the surrounding public infrastructure and restricting access. The proposed conditional overlay district and the development requirements in the IC District are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

Submitted by:


Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Conditional Overlay District Provisions

Exhibit B, Legal Description

Exhibit C, Record of Proceedings

Exhibit D, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Conditional Overlay District Provisions

Attachment 3: Neighborhood Meeting Summary

Attachment 4: Comparative Tables

Exhibit A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-11-2020 & CONDITIONAL OVERLAY DISTRICT NO. 185

The requirements of *Section 36-434* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. Access to Mulroy Road shall be provided with a minimum 12 foot wide right turn lane with 50 foot of storage, 170 foot deceleration, 100 foot taper and 4 foot shoulders, consistent with MODOT's standards and as approved by Director of Public Works. (See Exhibit C3 traffic memo dated July 23, 2015 as prepared by Olsson Associates beginning on page 39 of General Ordinance No. 6219).
2. No public access to Mulroy Road shall be permitted from Station Point 107.50 south by this property owner. A secured Fire Department access drive complying with the requirements of the current International Fire Code may be provided in this limited access section of Mulroy Road.

Exhibit B

LEGAL DESCRIPTION
ZONING CASE Z-11-2020 & CONDITIONAL OVERLAY DISTRICT NO. 185

BEGINNING AT THE SOUTHEAST CORNER OF ENTERPRISE PARK, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE STREET; THENCE N 02°04'53" E, ALONG THE EAST LINE OF SAID ENTERPRISE PARK, 149.82 FEET; THENCE N 14°28'59" E, ALONG THE EAST LINE OF SAID ENTERPRISE PARK, 666.97 FEET; THENCE N 02°01'15" E, ALONG THE EAST LINE OF SAID ENTERPRISE PARK, 278.01 FEET; THENCE N 59°36'03" E, ALONG THE EAST LINE OF SAID ENTERPRISE PARK, 118.42 FEET; THENCE ALONG THE EAST LINE OF SAID ENTERPRISE PARK AND THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET AND HAVING A CENTRAL ANGLE OF 34°28'46", 195.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY ONE (21) WEST; THENCE S 87°19'11" E, ALONG THE NORTH LINE OF THE S1/2 OF THE SE¼ OF SAID SECTION 29, 946.22 FEET TO THE WEST RIGHT-OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG SAID WEST RIGHT-OF-WAY LINE AND THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 10693.00 FEET AND A CENTRAL ANGLE OF 07°09'53", 1337.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE STREET; THENCE NORTH 87°26'27" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SUNSHINE STREET, 1648.33 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE PROPERTY RECORDED IN BOOK 1523, PAGE 81 AND BOOK 1522, PAGE 1970, RESPECTIVELY, IN GREENE COUNTY, MISSOURI.

Exhibit C

**RECORD OF PROCEEDINGS
ZONING CASE Z-11-2020 & CONDITIONAL OVERLAY DISTRICT NO. 185
Planning and Zoning Commission – May 7, 2020**

Z-11-2020
2607 North Mulroy Road
Applicant: SRC Holdings Corp.

Mr. Hosmer stated that this is a request to rezone approximately 68 acres of property generally located at 2607 N. Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing with COD #94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185. The Comprehensive Plan identifies this area as an appropriate area for light industry, office or office-warehouse. This area is also within the emerging Activity Center of I-44 and Mulroy Road as described in the Plan. The Transportation Plan classifies Kearney St./State Highway OO, Mulroy Road and Farm Road 112 as primary arterial roadways. A Traffic Impact Study has been submitted and will require improvements for access to Mulroy Road. A fee in lieu of on-site stormwater detention will not be allowed, and the property is not located in a stream buffer area. The proposed rezoning will not significantly increase the intensity of uses or development on the site. Staff recommends approval.

Mr. King asked why not straight Industrial Commercial and why the overlay.

Mr. Hosmer noted that there are other conditions.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main stated that this was rezoned to Planned Development, however the Planned Development does not allow what SRC needs and the Industrial Commercial is a better fit to commerce and this area has several sink holes.

Mr. King asked why a conditional overlay, why not straight Industrial Commercial zoning.

Mr. Butler noted that there are requirements to the Planned Department and Heavy Manufacturing zoning which are the improvements to North Mulroy Road and the right turn lane, and they will be done in a few weeks.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-11-2020 (2607 North Mulroy Road). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.



Bob Hosmer, AICP
Planning Manager

Exhibit D

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:

MAY 7, 2020

June 1, 2020

CASE: Z-11-2020 w/COD #185

ACRES: Approximately 68 acres

LOCATION: 2607 N. Mulroy Road

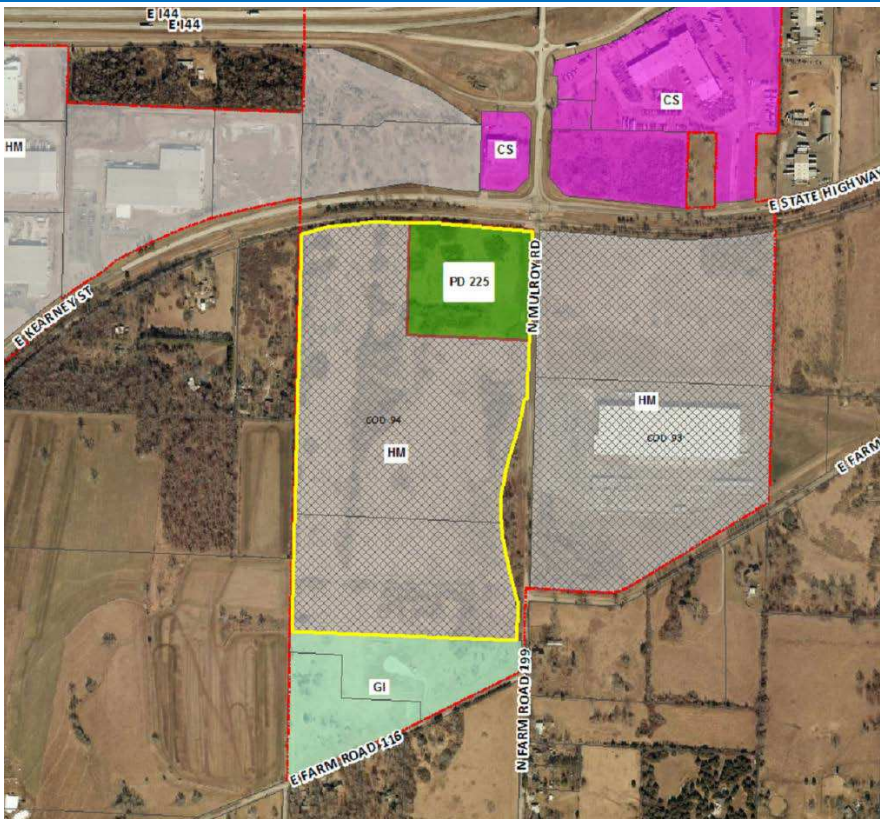
EXISTING LAND USE: Manufacturing and vacant/undeveloped land

APPLICANT: SRC Holdings Corp.

STAFF: Daniel Neal, Senior Planner, 864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

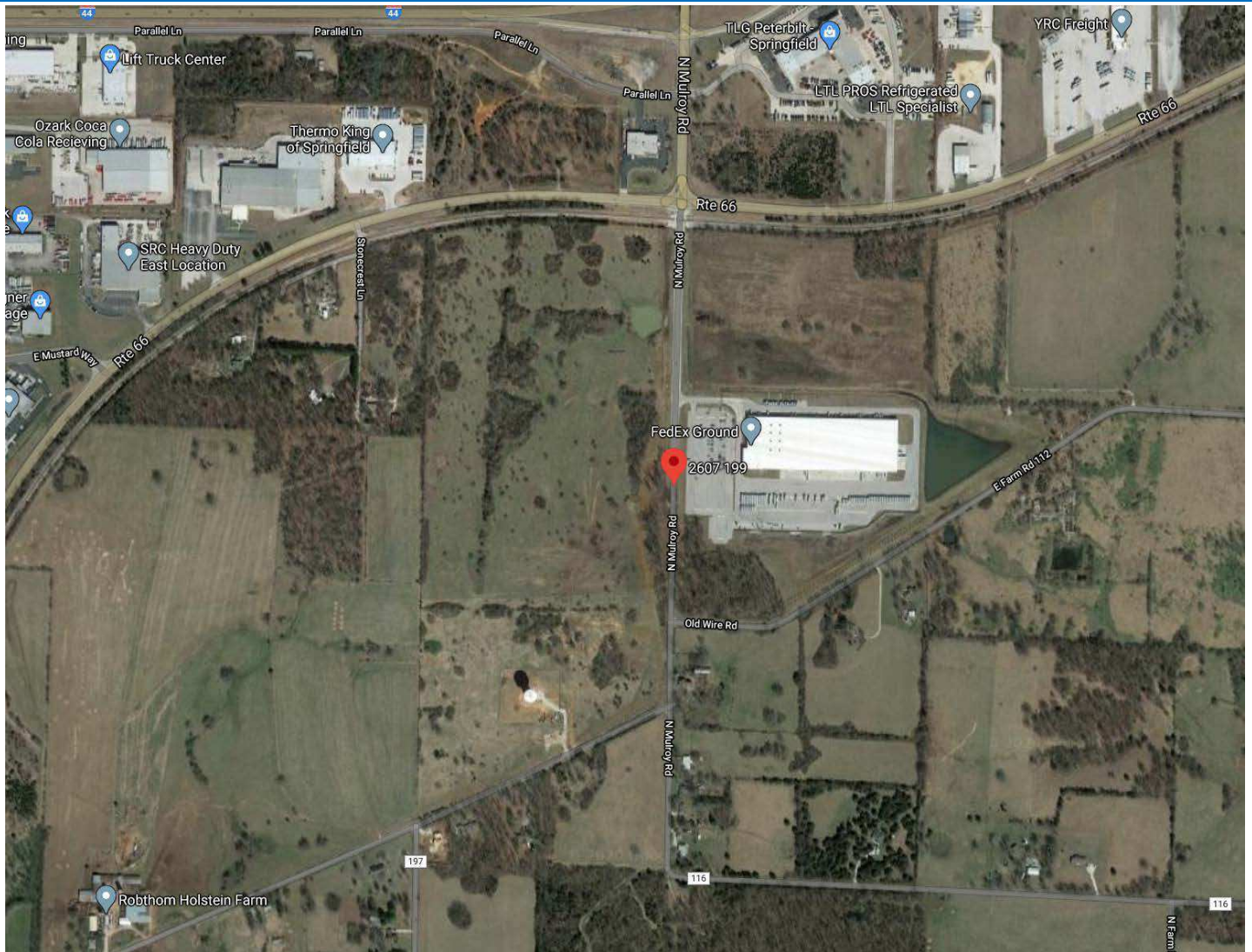
Request to rezone approximately 68 acres of property generally located at 2607 N. Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing with COD #94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for light industry, office or office-warehouse. This area is also within the emerging Activity Center of I-44 and Mulroy Road as described in the *Plan*. The proposed IC, Industrial Commercial zoning district with COD #185 is consistent with the recommendation.
2. The request has similarities to Planned Development 225 requirements and the adjacent zoning along Kearney Street/State Highway OO and Mulroy Road and the intent of the IC district to be located primarily at major intersections in or adjacent to industrial areas. The property is located at the intersection of three primary arterials in Kearney St./State Highway OO, Mulroy Road and Farm Road 112.
3. The application is consistent with the IC district intent to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted.
4. The proposed conditional overlay district will mitigate the potential impact between the industrial and residential uses by requiring improvements to the surrounding public infrastructure and restricting access. The proposed conditional overlay district and the development requirements in the IC District are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	HM & CS	GI	HM COD 93	County A-R and A-1
LAND USE	Commercial Service uses	City Utilities uses	Manufacturing and distribution uses	Single-family residential and agricultural uses

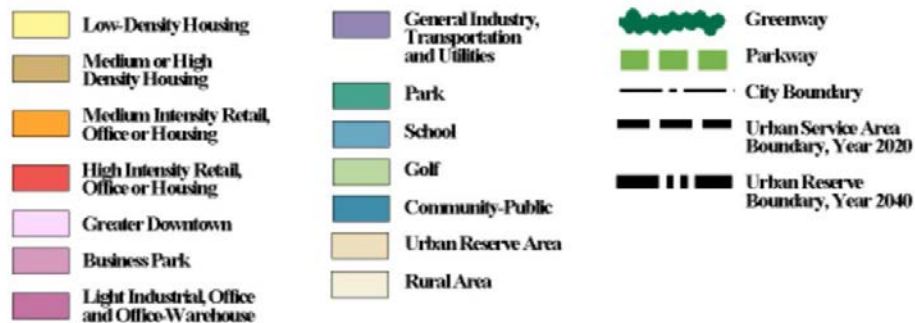
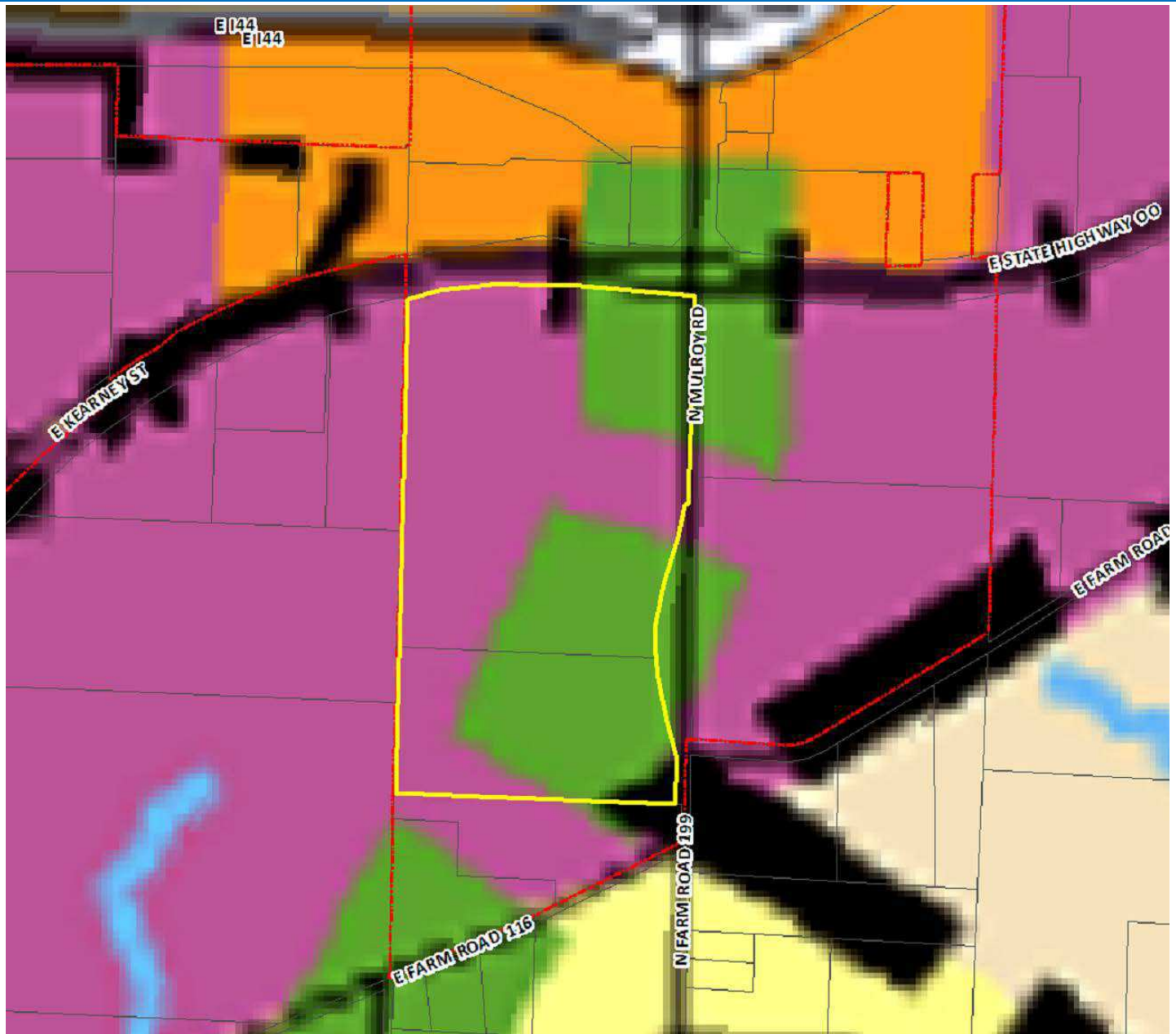
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property is currently split zoned as HM, Heavy Manufacturing and COD #94 which was rezoned in 2015 and Area A of Planned Development 225 which is a remnant of the same property. Planned Development 225 was approved by City Council in 1999. The portion of property zoned Planned Development 225 Area A is currently undeveloped. The HM-zoned property has a new manufacturing building and parking.

PLANNING AND ZONING COMMISSION AUTHORITY:

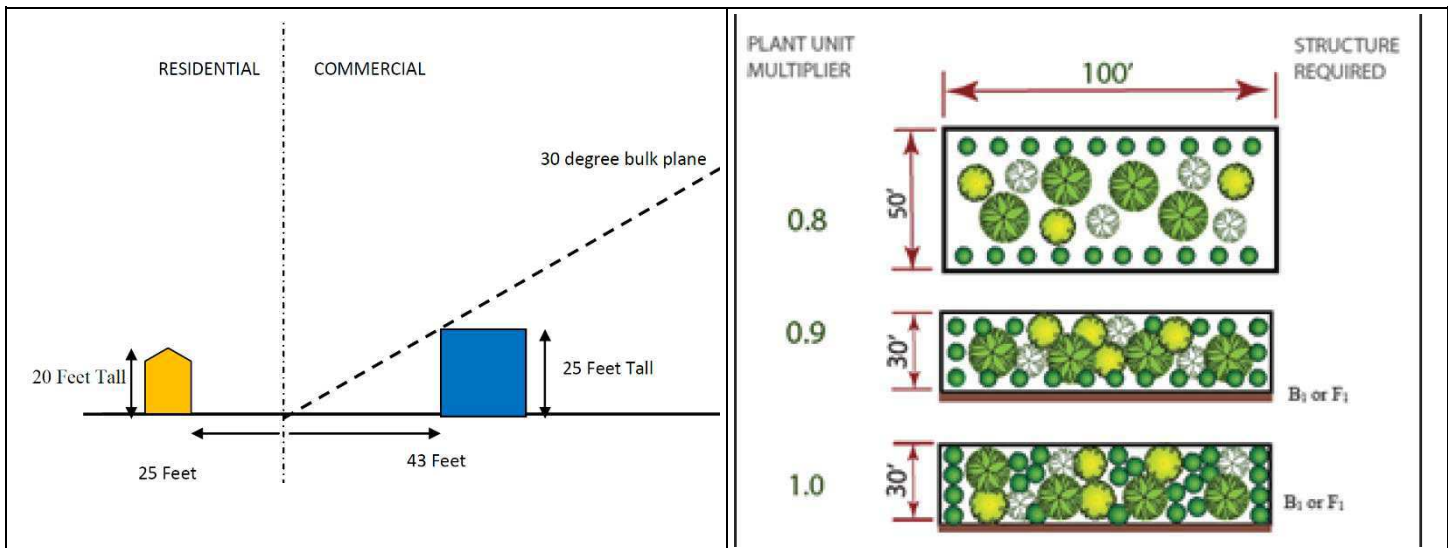
Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
 1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR IC
Use Limitations	(a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings. (d) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district. (e) All outdoor storage shall be at least 100 feet from any residential district boundary. (f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
Maximum structure height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum open space	Not less than 15 percent of the total lot area
Maximum impervious area	Shall not exceed 85 percent of total lot area
BULK PLANE	BUFFERYARD AND LANDSCAPING
45-degree bulk pane is required along the north & west property line adjacent to County R-1 zoning.	A Bufferyard type B is required along the west property line adjacent to County A-R and A-1 zoning.



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* which identifies this as an appropriate area for light industry, office or office-warehouse. This area is also within the emerging Activity Center of I-44 and Mulroy Road as described in the plan. The proposed IC, Industrial Commercial zoning district with COD #185 is consistent with the recommendation.

The intent of the IC district to be located primarily at major intersections in or adjacent to industrial areas. The property is located at the intersection of three primary arterials in Kearney St./State Highway OO, Mulroy Road and Farm Road 112.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 68 acres of property generally located at 2607 N. Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing with COD #94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185. The applicant is wanting to consolidate both areas into one zoning district that allows for commercial development in the northeast corner and continued manufacturing development on the balance of the site. The IC District is a good fit because it allows for both commercial and industrial uses and eliminates an older remnant Planned Development in the northeast.
2. The *Growth Management and Land Use Plan* also shows this area as an emerging Activity Center which is immediately adjacent to Partnership Industrial Center. Development in this area could be related to the I-44 - U.S. 65 Activity Center, the Partnership Industrial Center, or could contain characteristics related to both. The I-44 - U.S. 65 Activity Center is a significant regional Activity Center that makes this area a major employment center. This property is located at the intersection of two primary arterials, Kearney Street/State Highway OO and Mulroy Rd. (Farm Road 199) as designated by the Major Thoroughfare Plan. The IC District is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted. Staff believes the subject site meets the recommendations of the City's *Comprehensive Plan* and intent of the IC District.
3. Areas zoned IC are intended to be located primarily at major intersections in or adjacent to industrial areas and on land that is designated as a mixed industrial/commercial use area in the *Comprehensive Plan*. Areas zoned IC are intended to be at least five acres in size unless they adjoin a LI, light industrial, GM, general manufacturing, or HM, heavy manufacturing district, or the zoning is based on an adopted plan or comprehensive zoning scheme.
4. The proposed conditional overlay district will mitigate the potential impact between the industrial and residential uses by requiring improvements to the surrounding public infrastructure and restricting access. The proposed conditional overlay district and the development requirements in the IC District are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

5. The northeast 10 acres is currently zoned Planned Development No. 225. The main difference between Planned Development 225 and the IC, Industrial Commercial District is that a final development plan does not have to be reviewed and approved by Planning and Zoning Commission. The existing PD 225 preliminary development plan shows the specific location of streets and buildings. The applicant's plans have changed, and they want more flexibility in the development of the property. The proposed rezoning will not significantly increase the intensity of uses or development on the site. The other differences are listed below.
- a. The following uses that have potential to be more intense will be permitted in the proposed IC district and COD #185 that were not previously permitted in PD 225:
- 1) Accessory uses, as permitted by section 36-450, accessory structures and uses.
 - 2) Ambulance services.
 - 3) Auction sales, flea markets, and swap meets.
 - 4) Automobile service garages including body and fender repair and paint shops.
 - 5) Awning and canvas sales and rental.
 - 6) Bus stations.
 - 7) Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site.
 - 8) Commercial off-street parking lots and structures.
 - 9) Commercial outdoor recreation use group.
 - 10) Construction equipment storage yards.
 - 11) Entertainment-oriented use group.
 - 12) Funeral homes, mortuaries, and crematoriums.
 - 13) Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with section 36-480, screening and fencing, (non-household resource recovery collection centers are permitted by (c) above).
 - 14) Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.
 - 15) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
 - 16) Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
 - 17) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
 - 18) Medical marijuana testing facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
 - 19) Nurseries, greenhouses and garden stores.
 - 20) Personal services use group including massage parlors.
 - 21) Pest control services.
 - 22) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
 - 23) Public or private vehicle and boat storage garages, yards, or lots.
 - 24) Self-service storage facilities.
 - 25) Swimming pool sales and display.
 - 26) Taxi dispatch yards and offices.
 - 27) Temporary uses, as permitted by section 36-452, temporary uses.
 - 28) Upholstery shops.
 - 29) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.
 - 30) Wholesale sales use group

- b. The proposed IC District and COD #185 has a couple of differences in the Use Limitations regarding industrial operations. The current PD 225 requires "All industrial operations will be conducted inside a building with related outdoor storage screened from surrounding properties." The IC District requires:
 - 1) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.
 - 2) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district.
 - 3) All outdoor storage shall be at least 100 feet from any residential district boundary.
 - c. The proposed IC District and COD #185 has a front yard setback of 25 feet from Mulroy Road with no side or rear yard setbacks except for bufferyards. PD 225 has a front yard setback for buildings and vehicular uses area of 40 feet with side and rear yards of 15-30 feet depending on uses.
 - d. The proposed IC District and COD #185 has no maximum structure height requirements except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district. Staff considers County A-1 and County A-R to be most similar to the R-SF district intensity and would apply the bulk plane from the boundary of the closest district. The existing PD 225 has a maximum structure height requirement of 60 feet above the mean grade elevation of the lot and shall not exceed a height greater than its horizontal distance from any right-of-way line. This is identical to a 45-degree bulk plane as required in our more intense commercial districts.
 - e. The proposed IC District and COD #185 has a minimum open space requirement of 15 percent and maximum impervious surface requirement of 85 percent. PD 225 has an open space requirement of 20 percent and maximum impervious surface requirement of 80 percent. The proposed IC District does not have a maximum building coverage or floor area ratio. The existing PD 225 has a maximum building coverage of 60 percent and maximum floor area ratio for permitted structures of 1.0.
 - f. The proposed IC district and COD #185 requires a perimeter landscaping requirement along Mulroy Road of at least 10 feet wide while the existing PD 225 requires a 20 foot wide landscaped bufferyard containing canopy trees spaced 40 foot on center within this strip along Mulroy Road right-of-way.
 - g. Any development along the proposed IC District and COD #185 will need to meet Public Works Design Standards for spacing requirements. The existing PD 225 limits the property along Mulroy Rd. to a maximum of three points of access with at least 200 feet of separation between points of access to the public street system.
 - h. The proposed IC District and COD #185 will need to meet the current sign code requirements based upon street frontage on a primary arterial. PD 225 Area A was permitted one detached development sign at forty feet high and three hundred fifty square feet in area, one detached sign at thirty feet high and two hundred fifty square feet in area for each lot fronting Mulroy Road and one detached monument sign at ten feet high and one hundred square feet in area per vehicular entrance from the internal loop road.
 - i. Public improvements have been made and required based upon the prior Traffic Study.
 - j. The proposed IC District and COD #185 does not have a requirement for final development plan review. The plans will be reviewed by various departments when they are submitted for building permits. The existing PD 225 requires Planning and Zoning Commission to review and approve that the final development plan for this area is in compliance with PD 225 requirements.
6. The remaining 58 acres is currently zoned HM, Heavy Manufacturing with Conditional Overlay District No. 94. The main difference between this district and the proposed IC, Industrial Commercial District is that many of the required improvements have been completed thus removed from the COD and that intense commercial uses such as retail sales and eating and drinking establishments uses are allowed without restrictions in the proposed IC district. The other differences are as follows:

- a. The proposed IC District allows for many additional uses than the HM District with COD #94; however, most of these uses are less intense than what is currently permitted in the HM District. The proposed IC district and COD #185 allows additional commercial uses that are similar to the HC, Highway Commercial District.
 - b. The proposed IC district with COD #185 will have more restrictive Use Limitation requirements on outdoor storage and outdoor activities. The HM District with COD #185 allows for outdoor storage and activities that are associated with the permitted uses.
 - c. The bulk, area and height requirements in the proposed IC District and COD #185 will be more restrictive than the HM District and COD #94. The proposed IC District and COD #185 has no maximum structure height requirements except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district. Staff considers County A-1 and County A-R to be most similar to the R-SF district intensity and would apply the bulk plane from closest boundary of these district.
 - d. The open space and maximum impervious surface requirements are more restrictive in the proposed IC District and COD #185 in comparison to the existing HM and COD #94 requirements. The IC District requires 15 percent open space for all uses while the HM district does not require any open space unless the development is primarily office.
 - e. The proposed IC district will have a perimeter landscaping requirement along Mulroy Road of at least 10 feet wide, a landscaped Bufferyard Type C (15 feet wide) along the south property line between the IC and GI districts and a landscaped Bufferyard Type G (30 feet wide) between the IC and County A-1/A-R districts to the west. The existing HM zoning requires a Bufferyard Type I (40 feet wide) adjacent to a R-SF District.
7. After review of the IC District and COD #185, staff supports eliminating the split zoned property (PD 225 and HM) and the older remnant Planned Development No. 225.
 8. A more detailed comparative table has been provided on Attachment 4.
 9. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. Property owners were mailed a comment card to provide their comments. All received comments are attached (Attachment 3).

PUBLIC NOTIFICATIONS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 8 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues with proposed rezoning.

CLEAN WATER SERVICES COMMENTS:

No issues with the proposed rezoning. Sewer is currently being extended to the property.

FIRE DEPARTMENT COMMENTS:

No issues.

PUBLIC WORKS CONSTRUCTION INSPECTION COMMENTS:

Based on comments from others, the right turn lane (2019PW0009) and sewer improvements (2019PW0008) had a escrow in place that is good through 7-24-2020. Previous improvements were completed at the intersection of Kearney and Mulroy under job 2015PW0031 in 2016.

These improvements noted suffice for current PLN requirements.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies both N. Mulroy Road and E. Kearney Street as Primary Arterial roadways. The standard right-of-way width for N. Mulroy Road and E. Kearney Street is 50 feet from the centerline. It appears no additional right-of-way is needed along N. Mulroy Road or E. Kearney Street. A survey is recommended to determine the exact amount of existing right-of-way. N. Mulroy Road is a city-maintained street and E. Kearney Street is a state maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for N. Mulroy Road or E. Kearney Street. On-street parking is not allowed along N. Mulroy Road or E. Kearney Street.

DRIVEWAY ACCESS

There is no driveway access point onto the property from N. Mulroy Road. Access to this property will be allowed based on existing City of Springfield standards for a Primary Arterial. No access is allowed from E. Kearney Street.

SIDEWALK

There is not existing sidewalk along the property frontage of N. Mulroy Road or E. Kearney Street. The developer has paid a fee in lieu of constructing sidewalks on N. Mulroy Road. MoDOT did not require sidewalks to be constructed along E. Kearney Street.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Ward Branch Greenway Trail is in the area surrounding the property pertaining to this zoning. There are no bus stops along W. Farm Road 182. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study was submitted when the entire property was rezoned on the west as well as the east side of Mulroy Road. All improvements have been made except for the following: Access to N. Mulroy Road shall be provided with a minimum 12-foot wide right turn lane with 50-foot of storage, 170-foot deceleration, 100-foot taper and 4-foot shoulders consistent with MoDOT's standards and as approved by the Director of Public Works. Plans are approved and funds have been escrowed for this improvement.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	N. Mulroy Road	Primary Arterial	No	50	50
Street 2	E. Kearney Street	Primary Arterial	No	50	50
Street 3					
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		476	544	2,652	
*Proposed Trips Generated		1,224	5,304	57,120	
Additional Trips Generated		748	4,760	54,468	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

PUBLIC WORKS STORMWATER COMMENTS:

The property is in the South Dry Sac Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. Water quality will be required if adding an additional acre of impervious area. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	South Dry Sac Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASEZ-11-2020 CONDITIONAL OVERLAY DISTRICT NO. 185

The requirements of Section 36-434 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following.

1. Access to Mulroy Road shall be provided with a minimum 12 foot wide right turn lane with 50 foot of storage, 170 foot deceleration, 100 foot taper and 4 foot shoulders, consistent with MoDOT's standards and as approved by Director of Public Works. (See Exhibit C3 traffic memo dated July 23, 2015 as prepared by Olsson Associates).
2. No public access to Mulroy Road shall be permitted from Station Point 107.50 south by this property owner. A secured Fire Department access drive complying with the requirements of the current International Fire Code may be provided in this limited access section of Mulroy Road.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Heavy Manufacturing and PD225 to Industrial Commercial
(existing zoning)
2. Meeting Date & Time: Monday April 13 4:00 PM to 6:30 PM
3. Meeting Location: Construction Job Retailer at SCR Construction Site 2607 N Mulroy
4. Number of invitations that were sent: Twenty three
5. How the mailing list was generated: by City
6. Number of neighbors in attendance (attach a sign-in sheet): _____
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Meeting canceled due to Covid 19 stay at home orders.
Neighbors notified by mail by City.

8. List or attach the written comments and how you plan to address any issues:

I, _____ (print name), attest that the neighborhood meeting was held on _____ (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

Printed name of person completing affidavit

Neighborhood Notice

Date of Letter:

DEAR PROPERTY OWNER,

You have received a notice of a “Neighborhood Meeting” since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and to invite the officers of any registered neighborhood association on file with the City of Springfield.

However due to the **COVID-19 Civil Emergency** the meeting requirement will be waived at this time and you can respond via mail or e-mail.

The applicant or representative below has filed an application with the City of Springfield for a change of land use, zoning or street vacation in your neighborhood.

APPLICANT or REPRESENTATIVE CONTACT INFORMATION:

Applicant/Representative Name:

Address:

City, State and Zip:

Phone Number: E-mail:

PROJECT LOCATION:

Proposed Changes: Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

We are proposing to change the current zoning from Heavy Manufacturing and PD 225 to Industrial Commercial. PD 225 on the NE corner of the tract allows commercial development but is a PD which is cumbersome. Industrial Commercial zoning allows all of the same uses without the cumbersome nature of the Planned Development.

Please e-mail your input to: zoning@springfieldmo.gov or mail the “comment card” to:

**Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, MO 65802**

COMPARATIVE TABLES:

ATTACHMENT 4

Proposed IC District	Existing PD 225
1. Permitted Uses. (a) Accessory uses, as permitted by section 36-450, accessory structures and uses. (b) Ambulance services. (c) Any residential dwellings existing at the time the district is mapped. As a conforming use, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed. (d) Auction sales, flea markets, and swap meets. (e) Automobile service garages including body and fender repair and paint shops. (f) Awning and canvas sales and rental. (g) Bus stations. (h) Catering businesses. (i) Cemeteries. (j) Churches and other places of worship, including parish houses, Sunday schools, and overnight shelters. (k) Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site. (l) Commercial off-street parking lots and structures. (m) Commercial outdoor recreation use group. (n) Construction equipment storage yards. (o) Entertainment-oriented use group. (p) Funeral homes, mortuaries, and crematoriums. (q) Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with section 36-480, screening and fencing, (non-household resource recovery collection centers are permitted by (c) above). (r) Manufactured housing (mobile home) and trailer sales, leasing and service with no storage. (s) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (t) Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.	Permitted Uses. a) Any establishment that provides supplies and/or services primarily to commercial and industrial customers. b) Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, good or products and business and sales offices accessory thereto. c) Athletic clubs, fitness centers, and indoor sports facilities. d) Automobile parts and accessory stores, including sales, service, installation and repair. e) Automobile service stations. f) Automobile washing business including automatic, coin-operated, and moving-line facilities. g) Bakeries, retail or wholesale. h) Banks and financial institutions, including automatic teller machines and drive-thru facilities. i) Batter recycling and reprocessing. j) Commercial laundry. k) Commercial amusements. l) Convenience stores with or without gas pumps. m) Day care centers n) Electric and steam power plants. o) Furniture and appliance stores when located as part of a shopping center complex. p) Hardware and home improvement stores. q) Heating and plumbing sales and service. r) Heavy machinery and equipment sales and service. s) Heliports. t) Home and general equipment rental agencies. u) Hotels, motels, and inns. v) Offices, administrative, business, finance, and professional. w) Offices, medical and dental. x) Personal services establishments, excluding massage parlors. y) Pet stores and pet grooming as part of the shopping center complex, no overnight boarding. z) Photo processing. - aa) Police and fire stations. - bb) Public service and public utility uses. - cc) Restaurants, including drive-ins pick-up and drive-thru facilities. - dd) Retail establishments excluding package liquor stores. - ee) Schools, professional commercial, industrial and trade. - ff) Truck stops. - gg) Warehousing, storage and distribution centers.

Proposed IC District	Existing PD 225
(u) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (v) Medical marijuana testing facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (w) Nurseries, greenhouses and garden stores. (x) Personal services use group including massage parlors. (y) Pest control services. (z) Private clubs and lodges. (aa) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges. (bb) Public or private vehicle and boat storage garages, yards, or lots. (cc) Public service and public utility uses, as follows: 1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers. 2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities. 3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater. 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks. (dd) Schools or development centers for persons with handicaps or development disabilities. (ee) Self-service storage facilities. (ff) Short-term rental type 3 in accordance with section 36-473 and subject to conditions in subsection (2)(d), if applicable. (gg) Swimming pool sales and display. (hh) Taxi dispatch yards and offices. (ii) Taxidermists. (jj) Temporary uses, as permitted by section 36-452, temporary uses.	

Proposed IC District	Existing PD 225
(kk) Towers other than wireless facilities, less than 100 feet in height, and related facilities. (ll) Upholstery shops. (mm) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (nn) Wholesale sales use group.	
2. Conditional Uses. (a) Overnight shelters and transitional service shelters for 50 or fewer residents, in accordance with subsection 36-363(10)(b)5. (b) Go-cart tracks. (c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (d) Motor freight terminals. (e) Soup kitchens. (f) Tier V wireless facilities in accordance with section 36-466, telecommunication towers. (g) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1. (h) Truck stops. (i) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.	Conditional Uses. None.
3. Use Limitations. (a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) All industrial operations and activities, except off-street parking and loading facilities and storage,	Use Limitations. (a) All uses shall operate in accordance with the noise standards contained in Section 6-1500, Springfield Zoning Ordinance. (b) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code. (c) No building shall be used for residential purposes, except that a guard, caretaker, watchman, custodian or other person employed on the premises, and their family, may

Proposed IC District	Existing PD 225
shall be conducted wholly inside a building, or buildings. (d) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district. (e) All outdoor storage shall be at least 100 feet from any residential district boundary. (f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises. (h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).	reside on the premises in conformance with Subsection 5-1003.B.6, Springfield Zoning Ordinance. (d) Screening and fencing shall be provided in accordance with Section 6-1000, Springfield Zoning Ordinance. (e) All industrial operations will be conducted inside a building with related outdoor storage screened from surrounding properties.
4. Intensity of Development. None	Intensity of Development. (a) The floor area ratio for permitted structures shall not exceed 1.0 on each buildable lot.
5. Bulk Regulations. (a) Maximum structure height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district. (b) Minimum yard requirements (additional bufferyard may be required by subsection (8)). 1. Front yard: a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations. 2. Side yards: None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8). 3. Rear yards: None, except as required by the bufferyard requirements in subsection (8)). Open space requirements.	Bulk Regulations. The following minimum structure setbacks are required: (b) Front yard: Forty (40) feet. (c) Side yard: Fifteen (15) feet for retail and office uses permitted in Area A, otherwise for all other uses thirty (30) feet or zero (0) feet if buildings are joined by a common wall. (d) Rear yard: Fifteen (15) feet for retail and office uses permitted in Area A, otherwise for all other uses thirty (30) feet or zero (0) feet if buildings are joined by a common wall. (e) There shall be a forty (40) foot wide building and vehicular use area setback along Mulroy Road. (f) No structure shall exceed a height of sixty (60) feet above the mean grade elevation of the lot and shall not exceed a height greater than its horizontal distance from any right-of-way line. (g) The impervious surface ratio for each buildable lot shall not exceed 0.80. (h) The open space ratio for each buildable lot shall be at least 0.20. (i) Building coverage shall not exceed sixty (60) percent of each buildable lot area. (j) All remaining bulk, area and open space requirements from the Springfield Zoning Ordinance at the time of development for the following district shall apply: a. The GR, General Retail District for Area A b. The HM, Heavy Manufacturing District for Area B.

Proposed IC District	Existing PD 225
(a) <i>Minimum open space:</i> Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials. (b) <i>Maximum impervious surface:</i> The combined area occupied by all main and accessory buildings or structures, parking, storage, loading and other paved areas shall not exceed 85 percent of the total lot area unless modified in accordance with subsection 36-482(15).	
6. Access to Public Thoroughfares. Any development must meet current Public Works Design Standards.	Access to Public Thoroughfares. (a) A maximum of three (3) points of access shall be permitted to Mulroy Road. The single access to Area A shall be a private driveway allowing right turn movements only to and from Mulroy. Two (2) points of access are permitted to Mulroy Road. These two points shall be the internal loop street shown on Exhibit A.
7. Signs. New development will need to meet the current sign code requirements based upon street frontage on a primary arterial.	Signs. (a) Area A is permitted one freestanding development sign at forty (40) feet high and three hundred fifty (350) square feet in area. One detached sign at thirty (30) feet high and two hundred fifty (250) square feet in area for each lot fronting Mulroy Road and one detached monument sign at ten (10) feet high and one hundred (100) square feet in area per vehicular entrance from the internal loop road.
8. Perimeter Treatment. New development must meet perimeter landscaping requirements along Mulroy Road of at least 10 feet wide.	Perimeter Treatment. (a) A twenty (20) foot wide landscaping strip along the Mulroy Road right-of-way containing canopy trees spaced forty (40) foot on center within this strip. The landscaping strip shall be planted with a grass lawn.
9. Final Development Plan. None.	Final Development Plan. (a) The final development plan for Area A shall be reviewed and approved by the Planning and Zoning Commission and City Council. The purpose of this review shall be to determine conformance with the provisions of this ordinance and the need for additional right-of-way to construct an overpass for the parkway that would span the rail line and Kearney Street. The City will be responsible for purchasing the additional right-of-way if it is needed.

Proposed IC District COD #185	Existing HM COD #94
1. Permitted Uses. (a) Accessory uses, as permitted by section 36-450, accessory structures and uses. (b) Ambulance services. (c) Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto. (d) Any residential dwellings existing at the time the district is mapped. As a conforming use, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed. (e) Auction sales, flea markets, and swap meets. (f) Automobile service garages including body and fender repair and paint shops. (g) Automobile service stations. (h) Automobile washing businesses, including automatic, coin-operated, and moving-line facilities. (i) Awning and canvas sales and rental. (j) Bus stations. (k) Catering businesses. (l) Cemeteries. (m) Churches and other places of worship, including parish houses, Sunday schools, and overnight shelters. (n) Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site. (o) Commercial off-street parking lots and structures. (p) Commercial outdoor recreation use group. (q) Construction equipment storage yards. (r) Day care centers in accordance with chapter 36, article XI, Springfield City Code. (s) Eating and drinking establishments use group. (t) Entertainment-oriented use group. (u) Funeral homes, mortuaries, and crematoriums. (v) General office use group. (w) Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with section 36-480, screening and fencing, (non-	Permitted Uses. (a) Accessory Uses, as permitted by Section 5-1000, Accessory Structures and Uses. (b) Any establishment that provides supplies and/or services primarily to commercial and industrial customers. (c) Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales office accessory thereto. (d) Battery recycling and reprocessing. (e) Construction equipment storage yards. (f) Commercial laundry. (g) Electric and steam power plants. (h) Heliports. (i) Office, administrative, business, finance, and professional. (j) Motor freight terminals. (k) Police and fire stations. (l) Public services and public utility uses. (m) Retail Sales Use Group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principle use include products produced, distributed or sold wholesale on-site by the principle use. (n) Schools, professional commercial, industrial and trade. (o) Warehousing, storage and distribution center. (p) Wholesale Sales.

Proposed IC District COD #185	Existing HM COD #94
household resource recovery collection centers are permitted by (c) above). (x) Manufactured housing (mobile home) and trailer sales, leasing and service with no storage. (y) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (z) Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (aa) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (bb) Medical marijuana testing facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (cc) Medical office use group. (dd) Nurseries, greenhouses and garden stores. (ee) Upholstery shops. (ff) Personal services use group. (gg) Pest control services. (hh) Police and fire stations. (ii) Private clubs and lodges. (jj) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges. (kk) Public or private vehicle and boat storage garages, yards, or lots. (ll) Public service and public utility uses, as follows:	

Proposed IC District COD #185	Existing HM COD #94
1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers. 2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities. 3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater. 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks. (mm) Retail sales use group. (nn) Schools, professional, commercial, industrial and trade. (oo) Schools or development centers for persons with handicaps or development disabilities. (pp) Self-service storage facilities. (qq) Short-term rental type 3 in accordance with section 36-473 and subject to conditions in subsection (2)(d), if applicable. (rr) Swimming pool sales and display. (ss) Taxi dispatch yards and offices. (tt) Taxidermists. (uu) Temporary lodging use group. (vv) Temporary uses, as permitted by section 36-452, temporary uses. (ww) Towers other than wireless facilities, less than 100 feet in height, and related facilities. (xx) Upholstery shops. (yy) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (zz) Warehouses, storage and distribution centers. (aaa) Wholesale sales use group.	

Proposed IC District COD #185	Existing HM COD #94
Conditional Uses. (a) Overnight shelters and transitional service shelters for 50 or fewer residents, in accordance with subsection 36-363(10)(b)5. (b) Go-cart tracks. (c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities. (d) Motor freight terminals. (e) Soup kitchens. (f) Tier V wireless facilities in accordance with section 36-466, telecommunication towers. (g) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1. (h) Truck stops. (i) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.	Conditional Uses. None.
Use Limitations. (a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings. (d) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district. (e) All outdoor storage shall be at least 100 feet from any residential district boundary.	Use Limitations. (a) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space. (b) No junk, scrap, salvage, or automobile wrecking yard shall be located within 500 feet of any residential district. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

Proposed IC District COD #185	Existing HM COD #94
(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises. (h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).	(e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
2. Bulk Regulations. (c) Maximum structure height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district. (d) Minimum yard requirements (additional bufferyard may be required by subsection (8)). 1. Front yard: a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations. 2. Side yards: None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8). 3. Rear yards: None, except as required by the bufferyard requirements in subsection (8)). Open space requirements. (a) <i>Minimum open space:</i> Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials. (b) <i>Maximum impervious surface:</i> The combined area occupied by all main and accessory buildings or structures, parking, storage, loading and other paved areas shall not exceed 85	Bulk Regulations. (a) Maximum height : None. (b) Minimum yard requirements (additional bufferyard may be required by subsection (8)): 1. Front yard: a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities and recording, television and radio studios: (i) Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. (ii) Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. (iii) The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations. b. All other uses: None. 2. Side yard: a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities and recording, television and radio studios: Ten feet or as required by section 36-453, supplemental open space and yard regulations. b. All other uses: None. 3. Rear yard: a. Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios: Ten feet. b. All other uses: None. Open space requirements. (a) Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios. 1. Minimum open space: Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and

Proposed IC District COD #185		Existing HM COD #94
	percent of the total lot area unless modified in accordance with subsection 36-482(15).	other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials. 2. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking storage, loading and other paved areas shall not exceed 85 percent of the total lot area unless modified in accordance with subsection 36-482(15). (b) All other uses. 1. Minimum open space: None. 2. Maximum impervious surface: None.
3.	Access to Public Thoroughfares. Any development must meet current Public Works Design Standards and no public access to Mulroy Road shall be permitted from Station Point 107.50 south by this property owner. A secured Fire Department access drive complying with the requirements of the current International Fire Code may be provided in this limited access section of Mulroy Road	Access to Public Thoroughfares. (a) No public access to Mulroy Road shall be permitted from Station Point 107.50 south by this property owner. A secured Fire Department access drive complying with the requirements of the current International Fire Code may be provided in this limited access section of Mulroy Road.
4.	Bufferyard and landscaping requirements. New development will have a perimeter landscaping requirement along Mulroy Road of at least 10 feet wide, a landscaped Bufferyard Type C (15 feet wide) along the south property line between the IC and GI districts and a landscaped Bufferyard Type G (30 feet wide) between the IC and County A-1/A-R districts to the west.	Bufferyard and landscaping requirements. (a) The existing HM zoning requires a Bufferyard Type I (40 feet wide) adjacent to a R-SF District.

One-rdg. _____
P. Hrngs. X
Pgs. 15
Filed: 05-26-20

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-114

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 2.16 acres of
3 property generally located at 2001 East Commercial Street from GM,
4 General Manufacturing District to HM, Heavy Manufacturing District; and
5 adopting an updated Official Zoning Map. (Staff and Planning and Zoning
6 Commission both recommend approval.)
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 2001 East Commercial Street, and more fully described in "Exhibit
11 A," from GM, General Manufacturing District to HM, Heavy Manufacturing District; and
12

13 WHEREAS, following proper notice, a public hearing was held before the
14 Planning and Zoning Commission on May 7, 2020, a copy of the Record of Proceedings
15 from said public hearing being attached hereto and incorporated herein by this
16 reference as "Exhibit B," and said Commission made its recommendation; and
17

18 WHEREAS, the City has reviewed the applicant's request and prepared a staff
19 report concerning the application which is attached hereto and incorporated herein by
20 this reference as "Exhibit C;" and
21

22 WHEREAS, proper notice was given of a public hearing before City Council and
23 said hearing was held in accordance with law.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The property described in "Exhibit A," which is attached hereto and
29 incorporated herein by this reference, is hereby rezoned from GM, General
30 Manufacturing District to HM, Heavy Manufacturing District. Springfield Land
31 Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is
32 hereby amended, changed and modified consistent with this Ordinance.
33

34 Section 2 – City Council hereby directs the City Manager, or designee, to update
35 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
36 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
37 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
38 rules of interpretation.'

39
40 Section 3 – The Official Zoning Map herein adopted shall be maintained and
41 archived in the same digital form in which this Council has approved its adoption.

42
43 Section 4 – This Ordinance shall be in full force and effect from and after
44 passage.

45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

54
55
56 Approved as to form: Kyle T. [Signature], Assistant City Attorney

57
58
59 Approved for Council action: Jason A. [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020 - 114

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.16 acres of property generally located at 2001 East Commercial Street from GM, General Manufacturing District to HM, Heavy Manufacturing District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-10-2020

The applicant, Superior Solvents and Chemicals, Inc, is proposing to rezone approximately 2.16 acres of property generally located at 2001 East Commercial Street from GM, General Manufacturing District to HM, Heavy Manufacturing District.

REMARKS:

The Planning and Zoning Commission held a public hearing on May 7, 2020, and recommended to approve, by a vote of 7 to 0.

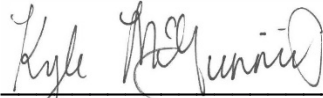
The Planning and Development staff recommends the application be approved (see the attached "Exhibit C," Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. This application is not consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the majority of the subject property as appropriate for Low-Density Housing, with a small portion of the property's southern half as appropriate for Medium Intensity Retail, Office or Housing. Neither the GM, General Manufacturing District nor the HM, Heavy Manufacturing District are listed as appropriate zoning districts for either Land Use category.
2. Despite the guidance from the *Growth Management and Land Use Plan*, past City Council actions have resulted in all of the adjacent properties being zoned either GM, General Manufacturing District or HM, Heavy Manufacturing District. In addition, the majority of these properties are used for commercial or industrial purposes, with a small number remaining as single-family homes, particularly along E. Thoman Street to the northeast of the subject property. Based on past Council action and the area's existing conditions, the requested map amendment would not constitute a significant change in zoning or land use.

3. This request is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

Submitted by:



Kyle McGinnis, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Neighborhood Meeting Summary

Exhibit A

**LEGAL DESCRIPTION
ZONING CASE Z-10-2020**

TRACT 1: All of the south 124 feet of lot Five (5) in Hyde Place, a subdivision in the City of Springfield, Greene County, Missouri.

TRACT 2: Beginning at the Northwest corner of Lot Eleven (11) in Hyde Place, a subdivision in the City of Springfield, Greene County, Missouri; Thence East 350 feet; Thence South 102.5 Feet; Thence West 350 feet; Thence 102.5 Feet to the point of Beginning, being a part of Lot Eleven (11) , in Hyde Place, a subdivision in the City of Springfield, Greene County, Missouri.

Exhibit B

**RECORD OF PROCEEDINGS
ZONING CASE Z-10-2020**

Planning and Zoning Commission – May 7, 2020

Z-10-2020

2001 East Commercial Street

Applicant: Superior Solvents and Chemicals, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 2.16 acres of property generally located at 2001 E. Commercial Street from GM, General Manufacturing District to HM, Heavy Manufacturing District. The Comprehensive Plan identifies this area as an appropriate for Low-Density Housing, with a small portion of the property's southern half as appropriate for Medium Intensity Retail, Office or Housing. However, the surrounding property is zoned either GM, General Manufacturing or HM, Heavy Manufacturing District. The Transportation Plan classifies Commercial Street and Nias Avenue as local roadways. A Traffic Impact Study was not required. A fee in lieu of on-site stormwater detention will not be allowed, and the property is not located within a stream buffer area. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main noted that the property is in the area of heavy manufacturing and they want to expand their operation and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-10-2020 (2001 East Commercial Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.



Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:

MAY 7, 2020

June 1, 2020

CASE: Z-10-2020

ACRES: 2.16 acres

LOCATION: 2001 E. Commercial Street

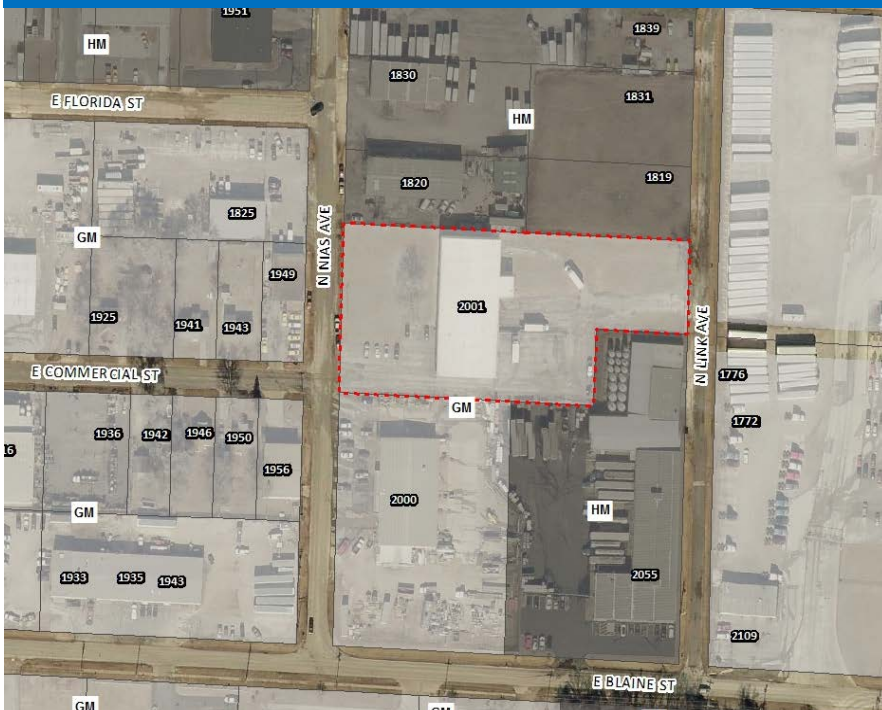
EXISTING LAND USE: Commercial Warehouse

APPLICANT: Superior Solvents and Chemicals, Inc.

STAFF: Kyle McGinnis, Senior Planner
417-864-1615

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

Request to rezone approximately 2.16 acres of property generally located at 2001 E. Commercial Street from GM, General Manufacturing District (Section 36-432 of the Land Development Code) to HM, Heavy Manufacturing District (Section 36-433).

FINDINGS FOR STAFF RECOMMENDATIONS:

1. This application is not consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the majority of the subject property as appropriate for Low-Density Housing, with a small portion of the property's southern half as appropriate for Medium Intensity Retail, Office or Housing. Neither the GM, General Manufacturing District nor the HM, Heavy Manufacturing District are listed as appropriate zoning districts for either Land Use category.
2. Despite the guidance from the *Growth Management and Land Use Plan*, past City Council actions have resulted in all of the adjacent properties being zoned either GM, General Manufacturing District or HM, Heavy Manufacturing District. In addition, the majority of these properties are used for commercial or industrial purposes, with a small number remaining as single-family homes, particularly along E. Thoman Street to the northeast of the subject property. Based on past Council action and the area's existing conditions, the requested map amendment would not constitute a significant change in zoning or land use.
3. This request is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	GM/HM	GM	GM
LAND USE	Warehouse/Vacant	Warehouse/Chemical Recycling	Vehicle Storage	Automotive Repair

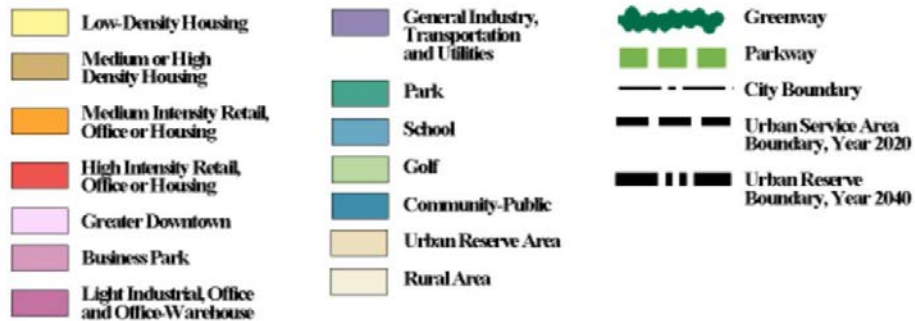
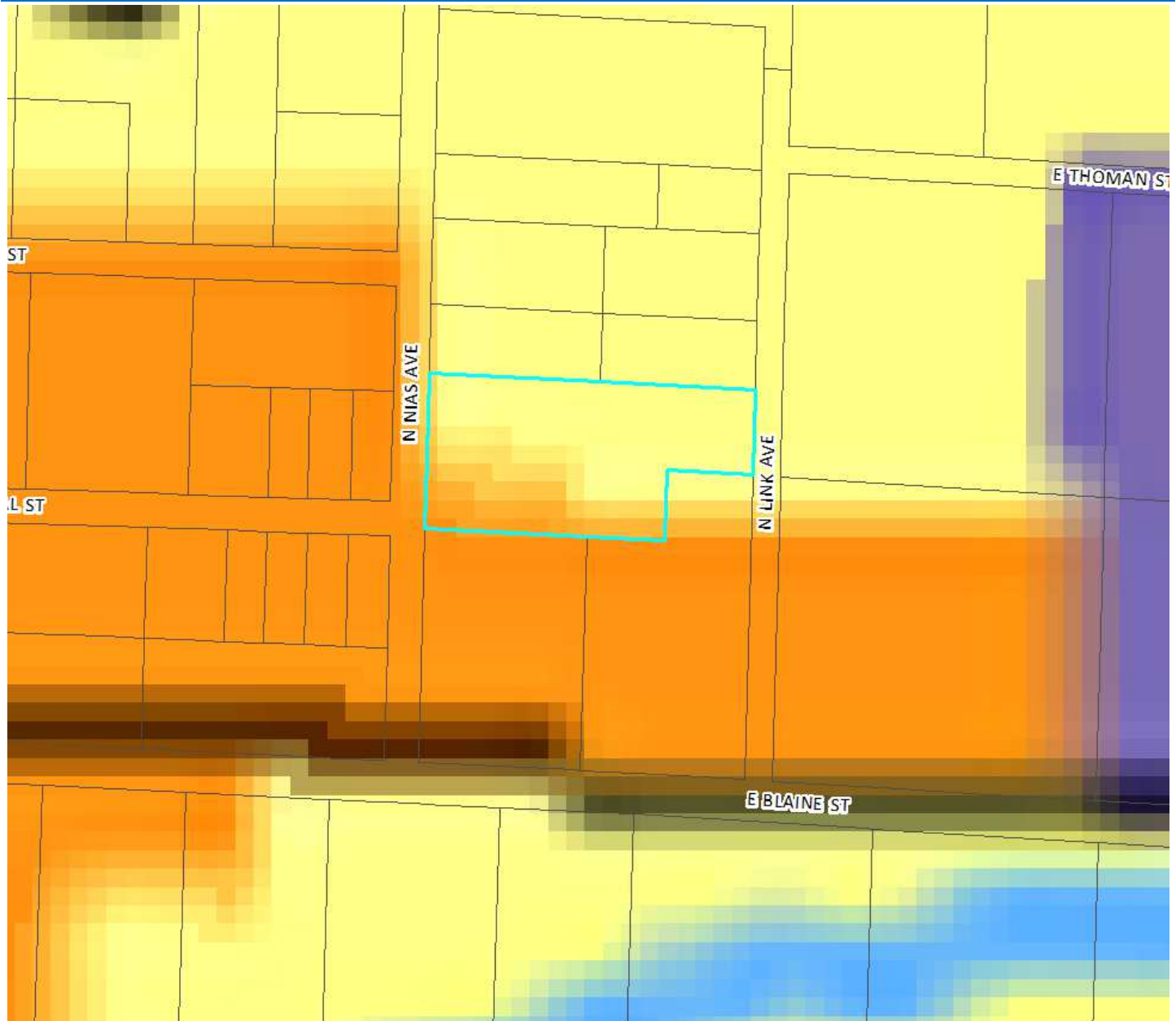
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was originally zoned GM, General Manufacturing District via General Ordinance No. 4494, which rezoned a number of properties in 1995. The site has not been the subject of a map amendment since that time.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
 - 1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 - 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 - 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 - 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 - 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 - 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 - 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 - 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HM
Minimum Yard Requirements (Section 36-433 (5) (b))	<i>Development including offices (as a principal use), athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio stations:</i> 1. <i>Front yard:</i> a. 25 feet along a street classified as a collector or higher classification street or as required by Section 36-453, supplemental open space and yard regulations. b. 15 feet along a street classified as a local street or as required by Section 36-453, supplemental open space and yard regulations. c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with Section 36-363, conditional use permits, or with an approved preliminary plat in accordance with the City's subdivision regulations. 2. <i>Side yard:</i> Ten feet or as required by Section 36-453, supplemental open space and yard regulations. 3. <i>Rear yard:</i> Ten feet. <i>All other uses:</i> No minimum yard requirements apply.
Maximum Structure Height (Section 36-433 (5) (a))	<i>All uses:</i> No maximum structure height applies.
Minimum Open Space (Section 36-433 (6))	<i>Development including offices (as a principal use), athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio stations:</i> 1. <i>Minimum open space:</i> At least 15% of the total lot area must be devoted to open space, which includes required yards and bufferyard areas containing living ground cover and other landscaping materials. 2. <i>Maximum impervious surface:</i> No more than 85% of the total lot area may be devoted to main and accessory buildings or structures, parking, storage, loading, and other paved areas unless modified by Section 36-482 (15). <i>All other uses:</i> No minimum open space requirements or maximum impervious surface limitations apply.
BULK PLANE	BUFFERYARD AND LANDSCAPING
None for the subject property (Section 36-433 (5)).	No bufferyards will be required on the subject property as part of this map amendment, nor will any bufferyards be required in the event of future development (Section 36-482 (12)). Interior and perimeter landscaping requirements may apply in the event of future development (Section 36-482 (9)).

COMPATIBILITY WITH COMPREHENSIVE PLAN:

This application is not consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the majority of the subject property as appropriate for Low-Density Housing, with a small portion of the property's southern half as appropriate for Medium Intensity Retail, Office or Housing. Neither the GM, General Manufacturing District nor the HM, Heavy Manufacturing District are listed as appropriate zoning districts for either Land Use category. Despite this, this property and all the adjacent properties are currently zoned either GM, General Manufacturing District or HM, Heavy Manufacturing District.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 2.16 acres of property generally located at 2001 E. Commercial Street from GM, General Manufacturing District (Section 36-432) to HM, Heavy Manufacturing District (Section 36-433).
2. The subject site's neighboring properties are all zoned for industrial uses, including both the GM, General Manufacturing (Section 36-432) and HM, Heavy Manufacturing Districts (Section 36-433). In addition, the majority of these properties are utilized for commercial or industrial purposes. Despite the fact that much of the area is designated as appropriate Low-Density Housing by the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, only a small number of single-family homes remain among the adjacent sites.
3. The subject property was zoned GM, General Manufacturing District in 1995 and has been used for non-residential purposes since that time. The applicant, Superior Solvents & Chemicals, Inc., owns the adjacent property at 2055 E. Blaine Street and has requested to rezone the subject site for their purposes. This adjacent property is currently zoned HM, Heavy Manufacturing District
4. The proposed rezoning was reviewed by City departments, whose comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on Monday, March 16, 2020. A summary of the meeting is attached (Attachment 2).

PUBLIC NOTIFICATIONS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 14 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

BUILDING DEVELOPMENT SERVICES:

Building Development Services has no objections to the proposed rezoning.

ENVIRONMENTAL SERVICES - CLEAN WATER SERVICES:

Clean Water Services has no objections to the proposed rezoning. The subject property has access to public sewer.

FIRE:

Fire has no objections to the proposed rezoning.

CITY UTILITIES:

City Utilities has no objections to the proposed rezoning.

PUBLIC WORKS – STORMWATER:

The property is in the Jordan Creek North drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention is required. Water quality will be required if adding an additional acre of impervious area. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek North
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

PUBLIC WORKS – TRAFFIC:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Commercial Street as a Local roadway and N. Nias Avenue as a Local roadway. The standard right-of-way width for E. Commercial Street and N. Nias Avenue is 25 feet from the centerline. It appears additional right-of-way is not needed along W. Walnut Lawn Avenue. It appears no additional right-of-way is needed along E. Commercial Street or N. Nias Avenue. A survey is recommended to determine the exact amount of existing right-of-way. E. Commercial Street and N. Nias Avenue are both city-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts on E. Commercial Street or N. Nias Avenue. On-street parking is allowed along E. Commercial Street and N. Nias Avenue.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from N. Nias Avenue that will need to be narrowed to meet existing driveway standards. Any new proposed driveway approaches must meet the minimum spacing requirements (150' Approach/100' exit).

SIDEWALK

There is not existing sidewalk along the property frontage of N. Nias Avenue. The existing infrastructure meets current City standards. Sidewalk is required to be constructed along S. Kansas Avenue to current City Standards as part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along E. Commercial Street or N. Nias avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily.

TRAFFIC – TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	E. Commercial Street	Local	Yes	25	25
Street 2	N. Nias Avenue	Local	Yes	25	25
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		15.12	17.28	84.24	-
*Proposed Trips Generated		21.6	21.6	136.08	-
Additional Trips Generated		6.48	4.32	51.84	-

* Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

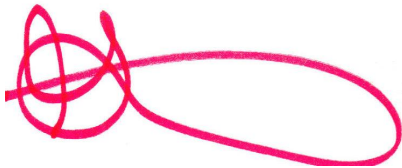
1. Request change to zoning from: General Manufacturing to Heavy Manufacturing
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Monday March 16, 2020 4pm - 6:30 pm
3. Meeting Location: 2055 East Blaine
4. Number of invitations that were sent: 51
5. How the mailing list was generated: City
6. Number of neighbors in attendance (attach a sign-in sheet): 1 - Jim Jenkins, owner of Jenkins Diesel
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Jim had no concerns with the change. He came by to see if there was something different planned.

8. List or attach the written comments and how you plan to address any issues:

none

I, Geoffrey Butler (print name), attest that the neighborhood meeting was held on MARCH 16, 2020 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Geoffrey Butler

One-rdg. _____
P. Hrngs. X
Pgs. 21
Filed: 05-26-20

Sponsored by: Simpson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-115

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 0.28 acres
3 generally located at 6320 South Creeksedge Drive from Planned
4 Development No. 318 to Planned Development No. 373; and adopting an
5 updated Official Zoning Map. (Staff and Planning and Zoning Commission
6 both recommend approval.)
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 6320 South Creeksedge Drive, and more fully described in "Exhibit
11 A," which is attached hereto and incorporated herein by this reference, from Planned
12 Development No. 318 to Planned Development No. 373; and
13

14 WHEREAS, following proper notice, a public hearing was held before the
15 Planning and Zoning Commission on May 7, 2020, a copy of the Record of Proceedings
16 from said public hearing being attached hereto and incorporated herein by this
17 reference as "Exhibit B," and said Commission made its recommendation; and
18

19 WHEREAS, the City has reviewed the applicant's request and prepared a staff
20 report concerning the application which is attached hereto and incorporated herein by
21 this reference as "Exhibit C;" and
22

23 WHEREAS, proper notice was given of a public hearing before City Council and
24 said hearing was held in accordance with law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – The property described in "Exhibit A," which is attached hereto and
30 incorporated herein by this reference, is hereby rezoned from Planned Development
31 No. 318, or such other zoning district as is designated on the official zoning map
32 adopted by City Council, to Planned Development No. 373. Springfield Land
33 Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is

hereby amended, changed, and modified consistent with this Ordinance.

Section 2 – The property described in “Exhibit A” of this Ordinance shall be subject to the requirements and standards included in “Exhibit 1,” which is attached to and a part of “Exhibit C;” and these requirements and standards shall govern and control the use and development of the land in Planned Development No. 373.

Section 3 – City Council hereby directs the City Manager, or designee, to update the City’s digital zoning map to reflect this rezoning and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in Springfield Land Development Code, section 36-306, ‘Official zoning maps and rules of interpretation.’

Section 4 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle Tolbert, Assistant City Attorney

Approved for Council action: Jason C. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 – 115

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.28 acres generally located at 6320 South Creeksedge Drive from a Planned Development 318 to Planned Development No. 373; and adopting an updated Official Zoning Map. (Planning and Zoning Commission and Staff recommend approval).

BACKGROUND INFORMATION: PLANNED DEVELOPMENT DISTRICT NO. 373

The applicant is proposing to rezone the subject property generally located at 6320 South Creeksedge Drive from a Planned Development 318 to Planned Development No. 373.

The property was illegally split down the middle of a single-family constructed house on October 26, 2018. The existing home and property lines are currently not in compliance with the Zoning Ordinance and the Subdivision Regulations. The illegal lot split does not meet subdivision codes and the Zoning Ordinance with the creation of a patio home use and zero lot line configuration which PD 318 does not currently allow. There are existing patio homes to the south of the subject property within Planned Development 209 which the subject property was originally a part of but has since been removed with PD 318. The existing house has been inspected by Building Development Services and can meet the building codes for a patio home/duplex construction. The approval of this application will bring the property into compliance with the Subdivision Regulations with a condominium replat, and the Zoning Ordinance by allowing patio homes in this area, if the zoning is approved.

REMARKS:

The Planning and Zoning Commission held a public hearing on May 7, 2020, and recommended to approve the proposed Planned Development No. 373, by a vote of 6 to 0.

The Planning and Development staff recommends the application be approved (see the attached "Exhibit C," Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan element of the City's Comprehensive Plan designates this area as appropriate for Low-Density housing.

2. The proposed uses and lots are consistent with the adjacent Planned Development 209 uses and allowed densities along Creeksedge Court and Creeksedge Drive.
3. Approval of this application will bring the property into compliance with the Zoning Ordinance and Subdivision Regulations.

Submitted by:



Bob Hosmer, AICP
Planning Manager

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Development Review Staff Report

Attachment 1, Department Comments
Attachment 2, Neighborhood Comments

PLANNED DEVELOPMENT 373 EXHIBITS:

Exhibit 1, Planned Development Ordinance Text
Exhibit 2, Preliminary Development Site Plan

Exhibit A

**LEGAL DESCRIPTION
PLANNED DEVELOPMENT 373**

ALL OF LOT 7 OF ST. ANDREWS ESTATES, ACCORDING TO THE FINAL PLAT
RECORDED IN PLAT BOOK ZZ PAGE 347, GREENE COUNTY RECORDERS
OFFICE, GREENE COUNTY, MISSOURI.

Exhibit B

**RECORD OF PROCEEDINGS
PLANNED DEVELOPMENT 373**

Planned Development 373
6320 South Creeksedge Drive
Applicant: DW Daniel Inc.

(David Shuler recused)

Mr. Hosmer stated that this is a request to approve Planned Development 373 generally located at 6320 South Creeksedge Drive. The Comprehensive Plan identifies this area as appropriate for Low Density Housing uses. The applicant is proposing to rezone the subject property from Planned Development 318, to Planned Development No. 373 to allow for a patio home construction within a condominium subdivision. Planned Development 318 only allows for single family homes. Planned Development 209 located south of the subject property does allow for patio homes. The property was illegally split down the middle of a single-family constructed house on October 26, 2018. The application for a Planned Development and concurrent administrative subdivision will bring the property into compliance with the Zoning Ordinance and the Subdivision Regulations. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, applicant representative, here for clean-up and follow with a replat and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Planned Development 373 (6320 South Creeksedge Drive). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox. (David Shuler recused)



Bob Hosmer, AICP
Planning Manager

Exhibit C

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

MAY 7, 2020

June 1, 2020

CASE: Planned Development 373

ACRES: 0.28 acres

LOCATION: 6320 South Creeksedge Drive

EXISTING LAND USE: Single Family

APPLICANT: Christina Blasi Family Trust
 and Wayne and Susan Moberly

STAFF: Bob Hosmer, Planning Manager
 417-864-1834

STAFF RECOMMENDATIONS:
 Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

Request to rezone 0.28 acres located at 6320 South Creeksedge Drive from a Planned Development 318 to a Planned Development 373.

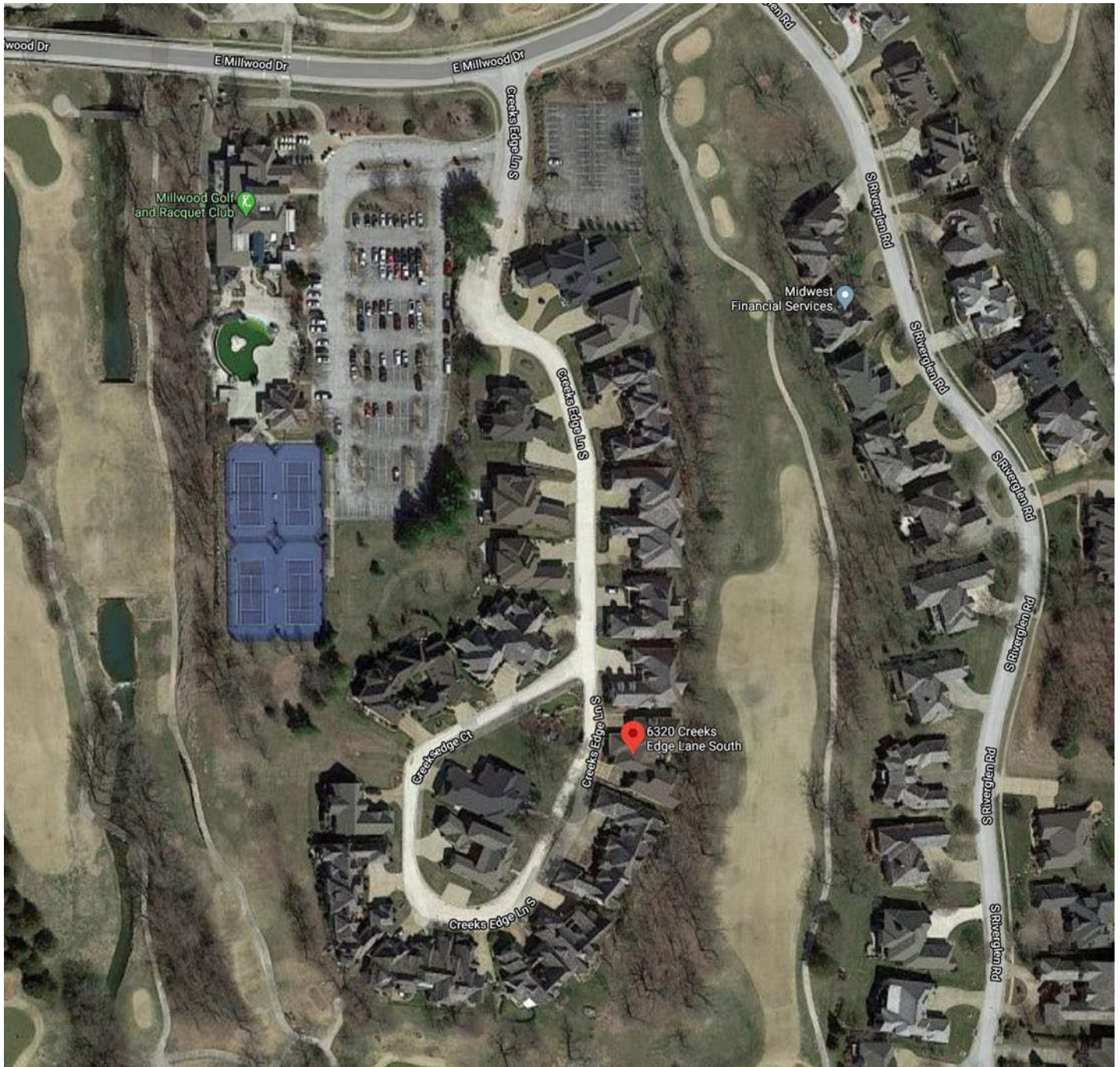
FINDINGS FOR STAFF RECOMMENDATIONS:

1. The application for a Planned Development will bring the property into compliance with the Zoning Ordinance and the Subdivision Regulations. The property owners have created an illegal lot split that crosses through an existing single-family home thus creating a patio home use which is not permitted in PD 318. There are existing patio homes to the south within Planned Development 209 of which the property was originally a part of but has since been removed with PD 318. The house has been inspected by Building Development Services and can meet the building codes for a patio home/duplex construction. This application will also bring the property into compliance with the Subdivision Regulations with an Administrative Replat for a condominium which will follow if the zoning is approved.
2. The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for Low-Density Housing. The applicant's proposed PD has residential densities that are comparable to the R-SF District which is recommended in these areas.
3. The proposed uses are consistent with the adjacent Planned Development 209 uses and allowed densities along Creeksedge Court and Creeksedge Drive.
4. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 318	PD 209	County PAD	PD 318
LAND USE	Single Family Home	Patio Home	Golf course	Vacant lot

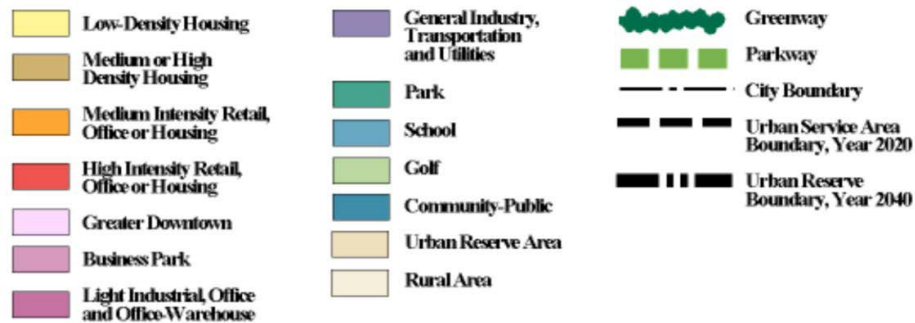
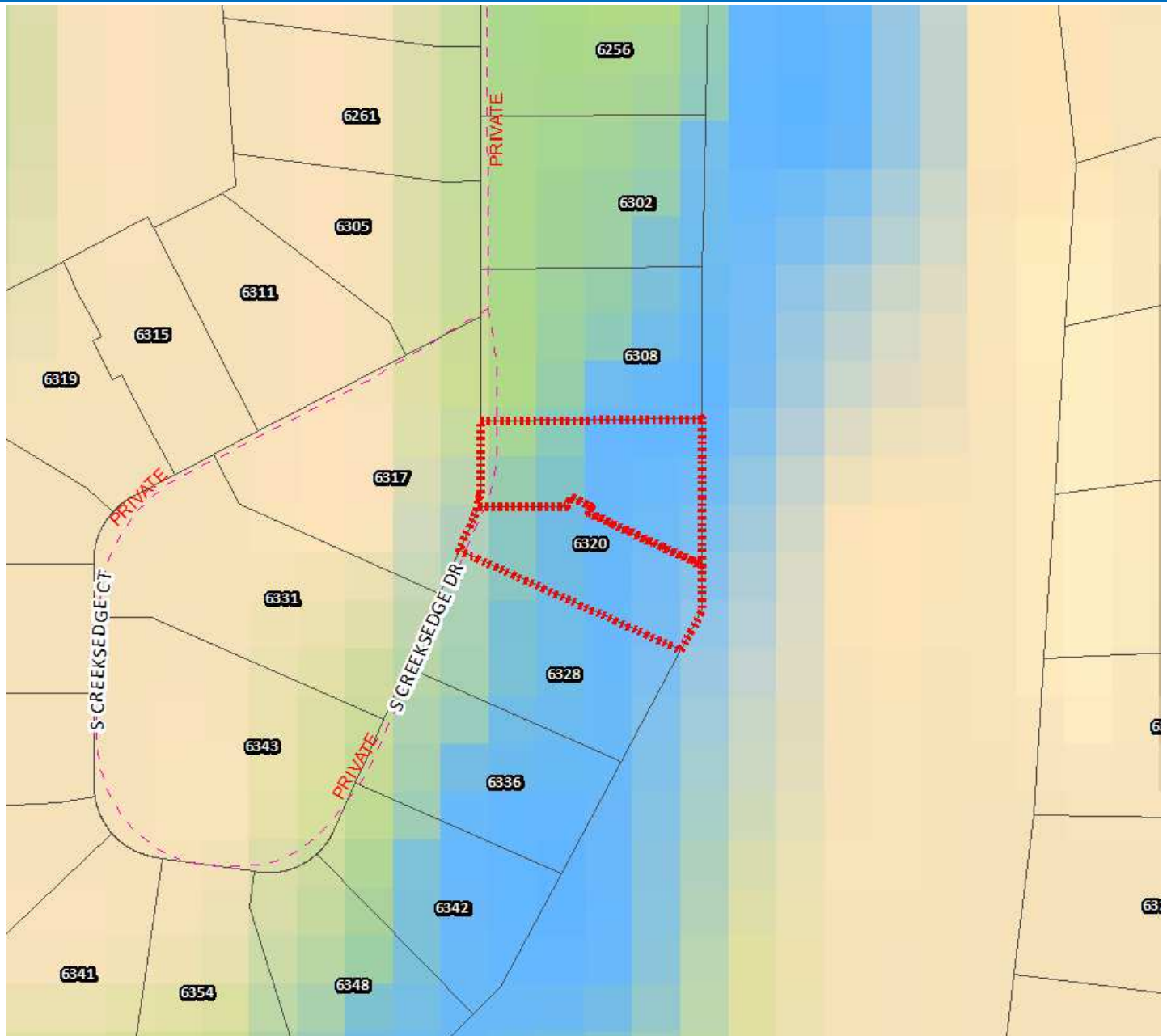
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The property was zoned to Planned Development 209 by City Council on June 9, 1997. This Planned Development permitted patio court homes. On April 23, 2007 the property was rezoned to Planned Development 318 which only permitted single-family dwelling homes.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

PLANNED DEVELOPMENT 373	REQUIREMENTS
Minimum lot size	5,110 square feet
Uses allowed	Residential, Semi-detached, Attached and Condominiums
BULK PLANE	BUFFERYARD AND LANDSCAPING
Per Exhibit 2	Per Exhibit 2

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for low-density housing. The Single-Family Residential District is considered an appropriate land use category for this area. It also suggests rezoning to the PD, Planned Development, classification which gives the City special powers to deny or regulate development in exchange for allowing the landowner to submit a more flexible or creative plan than would be permitted under the Zoning Ordinance. The Plan also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards can assure compatibility of different housing types and densities with existing neighborhoods.

The Established Neighborhoods section of the *Plan* encourages focusing less on separating different land uses and more on the size, design or position of buildings and their relationship to the street, to users and to neighbors. It also encourages the continuation of zoning districts that allow and encourage infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation and general architecture, particularly in older neighborhoods.

The Growing Neighborhoods section of the *Plan* encourages a variety of development and redevelopment strategies such as the neighborhood unit concept, planned mixed-use developments, rural clustered housing or other innovative concepts to build strong neighborhoods and a sense of community. It also encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns that are also environmentally responsible.

The Major Thoroughfare Plan classifies Creeksedge Drive as a private street roadway.

STAFF COMMENTS:

1. The property was illegally split down the middle of a single-family constructed house on October 26, 2018. The application for a Planned Development will bring the property into compliance with the Zoning Ordinance and the Subdivision Regulations. The illegal lot split does not meet subdivision codes and the Zoning Ordinance with the creation of a patio home construction. Since there are patio homes to the south and since the house was originally constructed to meet building codes the application will bring the property into compliance with the Zoning Ordinance and the Administrative Replat that will follow will bring the property into compliance with the Subdivision Regulations if the zoning is approved.
2. The applicant is proposing to rezone the subject property from Planned Development 318, to Planned Development No. 373 to allow for a patio home construction within a condominium subdivision. The existing PD 318 only permits single-family dwelling construction. The proposed PD does not deviate from the overall intent and uses that already exist within the PD to the south of the subject property. The applicant is required to apply for a Planned Development because the current ordinance only allows single-family residential dwellings to be placed on individual lots. A condominium has multiple units on one lot surrounded by common area that is maintained by a condominium/homeowners association. This rezoning request if approved will follow with an application for an administrative replat of the property into two condominium units with a designated common area.
3. The major difference between the existing PD 318 and the proposed Planned Development No. 373 is that single-family residential condominiums will be permitted. The proposed rezoning will not increase the intensity of uses or development on the site from what is currently allowed in the District.
4. A traffic study was not required since the proposed uses will not generate any additional traffic compared to the densities of the existing PD.
5. Approval of this application will facilitate development of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. Property owners were mailed a comment card to provide their comments. Comments are attached (Attachment 4).

PUBLIC NOTIFICATIONS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet:

Mailed: 15

Returned: 0

DEPARTMENT COMMENTS:**ATTACHMENT 1****BUILDING DEVELOPMENT SERVICES COMMENTS:**

No comments.

CITY UTILITIES COMMENTS:

No issues with proposed rezoning.

CLEAN WATER SERVICES COMMENTS:

1. No issues with the proposed rezoning
2. Public sewer is available to each proposed lot. Both proposed lots are served by separate laterals. No additional improvements are required.
3. SWR2008-00502 was issued for two 3/4 inch water meters in 2008. No additional permits required.

FIRE DEPARTMENT COMMENTS:

No issues.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:**STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION**

City's Transportation Plan classifies S. Creeksedge Drive as a Private roadway. There is no public right of way and the road is maintained by the development.

TRAFFIC COUNTS & ON-STREET PARKING

There are no traffic counts on a Private roadway.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Creeksedge Drive. Any new access points will be required to seek a permit from the City since it is a Private Drive.

SIDEWALK

There is existing sidewalk along the property frontage of S. Creeksedge Drive that is maintained by the development.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There is not a Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along S. Creeksedge Drive. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required.

TRAFFIC - TABLE 1: PLANNED DEVELOPMENT/CONDITIONAL USE PERMIT DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	S. Creeksedge Drive	Private	No	0	0
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		4	5	48	
*Proposed Trips Generated		4	5	48	

Additional Trips Generated	0	0	0
-----------------------------------	---	---	---

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

PUBLIC WORKS STORWATER DIVISION COMMENTS:

There are no issues with stormwater with planned development as shown. No new stormwater requirements will be required.

NEIGHBORHOOD COMMENTS:

ATTACHMENT 2

From: [Rhonda Kauffman](#)
To: Zoning@springfieldmo.gov
Subject: Rezoning request - project location: 6320 South Creeksedge Drive, Ozark MO 65721
Date: Thursday, April 9, 2020 12:28:59 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Hello Mr. Hosmer,
regarding the zoning change notification we received as neighbors of the above referenced addressed, we are ok with the request to rezone this address to a two unit condominium.

thank you,

Ray and Rhonda Kauffman

From: [Flaxwhit](#)
To: Zoning@springfieldmo.gov
Subject: 6320 S Creeksedge zoning
Date: Wednesday, April 15, 2020 11:10:10 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Regarding: 6320 S. Creeksedge Dr. Unit A
Applicant Name: Christies Blasi

Zoning change from PD 318 to PD 373
This is to allow the structure on Lot 7 to be split into units A & B via a condominium plat to be sold as separate units.

We say Approve. Kelli and Rob - Strang 6311 Creeksedge

From: [janet.walsworth](mailto:janet.walsworth@springfieldmo.gov)
To: Zoning@springfieldmo.gov
Subject: rezoning application of Christie Blasi, 6320 S Creeksedge Dr., Unit A, Ozark, Mo. 65721
Date: Saturday, April 11, 2020 9:29:37 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I am in favor of the rezoning application, it will bring her property in compliance with the HOA bylaws of St Andrews subdivision, in Millwood Golf and Country Club.

Janet Walsworth .
6319 Creeksedge Ct.
Ozark, Mo 65721

REQUIREMENTS FOR APPROVAL:

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 373

No building or other permits may be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the Springfield Zoning Ordinance shall apply unless modified by the requirements and standards that follow.

APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the Springfield Zoning Ordinance shall apply unless modified by the requirements and standards that follow.

INTENT

The purpose of this planned development is to allow for a single-family home that meets the com to be divided into separate units through a condominium process. The home shall be divided into units A & B with an HOA formed to provide maintenance of the common areas.

DEFINITIONS

The definitions contained in the Zoning Ordinance shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

Dwelling, semidetached: A one-family dwelling attached to one other one-family dwelling by a common vertical wall and each dwelling located on a separate lot. These units are also referred to as townhouses or patio homes.

Dwelling, Patio Home: A one-family dwelling on a separate lot with open space setbacks on three sides and a court. Patio homes may be attached to similar homes on adjacent lots and still satisfy this definition. Also known as zero lot line homes.

Dwelling, Townhome: A one-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

USES PERMITTED: The following uses shall be permitted on the subject parcel:

Residential Uses:

1. Semi-detached dwellings, such as patio homes

2. Attached dwellings such as townhouses
3. Condominium Units: Property to be reviewed as a Condominium shall meet the following;
 - a. Existing construction to be evaluated with builder and/or architect to determine fire resistance rating of existing floor, wall and ceiling assemblies.
 - b. Structure will be regarded as a duplex for building code purposes for minimum of 1-hour separation between dwelling units.
 - c. Floor structure passing across basement common wall will need to be modified to accommodate a separation between dwelling units. This may possibly be achieved by constructing an independent support wall on either side of the common wall and separating floor joists from passing through. 1 hour rated assembly then shall be provided between the two units terminating at the floor deck.
 - d. All piping and cable penetrations between dwelling units shall be fire-stopped with listed systems
 - e. If upper floor ceiling is or can be certified to be 1-hour rated, rated walls may terminate at ceiling and draft-stopping provided between units in attic.
 - f. All plans and reports shall be prepared and sealed by a Missouri Registered Architect and/or Engineer

USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.
2. No use shall emit an odor that creates a nuisance as determined by the Springfield City Code.

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

A maximum of two (2) dwelling units are permitted. Each dwelling unit will be on Lot 7 and platted as Unit A and Unit B.

The minimum size lot shall not be smaller than five thousand one hundred and ten (5,110) square feet.

BULK, AREA AND HEIGHT REQUIREMENTS: Development shall adhere to the following:

All structures shall have a maximum height of 45 feet or three stories above the finished grade.

All structures, drives, parking, open space and pedestrian facilities shall be situated in substantial conformance with Exhibit 2.

Setbacks shall be in substantial conformance with Exhibit 2.

Patios and decks are permitted to extend into the required rear yard setback.

PUBLIC FACILITIES: Development shall adhere to the following:

All required public and private improvements shall be at the expense of the applicant or subsequent owner(s). Assurances satisfactory to the Director of Public Works, such as executed contracts, escrows, guarantees or letters of credit, guaranteeing that all required public improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City prior to building permits being issued to the applicant or subsequent owners. Storm water

drainage management improvements, however, must be constructed prior to the issuance of any building permit. The applicant or subsequent owners shall file with the Director of Public Works a schedule for completion of public improvements and shall provide assurances that improvements will be constructed within the time schedule. No certificate of occupancy shall be issued for any structure within this District unless the required public improvements are completed prior to occupancy of the structures or unless the Director of Public Works has determined that such public improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e. , strikes, weather, etc. . have delayed the completion of the improvements in which case the Director of Building Regulations may permit occupancy under conditions satisfactory to the Director of Public Works that the required public improvements will be completed as required by this ordinance within a reasonable time . Public improvements, as used in this paragraph shall include private, as well as public, improvements required by the planned development ordinance . Such improvements shall include:

1. All streets, drives, parking areas, and pedestrian circulation facilities;
2. Sanitary sewer facilities;
3. Storm water management and drainage improvements.

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

Access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit 2.

SIGNS: Development shall adhere to the following:

The City's sign codes for the appropriate development type from Section 36-454 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

PERIMETER TREATMENT :Development shall adhere to the following:

No special buffering is required.

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

1. The maintenance of common areas and facilities within the District shall remain the responsibility of the 6320 Creeksedge Home Owners Association or shall be assumed by a duly constituted property owners association meeting all legal requirements as prescribed by the City Attorney.

FINAL DEVELOPMENT PLAN. A final development plan, showing conformance with the requirements of this exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits and prior to the commencement of any improvements permitted or required by this exhibit.

1. A Subdivision approval shall constitute the final development plan. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405.09(c) of the Springfield Zoning Ordinance*.

BEING A PART OF THE SOUTHWEST QUARTER OF
SECTION 27, TOWNSHIP 28 NORTH, RANGE 21 WEST,
GREENE COUNTY, MISSOURI

GRID



SEC. 27, T28N, R21W
SCALE: 1"=2000'

		LEGEND	
● CP	CONTROL POINT	PROPERTY LINE	
● IP	FOUND IRON PIN	SANITARY SEWER	
● IP	SET IRON PIN	STORM SEWER	
△ PRM	RIGHT-OF-WAY MARKER	TELEPHONE LINE	
PP	POWER POLE W/ GUY	UNDERGROUND TELEPHONE	
● MH	MANHOLE	GAS LINE	
● SQ	SEWER CLEANOUT	WATER LINE	
□ GM	GAS METER	OVERHEAD ELECTRIC LINE	
□ LP	LIGHT POLE	UNDERGROUND ELECTRIC	
●	SIGN	FENCE LINE	
● WM	WATER METER	RETAINING WALL	
● WV	WATER VALVE	LINE LABELS	
● GV	GAS VALVE		
● FH	FIRE HYDRANT	TREELINE	
△ TR	TELEPHONE RISER		ER ELECTRICAL RISER
●	BUMPER POST		TS TRAFFIC SIGNAL BOX
● IG	GRATE INLET		MB MAIL BOX
● BH	BOREHOLE		

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOCATE NUMBER 200582949.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0476E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

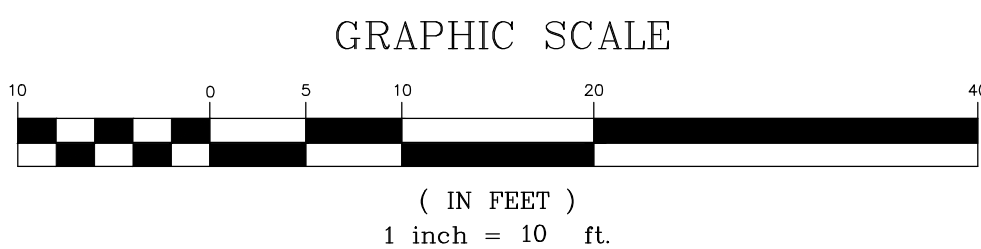
METRIC COORDINATE PAIRS SHOWN FOR THE CORNERS OF THE PERIMETER TRACT ARE MISSOURI
STATE PLANE COORDINATES OF 1983 CENTRAL ZONE, GAINED THROUGH USE OF RTK GPS AND
BASED ON GR STATION "KICKAPOO" GRID FACTOR 0.9999373, DATE OF ADJUSTMENT 2000.

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

ALL OF THE AREA'S SHOWN ON THIS PLAT ARE COMMON ELEMENTS EXCEPT FOR THE BUILDING PERIMETER DESCRIPTIONS SHOWN THE AIR SPACE ABOVE EACH BUILDING DESCRIPTION.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDING IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

BEARINGS BASED UPON GRID NORTH
NAD 1983
MISSOURI COORDINATE SYSTEM
CENTRAL ZONE
RI GEOGRAPHIC CONTROL SYSTEM MONUMENTS
GR-08 & GR-08A
GRID FACTOR 0.99992786
1 METER = 3.28083333 FEET
(394.4 METERS) NAVD 1988

[illegible]

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS, EASEMENTS AND ACCESS LIMITATIONS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF, _____

OF THE PROPERTY DESCRIBED HEREON, CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____,
20____

DATE OF EXECUTION	SIGNED
	PRINT NAME
	SIGNED
	PRINT NAME

STATE OF MISSOURI)

COUNTY OF GREENE)

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A
NOTARY PUBLIC IN AND FOR SAID STATE, APPEARED _____, TO ME
PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THE FOREGOING DOCUMENT WAS SIGNED AND
SEALED IN BEHALF OF THE _____ IN HIS/HER CAPACITY AS TRUSTEE
THEREOF AND HE/SHE FURTHER ACKNOWLEDGED SAID DOCUMENT WAS SIGNED AS HIS/HER FREE ACT AND DEED IN
SAID CAPACITY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING BOARD OF
GREENE COUNTY, MISSOURI.

JOEL BINKLEY, EXECUTIVE SECRETARY

STATE OF MISSOURI)

COUNTY OF GREENE)

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
AND _____, HIS WIFE TO ME KNOWN TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE
SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

UNIT A	
INTERIOR ANGLES	
①	90°00'00"
②	90°00'00"
③	270°00'00"
④	90°00'00"
⑤	270°00'00"
⑥	90°00'00"
⑦	90°00'00"
⑧	90°00'00"
⑨	245°00'00"
⑩	90°00'00"
⑪	90°00'00"
⑫	270°00'00"
⑬	270°00'00"
⑭	115°00'00"

SUM OF INTERIOR ANGLES
2160°00'00"

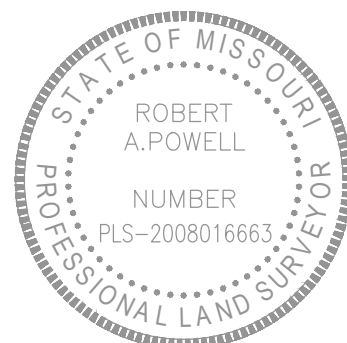
UNIT B	
INTERIOR ANGLES	
①	90°00'00"
②	115°00'00"
③	245°00'00"
④	90°00'00"
⑤	90°00'00"
⑥	270°00'00"
⑦	90°00'00"
⑧	270°00'00"
⑨	90°00'00"
⑩	270°00'00"
⑪	90°00'00"
⑫	90°00'00"
⑬	90°00'00"
⑭	270°00'00"
⑮	90°00'00"
⑯	270°00'00"
SUM OF INTERIOR ANGLES 2520°00'00"	

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, ROBERT A. POWELL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED MARCH 10, 2020 AND SIGNED BY ROBERT A. POWELL, PLS NO. 2008016863 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF ROBERT A. POWELL, PLS NO. 2008016863 IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS THE SUBDIVISION REGULATION OF GREENE COUNTY, MISSOURI. DATE OF LAST REVISION MARCH 12, 2020.

ANDERSON ENGINEERING, INC. LC 62 BY:

Robert A. Powell
ROBERT A. POWELL, PLS NO. 2008016663



3-23-2020
DATE PREPARED

COA #000062

PREPARED BY	OWNER
ROBERT A. POWELL, PLS ANDERSON ENGINEERING, INC. 3213 S. WEST BYPASS SPRINGFIELD, MO. 65807	CHRISTINA L. BLASI 6320 S. CREEKSEDGE DR UNIT A. OZARK, MO. BOOK 2019, PAGE 034509-19

CHRISTINA L. BLASI
6320 S. CREEKSEDGE DR UNIT A.
OZARK, MO.
BOOK 2019, PAGE 034509-19

WAYNE & SUSAN MOBERLY
6320 S. CREEKSEDGE DR. UNIT B
OZARK, MO.
BOOK 2019, PAGE 034357-19



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING

2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: JM DATE: 3-04-2020
DRAWN: BAC FIELD BK:
CHECKED: RAP JOB NO: 20SP10027

WB 111-485
SHT. 1 OF 1 REV

One-rdg. _____
P. Hrngs. X
Pgs. 17
Filed: 05-26-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020 -116

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately one acre of
3 property generally located at 303 North Scenic Avenue and 2711 West
4 Olive Street from HC, Highway Commercial District and R-SF, Single-
5 Family Residential District to R-TH, Residential Townhouse District; and
6 adopting an updated Official Zoning Map. (Staff and Planning and Zoning
7 Commission both recommend approval.)
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 generally located at 303 North Scenic Avenue and 2711 West Olive Street, and more
12 fully described in "Exhibit A," from HC, Highway Commercial District and R-SF, Single-
13 Family Residential District to R-TH, Residential Townhouse District; and
14

15 WHEREAS, following proper notice, a public hearing was held before the
16 Planning and Zoning Commission on May 7, 2020, a copy of the Record of Proceedings
17 from said public hearing being attached hereto and incorporated herein by this
18 reference as "Exhibit B," and said Commission made its recommendation; and
19

20 WHEREAS, the City has reviewed the applicant's request and prepared a staff
21 report concerning the application which is attached hereto and incorporated herein by
22 this reference as "Exhibit C;" and
23

24 WHEREAS, proper notice was given of a public hearing before City Council and
25 said hearing was held in accordance with law.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – The property described in "Exhibit A," attached hereto and
31 incorporated herein by this reference, is hereby rezoned from HC, Highway Commercial
32 District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse
33 District. Springfield Land Development Code, Section 36-306, 'Official zoning map and

rules for interpretation,' is hereby amended, changed and modified consistent with this Ordinance.

Section 2 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, 'Official zoning maps and rules of interpretation.'

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle Tull, Assistant City Attorney

Approved for Council action: Jason C. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 - 116

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately one acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-9-2020

The applicant is proposing to rezone approximately one acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District to R-TH, Residential Townhouse District. The applicant intends to construct new duplexes on the property along Scenic Avenue.

REMARKS:

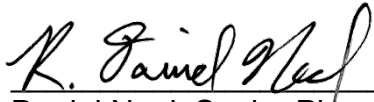
The Planning and Zoning Commission held a public hearing on May 7, 2020, and recommended to approve, by a vote of 7 to 0.

The Planning and Development staff recommends the application be approved (see the attached "Exhibit C," Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the subject property as appropriate for Low Density Housing. The R-TH district is listed as an appropriate zoning district for this land use category.
2. The R-TH district is consistent with the other properties located along Scenic and Olive. The properties located to the south and west of the subject property are used residentially.
3. This request is consistent with the City's policies to promote infill development and increased density where investments have already been made in public services and infrastructure.

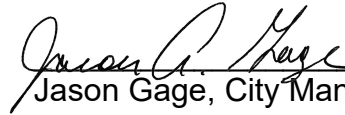
Submitted by:


Daniel Neal, Senior Planner

Recommended by:


Mary Lilly Smith, Director

Approved by:


Jason Gage, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Neighborhood Meeting Summary

Attachment 3: Neighborhood Correspondence

Exhibit A

LEGAL DESCRIPTION
ZONING CASE Z-9-2020

(303 N. Scenic Avenue): LOTS 11, 12, 13 & 14 IN WESTPORT ADDITION,
SPRINGFIELD, GREENE COUNTY, MISSOURI

AND

(2711 W. Olive Street): LOTS 15 & E1/2 16 BLK 15 WESTPORT ADDITION,
SPRINGFIELD, GREENE COUNTY, MISSOURI

Exhibit B

**RECORD OF PROCEEDINGS
ZONING CASE Z-9-2020**

Planning and Zoning Commission – May 7, 2020

Z-9-2020

303 North Scenic Avenue & 2711 West Olive Street

Applicant: Parker Realty and Development, LLC & Michael C. Carlson Properties, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1 acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse District. The Comprehensive Plan identifies this area as an appropriate for Low Density Housing. R-TH is consistent with this category. The Transportation Plan classifies Scenic Avenue as a Secondary Arterial and Olive Street and Water Street as a Local roadways. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. The property is located in a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. The property is located in a stream buffer area. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Brent Parker, applicant/owner, wants to rezone for possible purchase to Residential Townhouse.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

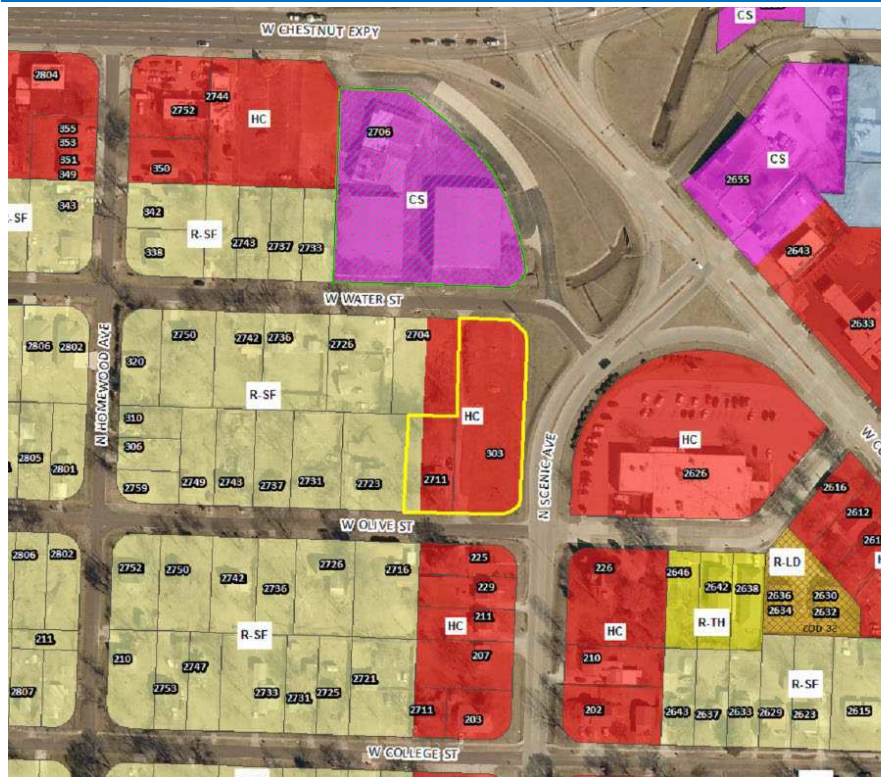
Mr. Jobe motioned to **approve** Z-9-2020 (303 North Scenic Avenue & 2711 West Olive Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Jobe, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.



Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:



MAY 7, 2020

June 1, 2020

CASE: Z-9-2020

ACRES: 303 N. Scenic Avenue and 2711 W. Olive Street

LOCATION: Approximately 1 acre

EXISTING LAND USE: Single-family residential and vacant/undeveloped

APPLICANT: Parker Realty and Development, LLC and Michael C. Carlson Properties, LLC

STAFF: Daniel Neal, Senior Planner
417-864-1036

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

Request to rezone approximately 1 acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse District

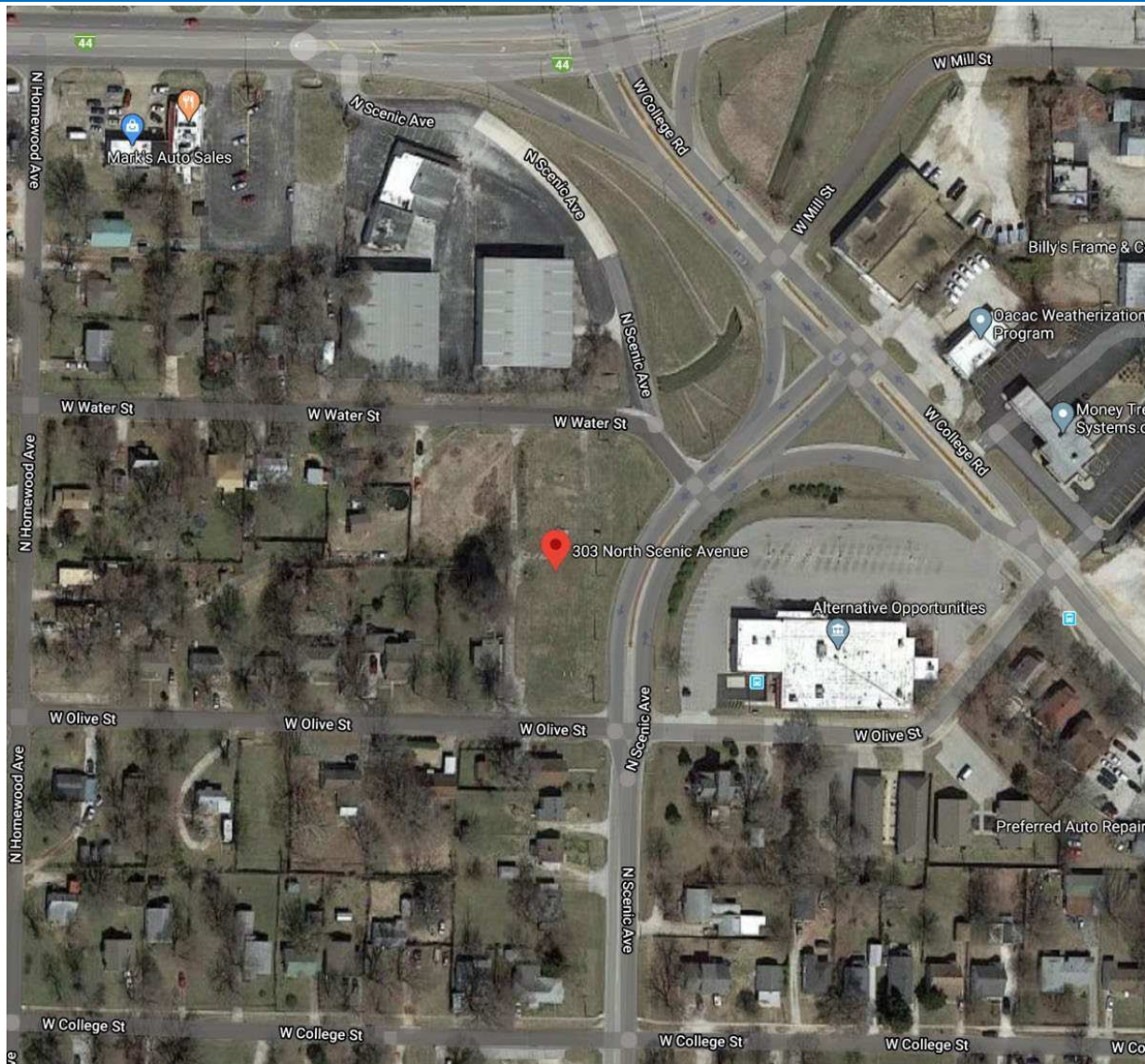
FINDINGS FOR STAFF RECOMMENDATIONS:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the subject property as appropriate for Low Density Housing. The R-TH district is listed as an appropriate zoning district for this land use category.
2. The R-TH district is consistent with the other properties located along Scenic and Olive. The properties located to the south and west of the subject property are used residentially.
3. This request is consistent with the City's policies to promote infill development and increased density where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

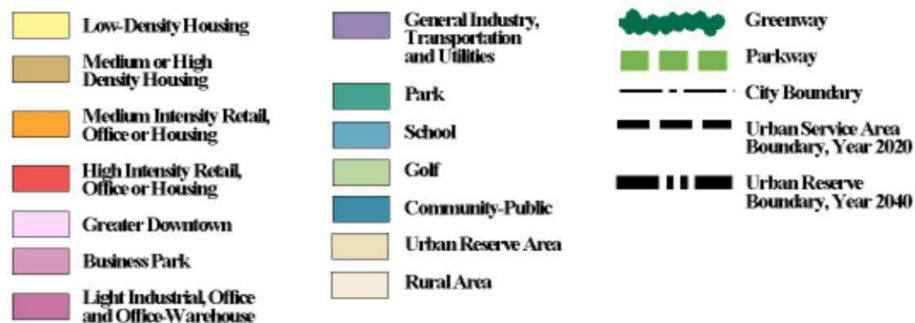
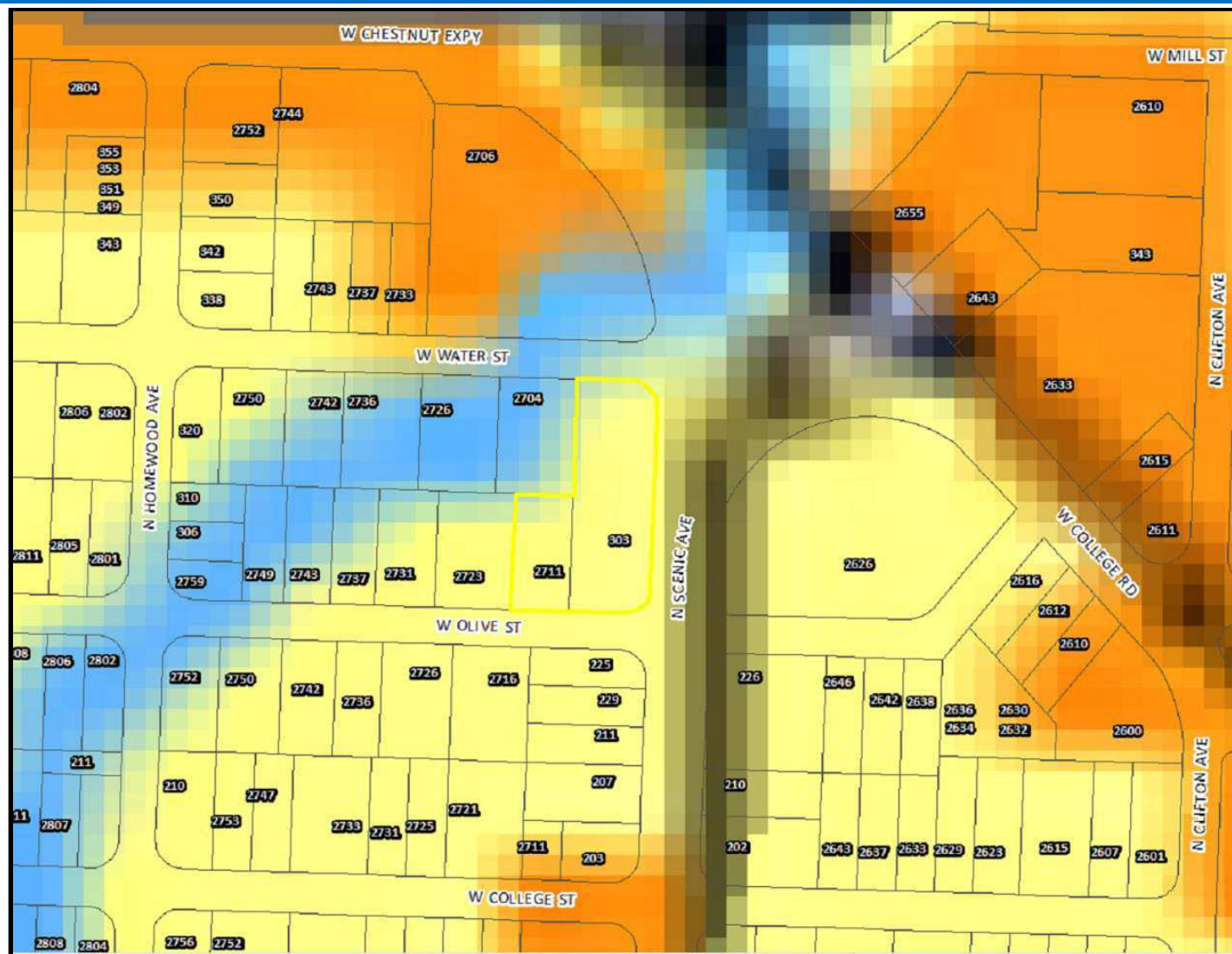
	NORTH	SOUTH	EAST	WEST
ZONING	CS	HC	HC	R-SF
LAND USE	Warehousing and storage	Residential uses	Nursing home	Single-family residence

SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:





PROPERTY HISTORY:

The subject property was originally zoned HC, Highway Commercial District with the city-wide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:**Sec. 36-367. – Amendments**

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-TH
Minimum Yard Requirements	1. <i>Front yard</i>: a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453. b. Fifteen feet along a street classified as a local street or as required by section 36-453 (garages shall be set back a minimum of 20 feet). c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or with an approved preliminary plat in accordance with the city's subdivision regulations. 2. <i>Side yards</i>: a. Townhouses: Six feet or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for a townhouse or attached single-family dwelling when a common wall is located on the lot line. b. All other uses: Five feet. 3. <i>Rear yard</i>: Ten percent of the lot depth but may not be less than ten feet nor will more than 20 feet be required.
Maximum Structure Height	1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum open space	Not less than 20 percent
BULK PLANE	BUFFERYARD AND LANDSCAPING
None for the subject property unless developed as a non-residential use	No bufferyard would be required. Landscaping shall be provided according to Sec. 36-482.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for Low Density Housing.

STAFF COMMENTS:

1. The applicants are proposing to rezone approximately one acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District to R-TH, Residential Townhouse District. The applicant intends to construct new duplexes on the property along Scenic Avenue.
2. The R-TH district is consistent with the other properties located along Scenic and Olive. The properties located to the south and west of the subject property are used residentially.
3. The R-TH district is consistent with the *Growth Management and Land Use Plan* element which lists it as an appropriate zoning district for the Low Density Housing land use category. The proposed downzoning of the property from the existing HC, Highway Commercial District to a R-TH District will decrease the overall intensity of the land uses on the property.
4. The single-family residence, mobile home and accessory buildings on the property at 303 N. Scenic Avenue were demolished by the owner in 2003. While HC allows existing residential uses to remain and to be considered conforming uses, it is not ideal to leave residential uses zoned commercial. In this case, since the residential structures were demolished and not reconstructed within 18 months, a new residential use is not allowed to be re-established. This property has to be rezoned to R-TH to construct new residential structures on the property. The other property owner at 2711 W. Olive Street intends to keep the existing single-family structure/use at this time but wanted the ability to rebuild as a single-family or duplex residential use in the future.
5. The R-TH District is intended to accommodate a variety of housing types, including single-family detached, single-family semi-detached, duplex, and townhouse dwellings, at low to moderate residential densities (approximately 11 units per acre). This district is also intended to function as a transition between the less intense single-family district and more intense multifamily districts.
6. The subject property does not meet the intent of the HC, Highway Commercial District which depends upon high visibility and generates high traffic volumes or caters to the traveling public. Areas zoned HC are intended to be at least 5 acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 6, 2020. A summary of the meeting is attached (Attachment 2).

PUBLIC NOTIFICATIONS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet:

Mailed: 14

Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

BUILDING DEVELOPMENT SERVICES COMMENTS:

Approved.

CITY UTILITIES COMMENTS:

No issues with proposed rezoning. CU Electric/Gas/Water are available to serve the property.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is available for all tracts.

FIRE DEPARTMENT COMMENTS:

No comments.

MODOT COMMENTS:

This does not involve MODOT.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Olive Street as a Local roadway, N. Scenic Avenue as a Secondary Arterial roadway and W. Water Street as a Local roadway. The standard right-of-way width for W. Olive Street and W. Water Street is 25 feet from the centerline. The standard right-of-way width for N. Scenic Avenue is 35 feet from the centerline. It appears additional right-of-way is not needed along W. Olive Street, W. Water Street or N. Scenic Avenue. A survey is recommended to determine the exact amount of existing right-of-way. W. Olive Street, W. Water Street and N. Scenic Avenue are all city-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts on W. Olive Street, W. Water Street or N. Scenic Avenue. On-Street parking is allowed on W. Olive Street and W. Water Street. On-Street parking is not allowed along N. Scenic Avenue.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Olive Street and two driveway access points onto the property from W. Water Street. There are no driveway access points onto the property from N. Scenic Avenue and none will be allowed.

SIDEWALK

There is not existing sidewalk along the property frontage of W. Olive Street, W. Water Street or N. Scenic Avenue. Sidewalk is required to be constructed along the property frontage of W. Olive Street, W. Water Street and N. Scenic Avenue at the time of development or a fee in lieu of sidewalk approved by the ARC. The existing infrastructure meets current City Standards.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is one bus stop along W. Olive Street and no bus stops along W. Water Street and this portion of N. Scenic Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	W. Olive Street	Local	Yes	25	25
Street 2	W. Water Street	Local	Yes	25	25
Street 3	N. Scenic Avenue	Secondary Arterial	No	40+	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		20.64	86.43	928.8	
*Proposed Trips Generated		6.45	7.74	77.4	
Additional Trips Generated		-14.19	-78.69	-851.4	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Upper Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. Water quality will be required if adding an additional acre of impervious area. The property is located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Upper Wilsons Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	No

1. Request change to zoning from: H/C to RTH
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 3-6-20 4:00pm 6:30pm
3. Meeting Location: 303 N WESTPORT AVE
4. Number of invitations that were sent: 122
5. How the mailing list was generated: Prepared by City staff
6. Number of neighbors in attendance (attach a sign-in sheet): 6
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

WANTED TO KNOW WHAT RTH WAS

8. List or attach the written comments and how you plan to address any issues:

I EXPLAINED WHAT RTH WAS
ALL WERE OK WITH REZONING TO RTH

I, BRENT PARKER (print name), attest that the neighborhood meeting was held on
3-6-2020 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning
Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Brent Parker

Signature of person completing affidavit

BRENT PARKER

Printed name of person completing affidavit

RE-ZONING

Meeting Date: 3-6-2020

Location of Meeting: 303 N WESTPORT AVE

15 of 17

April 14, 2020

City Council of Springfield
Planning and Zoning Department, City of Springfield

c/o City Clerk's Office,
City of Springfield
840 Booneville Avenue
Springfield, MO 65802

Re: Z-9-2020

Please accept this letter as a protest to change the zoning at 303 N Scenic Avenue and 2711 W. Oliver. I protest for the following reasons:

- Scenic Avenue is Highway Commercial from Chestnut Expressway to Grand Street. The exceptions are my property, Commercial Service, and two parcels on the 800 block of S. Scenic Avenue. Please keep this district commercial.
- 2704 W. Water Street is zoned Highway Commercial. By changing the zoning at 303 N. Scenic Ave, 2704 W. Water Street becomes a Highway Commercial island and virtually useless.
- College Street on Route 66 empties out onto the corners of Scenic, College and Chestnut Expressway. This corner should remain Highway Commercial in anticipation of further development of Route 66. The City has done a good job of becoming a focal point for Route 66. Keep the focus strong.

My business property is across Water Street from 303 N. Scenic Avenue. We purchased the property knowing we were in a Commercial area, not across the street from homes. Changing the addresses in question is incongruent with the area.

Again, I request this zoning change to be denied.



Respectfully,
Patricia R. Pearson
PearStone LLC
2706 W Chestnut Expressway
Springfield, MO 65803

Incl: Zoning Protest Petition. Unable to Notarize at this time as the bank lobby is closed.

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning

Project Name: Rezone 303 N. Scenic Avenue + 2711 W. OLIVEST or

City Council Bill No., E-9-2020 (if applicable).

This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner	Owner(s) Address	(if different) Property Address	Owner(s) Signature(s)
PEARSTONE LLC	214 S. Holland Ave SPRINGFIELD MO 65807	2706 W. Chestnut XPRY SPRINGFIELD MO 65803	Patricia R Pearson

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION EXACTLY AS SHOWN ON THE DEED FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this _____ day of _____, 20____, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Notary Public

My Commission Expires: _____

The bank lobby is closed + the
Notary is unavailable. I can get
one notarized when the bank
Reopens. Patricia R Pearson

One-rdg. _____
P. Hrngs. X
Pgs. 23
Filed: 05-26-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 117

SPECIAL ORDINANCE _____

AN ORDINANCE

1 GRANTING Conditional Use Permit No. 443 for the purpose of authorizing an
2 automotive service garage to operate within the GR, General Retail,
3 district located at 2851 West Republic Road as a conditional use.
4 (Staff and Planning and Zoning Commission recommend approval.)
5 _____
6

7 WHEREAS, pursuant to Section 36-363 of the Land Development Code City
8 Council may grant permits authorizing certain enumerated conditional uses as provided
9 in the various zoning districts; and
10

11 WHEREAS, the Planning and Zoning Commission held a public hearing on May
12 7, 2020, and the Commission found that the necessary conditions existed for issuance
13 of Conditional Use Permit No. 443 for the property located at 2851 West Republic Road
14 and zoned GR, General Retail; and
15

16 WHEREAS, City Council finds that sufficient evidence has been presented to
17 satisfy all applicable standards of the Land Development Code for issuance of
18 Conditional Use Permit No. 443; and
19

20 WHEREAS, the granting of such permit is deemed proper and it is not found to
21 harm the community or injure the value, lawful use, and reasonable enjoyment of
22 properties in the vicinity of 2851 West Republic Road.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – Conditional Use Permit No. 443 is hereby granted in accordance with
28 and subject to the provisions of Section 36-363 of the Land Development Code.
29 Conditional Use Permit No. 443 is granted for the purpose of authorizing an automotive
30 service garage to operate as a conditional use within the GR, General Retail, district
31 located at the property described in “Exhibit B,” which is attached hereto and
32 incorporated herein by this reference, and which is generally located at 2851 West
33 Republic Road.

34
35 Section 2 – Building permits, certificates of occupancy, and any other required
36 permits or approvals may be issued by the duly authorized officials of the City provided
37 that such issuance is consistent with Section 36-363 of the Land Development Code,
38 any other applicable City regulation or ordinance, and the “Requirements for Conditional
39 Use Permit 443” described in “Exhibit A,” which is attached hereto and incorporated
40 herein by this reference. Additionally, the provisions contained in “Exhibit A” and “Exhibit
41 D – Attachment 3” shall govern and control the use and development of the land
42 described in “Exhibit B,” in a manner consistent with the attached site plan depicted on
43 “Exhibit D – Attachment 5.” “Exhibit D” being attached hereto and incorporated herein
44 by this reference in its entirety.
45

46 Section 3 – Any violation of the provisions of this Ordinance shall be grounds for
47 the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.
48

49 Section 4 – This Ordinance shall be in full force and effect from and after
50 passage only so long as the Property and any improvements thereon conform to the
51 conditions and requirements described in Section 36-363 of the Land Development
52 Code, and other applicable City regulation or Ordinance, and this Ordinance.
53

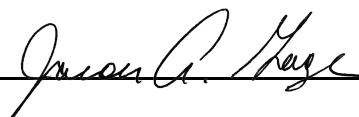
54 Passed at meeting: _____
55

56 _____
57 Mayor
58

59 Attest: _____, City Clerk
60

61 Filed as Ordinance: _____
62

63
64 Approved as to form: , Assistant City Attorney
65

66
67 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-117

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Granting Conditional Use Permit No. 443 for the purpose of authorizing an automotive service garage to operate within the GR, General Retail, district located at 2851 West Republic Road as a conditional use. (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: CONDITIONAL USE PERMIT 443

The applicant is requesting approval of a Conditional Use Permit for an automotive service garage on the subject property within a GR, General Retail District. The *Zoning Ordinance* requires a use permit in the GR, General Retail District for an automotive service garage. The applicant is proposing an automotive service garage that will share the existing building with Planet Fitness.

CONDITIONS:

1. The regulations and standards listed on "Exhibit D - Attachment 3" shall govern and control the use and development of the land in Use Permit Number 443 in a manner consistent with the attached site plan ("Exhibit D - Attachment 5").

FINDINGS FOR STAFF RECOMMENDATION:

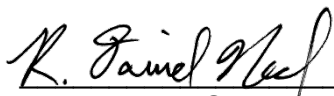
1. This application meets the approval standards for a Conditional Use Permit.
2. Approval of this request will provide for redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

REMARKS:

The Planning and Zoning Commission held a public hearing on May 7, 2020, and recommended approval, by a vote of 6 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings).

The Planning and Development staff recommends the proposed conditional use permit be approved (See attached "Exhibit A").

Submitted by:

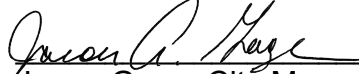

Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Requirements for Conditional Use Permit 443

Exhibit B, Legal Description

Exhibit C, Record of Proceedings

Exhibit D, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Requirements for Conditional Use Permit 443

Attachment 3, Standards and Responses for Conditional Use Permits

Attachment 4, Neighborhood Meeting Summary

Attachment 5, Site Plan

Exhibit A

REQUIREMENTS FOR CONDITIONAL USE PERMIT 443

1. An automotive service garage, as defined in Section 36-321 of the Zoning Ordinance, is permitted in conformance with Attachment 5.
2. The automotive service garage, as defined in Section 36-321 of the Zoning Ordinance, shall comply with all the standards listed in Attachment 3. No automobile body and fender repair or paint shops are permitted.
3. Lighting shall be significantly reduced during non-operational building hours, allowing only lighting necessary for security purposes. The lighting plan submitted for review shall note where this distinction occurs.
4. If the property is subdivided, then the requirements contained herein, shall only apply to the particular area as shown on the attached site plan. The subdivision must follow the current Subdivision Regulations.
5. Any proposed detached sign must be located outside of any right-of-way, easements or sight triangles and meet all requirements of Section 36-454 of the Zoning Ordinance.
6. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

Exhibit B

LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 443

WILSONS CREEK SHOPPING CENTER 1ST ADD (A REPLAT OF WILSONS CREEK SHOPPING CENTER) LOT 25 & W 65 FT LOT 24 IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit A

**RECORD OF PROCEEDINGS
CONDITIONAL USE PERMIT 443
Planning and Zoning Commission – May 7, 2020**

Conditional Use Permit 443
2851 West Republic Road
Applicant: 2851 W. Republic Rd., LLC

(King Coltrin recused)

Mr. Hosmer stated that this is a request to allow an automotive service garage within a GR, General Retail District generally located at 2851 West Republic Road. The Comprehensive Plan identifies this as an appropriate for High Intensity Retail, Office or Housing. General Retail uses are appropriate. The applicant is proposing to build a new automotive service garage at this location. Automotive service garage requires a Conditional Use Permit. The Major Thoroughfare Plan classifies Republic Road as a Primary Arterial roadway. A Traffic Impact Study was not required as the change in zoning did not increase the trip generations. A fee in lieu of on-site stormwater detention will not be allowed. The property is not located in a stream buffer area. The CUP would allow an automotive service garage in conformance with the site plan and 21 standards in Attachment 3 and 5. No outside activities. It does not permit automobile body and fender repair or paint shops. Between the GR and R-TH to the north there is a required 15 feet landscaped Type S2 bufferyard and a perimeter landscaping along the street, however, the site is already fully developed and would be considered a legal nonconforming use. A 30-degree bulk plane is provided from the R-TH District. The CUP will require:

- Lighting to be significantly reduced during non-operational hours,
- Must meet the Sign standards and,
- Comply with the attached site plan.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Dane Seiler, 5051 S. National, applicant's representative, had a neighborhood meeting in January and mentioned possible noise concerns, but they were addressed, and others had questions regarding an autobody shop, but they will not be allowed to have an autobody parts shop.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Conditional Use Permit 443 (2851 West Republic Road). Ms. Ogilvy seconded the motion. Ayes: Doennig, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox. (King Coltrin recused)



Bob Hosmer, AICP
Planning Manager

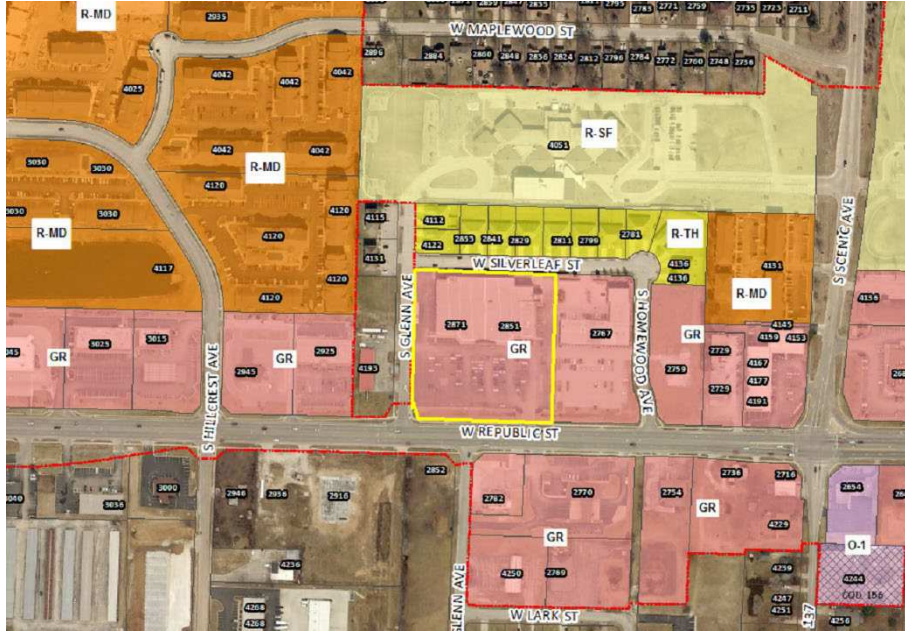
Exhibit D

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

MAY 7, 2020

CITY COUNCIL PUBLIC HEARING:

JUNE 1, 2020



CASE NUMBER:

Conditional Use Permit 443

LOCATION: 2851 W. Republic Road

ACRES: Approximately 4 acres

EXISTING LAND USE: Athletic club

APPLICANT: 2851 W. Republic Rd LLC

STAFF: Daniel Neal, Senior Planner

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve Conditional Use Permit 443 as submitted.

SUMMARY OF REQUEST:

This is a request to allow an automotive service garage within a GR, General Retail District generally located at 2851 West Republic Road.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit.
2. The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. Commercial uses permitted in this district are generally required to conduct business activities indoors.
3. Approval of this request will provide for development of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

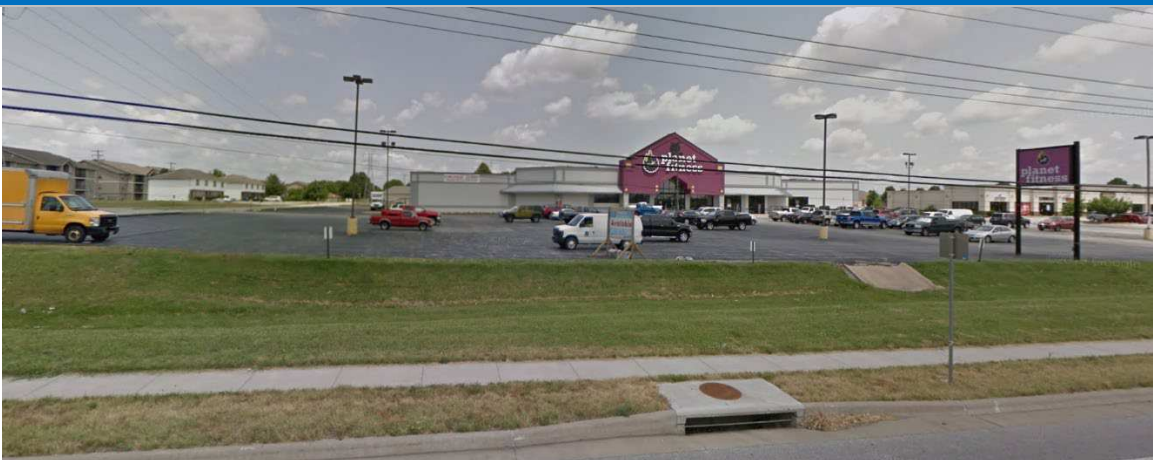
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	GR	GR	GR
LAND USE	Residential uses	Retail and office uses	Retail uses	Seasonal sales

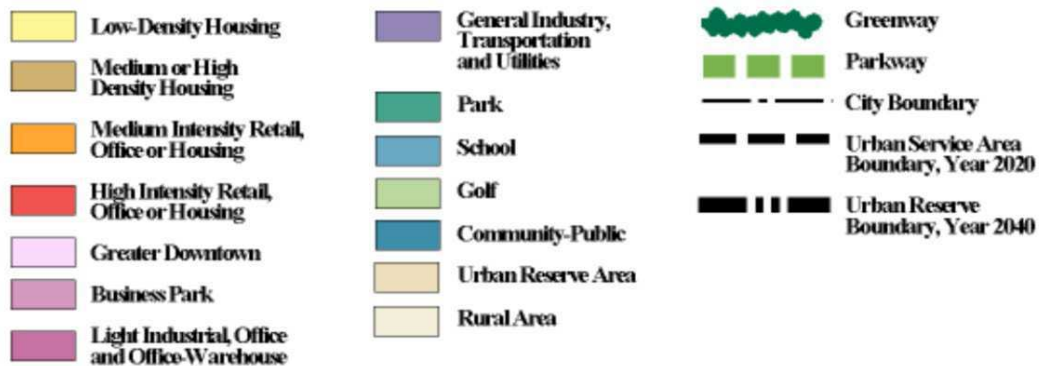
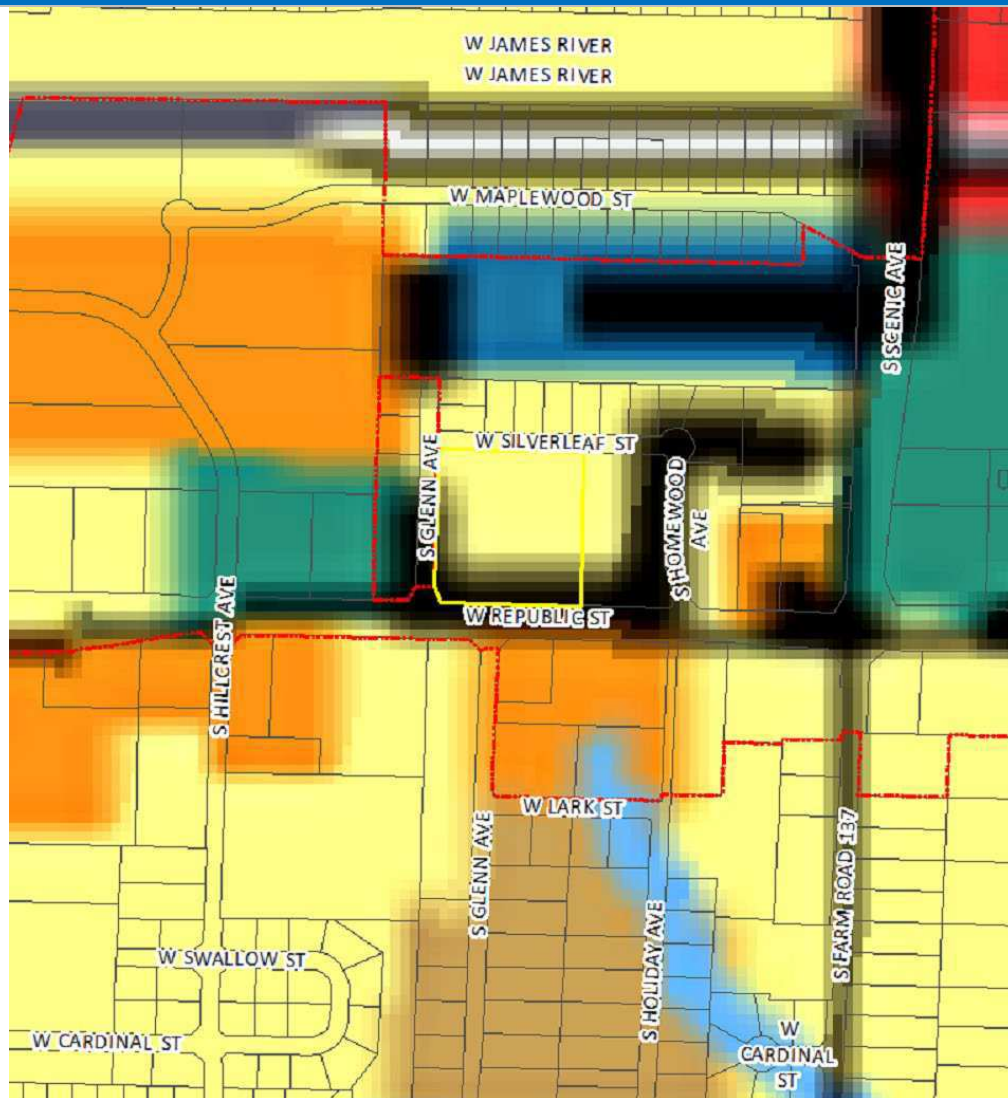
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was annexed in the City and rezoned to GR, General Retail in 1996 for a new Ramey's Pricecutter grocery store.

ZONING ORDINANCE REQUIREMENTS:

Sec. 36-363. - Conditional Use Permit

- (1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.
- (8) *Period of validity.*
- (a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18-month period:
 - 1. A building permit is obtained and the erection or alteration of a structure is started; or
 - 2. An occupancy permit is obtained and the conditional use commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.
 - (b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.
- d. *Damage or destruction.* In the event that the principal building or structure on the property is damaged or destroyed, by any means, to the extent of more than 75 percent of the replacement cost of the building or structure at the time such damage occurred, such building or structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located and the property shall not continue to be used for the uses permitted by the provisions of this section.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Low Density Housing; however, this property and adjacent properties along Republic Road have been zoned commercially since the 1990's.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for an automotive service garage on the subject property within a GR, General Retail District. The *Zoning Ordinance* requires a use permit in the GR, General Retail District for an automotive service garage. The applicant is proposing an automotive service garage that will share the existing building with Planet Fitness.
2. An automotive service garage is defined in the Zoning Ordinance as an establishment primarily engaged in automotive repair and services, including lubrication establishments. It does not permit automobile body and fender repair or paint shops.
3. The bufferyard requirement between GR and R-TH zoning is a bufferyard "Type S2" at least fifteen (15) feet wide with required plantings. A bufferyard is required along the north property line which is across the street from residential uses; however, the site is already fully developed without the bufferyard and is considered a legal nonconforming use due to the lack of bufferyard open space and landscaping. Perimeter landscaping is considered nonconforming and has not been provided as required in Section 36-482 of the Zoning Ordinance.
4. No portion of any structure shall be higher than a thirty (30) degree bulk plane where the property adjoins a R-SF or R-TH District. The maximum structure height for the proposed automotive service garage is based upon its proximity to R-TH district to the north; however, the garage is being located in an existing building that is approximately 20 feet in height from the grade of the district boundary and is under the 30-degree bulk plan maximum height requirement of 35 feet. The existing building is 60 feet from the R-TH District boundary and would be considered a conforming use.
5. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the GR, General Retail District requirements.
6. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 23, 2020. A summary of this meeting is included in Attachment 4.

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 14 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS FOR CONDITIONAL USE PERMIT 443

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with CUP. Complete Building Code compliance will be reviewed upon receipt of Permit Application.

CITY UTILITIES COMMENTS:

No issue with proposed CUP. Existing Primary metered electric service will need to be reconfigured, and other utilities may need to be relocated to provide services to both suites.

CLEAN WATER SERVICES COMMENTS:

No objection to CUP. Refer to the Pre-Development comments regarding required sewer permits for each suite.

FIRE DEPARTMENT COMMENTS:

No issues.

STORMWATER DIVISION COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not applicable and detention is also not applicable as the site is already developed. Water quality is not applicable as the site is fully built out. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	NA

TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Republic Road as a Primary Arterial roadway and S. Glenn Avenue as a Local roadway. The standard right-of-way width for W. Republic Road is 50 feet from the centerline. The standard right-of-way width for S. Glenn Avenue is 25 feet from the centerline. It appears additional right-of-way is not needed along W. Republic Road or S. Glenn Avenue. A survey is recommended to determine the exact amount of existing right-of-way. W. Republic Road is a city-maintained street and S. Glenn Avenue is a county-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts on this section of W. Republic Road or S. Glenn Avenue. On-street parking is not allowed along W. Republic Road or S. Glenn Avenue.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Republic Road and one from S. Glenn Avenue. Any new proposed driveway approaches must meet the minimum spacing requirements.

SIDEWALK

There is existing sidewalk along the property frontage of W. Republic Road and along the property frontage on S. Glenn Avenue. The existing infrastructure meets current City Standards.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There is not a Greenway Trail in the area surrounding the property pertaining to this zoning. There are two bus stops along W. Republic Road. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as there is no change in zoning.

SITE PLAN

Detailed site-specific comments.

TRAFFIC - TABLE 1: PLANNED DEVELOPMENT/CONDITIONAL USE PERMIT DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	W. Republic Street	Primary Arterial	No	50	50
Street 2	S. Glenn Avenue	Local	No	25	25
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated					
*Proposed Trips Generated					
Additional Trips Generated					

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 REQUIREMENTS FOR CONDITIONAL USE PERMIT 443

1. An automotive service garage, as defined in Section 36-321 of the Zoning Ordinance, is permitted in conformance with Attachment 5.
2. The automotive service garage, as defined in Section 36-321 of the Zoning Ordinance, shall comply with all the standards listed in Attachment 3. No automobile body and fender repair or paint shops are permitted.
3. Lighting shall be significantly reduced during non-operational building hours, allowing only lighting necessary for security purposes. The lighting plan submitted for review shall note where this distinction occurs.
4. If the property is subdivided, then the requirements contained herein, shall only apply to the particular area as shown on the attached site plan. The subdivision must follow the current Subdivision Regulations.
5. Any proposed detached sign must be located outside of any right-of-way, easements or sight triangles and meet all requirements of Section 36-454 of the Zoning Ordinance.
6. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

STANDARDS FOR CONDITIONAL USE PERMIT 443

ATTACHMENT 3

36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.	We believe so, it will be a general retail use along a major roadway.	The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. Commercial uses permitted in this district are generally required to conduct business activities indoors. Areas zoned GR are intended to be at least five acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme. The GR district allows automotive service garages with a Conditional Use Permit.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	Our proposal should not generate more traffic than what was previously on the site.	Public Works Traffic Division has reviewed the application and has determined that conditional use will not adversely affect safety of the motoring public and of pedestrians. Traffic comments are provided in Attachment 1.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	The proposed infill will address any fire concerns.	The Fire Department has reviewed this request and has no concerns with regard to safety from fire hazards and fire controls. Fire comments are provided in Attachment 1.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	We are not increasing impervious surface on the property.	Public Works Stormwater Division has reviewed this request and provided comments in Attachment 1. A fee in lieu of on-site stormwater detention is not applicable and detention is also not applicable as the site is already developed.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	It should not, the work will be conducted inside the building, which will dampen any noise from automotive repair work.	It is not expected that the proposed use will have noise characteristics that exceed Zoning Ordinance standards since the use is required to be located within an enclosed building.

36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	We are not adding any parking so we will not have additional light shine.	Off-street parking will shield vehicular and stationary lights from residential uses.
7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site.	We believe that it is. There are no new signs planned.	The development will be subject to the signage standards on the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	There are no new signs planned.	The development will be subject to the signage standards on the Zoning Ordinance and is not expected to have an adverse effect on any adjacent properties.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	We believe so, we are next to a Major Street.	No additional right-of-way is required for the adjacent streets.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.	We do not believe it will. The use will utilize the existing building envelope.	It is not anticipated that the proposed automotive service garage will have an adverse effect or be incompatible with the adjacent and surrounding properties. A bufferyard is required along the north property line which is across the street from residential uses; however, the site is already fully developed without one and would be considered a legal nonconforming use.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, walls and fences on the site; and b. The nature and extent of landscaping and screening on the site.	We will be utilizing the existing structure	The standards of the Zoning Ordinance adequately address these issues. A S2 bufferyard is required along the north property line which includes landscaping and a solid wooden privacy fence however, the site is already fully developed without one and would be considered a legal nonconforming use. The building must remain below a 30-degree bulk plane from the residential district boundary.

36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	We do not intend to make major topography or physical features changes.	The applicant's response adequately addresses this condition.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	We do not intend to do any site work besides some fencing and pavement markings. In addition, we will utilize the existing structure.	The applicant's response adequately addresses this condition.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	We believe so since we are utilizing the existing structure.	The proposed use complies with applicable regulations with regard to lot size, bulk regulations of 30-degree from the R-TH district boundary, use limitations and performance standards.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	Yes.	The applicant's response adequately addresses this condition.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect	We believe so since we are utilizing the existing building and site.	The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. Commercial uses permitted in this district are generally required to conduct business activities indoors.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	It should not since it did not create one when the building was previously occupied.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it meets this condition.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	It should not since it did not create one when the building was previously occupied.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines,	It will not since we are utilizing the existing structure.	The applicant's response adequately addresses this condition.

36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
utilities and public or private rights-of-way.		
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	We believe it does and the infill work would address any piece that does not.	The applicant's response adequately addresses this condition. The development is required to adhere to all standards of the Zoning Ordinance and other applicable ordinances.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	Yes, since the previous tenant of the building had all of these services.	This request will provide for the productive use of the subject property which is already served with public infrastructure and services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: 2851 W Republic Road
2. Meeting Date & Time: January 23rd from 4 to 6 PM
3. Meeting Location: Building at 2851 W Republic Road
4. Number of invitations that were sent: 61
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

One neighbor wanted a different use in the building

Another neighbor asked why they were not allowed to do a similar use east of the street, that required them to build their automotive shop in the county across Republic Road

8. List or attach the written comments and how you plan to address any issues:

None Given

I, Dane Seiler (*print name*), attest that the neighborhood meeting was held on 01/23/2020 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

DANE SEILER

Printed name of person completing affidavit

January 23, 2020

Project: Conditional Use on West Republic Road



Attendee Contact Information

Name	Address	Phone
Evelyn Johnston	3234 W. Meadow Park	417-839-0132
David Heideman	502 W Walnut	417-869-7317
David Carson	5050 S. Wanda Gray	417-224-0886
Sustin Lundott	869 E. Dyann	417-840-3662
DANE SECURE	5051 S NATURAL	417-884-3400

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

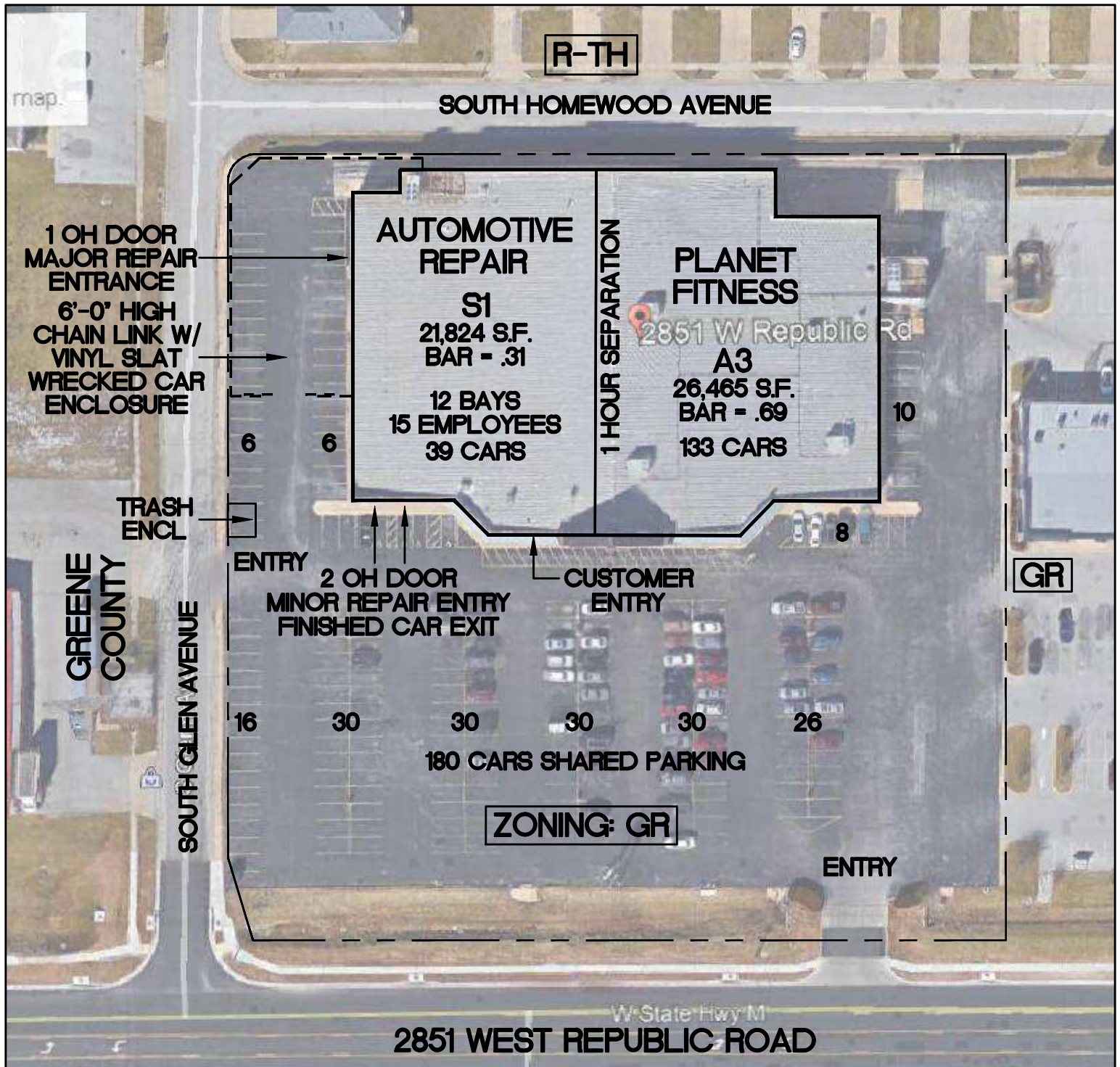
City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65802

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	1-16-2020	Telephone No.	417 882-9217
YOUR NAME:	Mayorie Burch		
YOUR ADDRESS:	5125 S. Sycamore Spfd, Mo 65810		
PROJECT ADDRESS:	2787 & 2793 W. Silverleaf		
COMMENTS:	I feel zoning should be left as is. I much prefer a fitness center there. I do not want a auto repair shop there.		



PROPOSED CONDITIONAL USE PLAN

NO SCALE



(CONDITIONAL USE REQUEST FOR ALLOWING AUTOMOTIVE REPAIR WITHIN GR ZONING)

LOT SIZE: 4.007 ACRES +/-

EXISTING BUILDING AREA: 48,289 S.F. - EXISTING BUILDING TYPE: 3B FULLY SPRINKLERED

PROPOSED MIXED USE - SEPARATED OCCUPANCY: S1 / A3

SHARED PARKING: 192 SPACES AVAILABLE / 172 CARS REQUIRED

One-rdg. _____
P. Hrngs. X
Pgs. 15
Filed: 05-26-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-118

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Section 1-9 of the Springfield City Code, 'City Limits;' and amending
2 Section 46-1 of the Springfield City Code, 'Boundaries of wards,
3 precincts and council zones;' for the purpose of annexing
4 approximately 10 acres of private property into the City of Springfield,
5 Missouri, generally located at 851 West Farm Road 182 and
6 referenced as Annexation A-3-2020. (Staff recommends approval.)
7 _____
8

9 WHEREAS, a verified petition requesting annexation was filed by the owners of
10 all fee interests of record in all tracts of real property located within the area proposed to
11 be annexed, as described in "Exhibit A," said area being generally located at 851 West
12 Farm Road 182; and
13

14 WHEREAS, said petition was presented to City Council more than fourteen, but
15 less than sixty days prior to the public hearing thereon; and
16

17 WHEREAS, proper notice was published at least seven days prior to the public
18 hearing and no written objection was received; and
19

20 WHEREAS, City Council does find and determine that: (1) said annexation is
21 reasonable and necessary to the proper development of the City; (2) the City is able to
22 furnish normal municipal services to the area annexed herein within a reasonable time
23 after annexation; and (3) the area annexed herein is contiguous and compact to the
24 existing corporate boundaries of the City.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – City Council, after holding a public hearing, hereby determines that
30 the annexation of the property described in "Exhibit A," which is attached hereto and
31 incorporated herein by this reference, is reasonable and necessary to the proper
32 development of the City, the City has the ability to furnish normal municipal services to
33 the area annexed within a reasonable time, and that the area is contiguous and
34 compact to the existing boundaries of the City.

35
36 Section 2 – Pursuant to the provisions of Section 71.012 RSMo., the property
37 described in "Exhibit A," is hereby annexed into the City of Springfield, Missouri.
38

39 Section 3 – Section 1-9, 'City Limits,' is hereby amended by adding thereto the
40 land described in "Exhibit A."
41

42 Section 4 – Section 46-1, 'Boundaries of wards, precincts and council zones,' is
43 hereby amended by placing the property described on "Exhibit A" into the appropriate
44 ward and precinct as determined by the County Clerk in accordance with the provisions
45 of State law.
46

47 Section 5 – The City Clerk is directed to: (1) file certified copies of this
48 Annexation Ordinance with the Clerk of Greene County; (2) file certified copies of this
49 Annexation Ordinance with the Assessor of Greene County; and (3) forward to the
50 Missouri Director of Revenue, by certified mail, certified copies of this Ordinance, and
51 any other information that the Director of Revenue may require. The City Clerk is further
52 authorized and empowered to perform any other administrative acts consistent with the
53 intent of this Ordinance.
54

55 Section 6 – This Ordinance shall be in full force and effect from and after
56 passage.
57

58 Passed at meeting: _____
59

60
61 _____
62 Mayor

63 Attest: _____, City Clerk
64

65 Filed as Ordinance: _____
66

67
68 Approved as to form: Kyle Tolbert, Assistant City Attorney
69

70
71 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020-118

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending Section 1-9 of the Springfield City Code, 'City Limits;' and amending Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones;' for the purpose of annexing approximately 10 acres of private property into the City of Springfield, Missouri, generally located at 851 West Farm Road 182 and referenced as Annexation A-3-2020.(Staff recommends approval).

BACKGROUND INFORMATION:

The owner(s) of the private property generally located at 851 West Farm Road 182 is requesting annexation into the City of Springfield. The owner of the property has signed a petition to request annexation into the City of Springfield. The property is within the City of Springfield's Urban Service Boundary and is immediately adjacent to the City of Springfield. The applicant intends to develop a multi-family development at a density lower than 11 dwelling units per acre. The existing use is single-family residential.

City Council is required to hold a public hearing to determine whether the annexation is reasonable and necessary for the proper development of the City and whether the City has the ability to furnish normal city services within a reasonable period of time. If no written objection is filed within fourteen (14) days of the public hearing, the City may annex the property by ordinance without further action.

REMARKS:

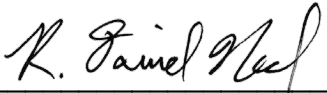
The area to be annexed is contiguous to the City of Springfield. See "Exhibit B" for the location of the private property to be annexed.

RECOMMENDATIONS:

1. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
2. The area to be annexed is contiguous to the City of Springfield and all City services can be provided to the property.
3. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* supports the annexation because it enhances government efficiencies through rational and simplified city boundaries.
4. The property owner(s) has petitioned the City for annexation.
5. The City will receive property tax revenue upon annexation of this property.

Staff recommends the annexation of this private property.

Submitted by:



R. Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Development Review Staff Report

ATTACHMENTS:

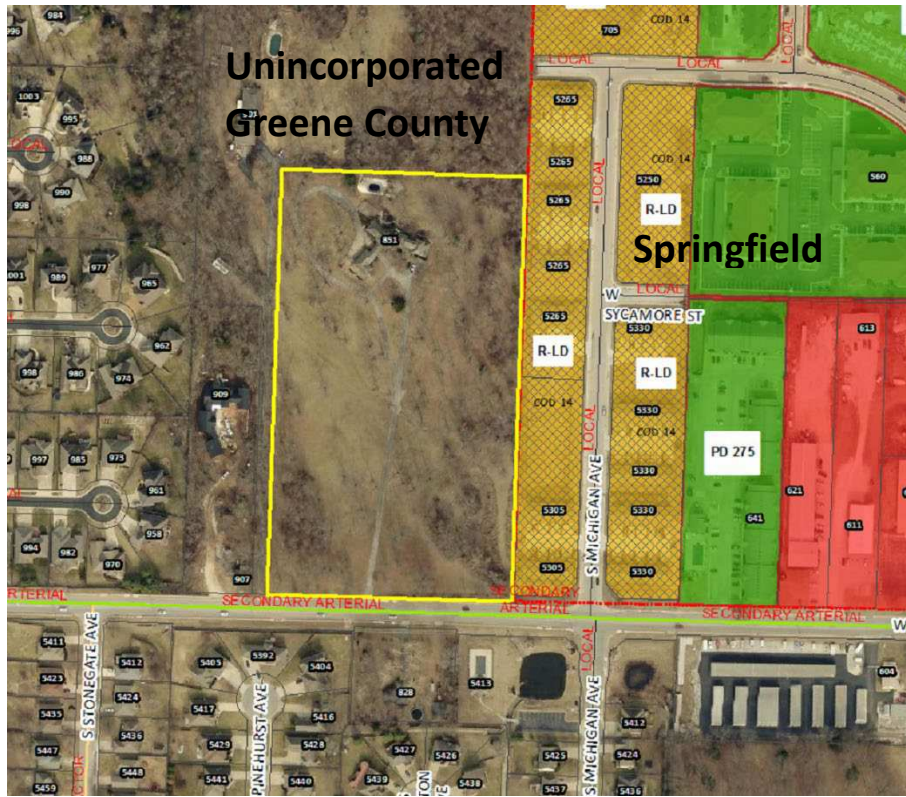
Attachment 1, Department Comments

Attachment 2, Annexation Schedule

Exhibit A

LEGAL DESCRIPTION
ANNEXATION A-3-2020

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST ONE HALF ($W\frac{1}{2}$) OF THE EAST ONE HALF ($E\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22); THENCE NORTH 927 FEET; THENCE WEST 170 FEET; THENCE NORTH 15 FEET; THENCE WEST 15 FEET; THENCE SOUTH 15 FEET; THENCE WEST 324.9 FEET; THENCE SOUTH 927 FEET; THENCE EAST 510 FEET TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI, EXCEPT RIGHT-OF-WAY FOR PLAINVIEW ROAD, CONVEYED IN WARRANTY DEED IN BOOK 2408, AT PAGE 699, GREENE COUNTY, MISSOURI.

**CASE NUMBER:**

Annexation A-3-2020

LOCATION:

851 West Farm Road 182 (Plainview Rd.)

ACRES:

Approximately 10 acres

EXISTING LAND USE:

Single-family residence

APPLICANT:

Burning Tree Consulting, LLC

STAFF:

Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve the request to annex the subject property into the City of Springfield as submitted in the staff report

SUMMARY OF REQUEST:

Request to annex approximately 10 acres of private property into the City of Springfield.

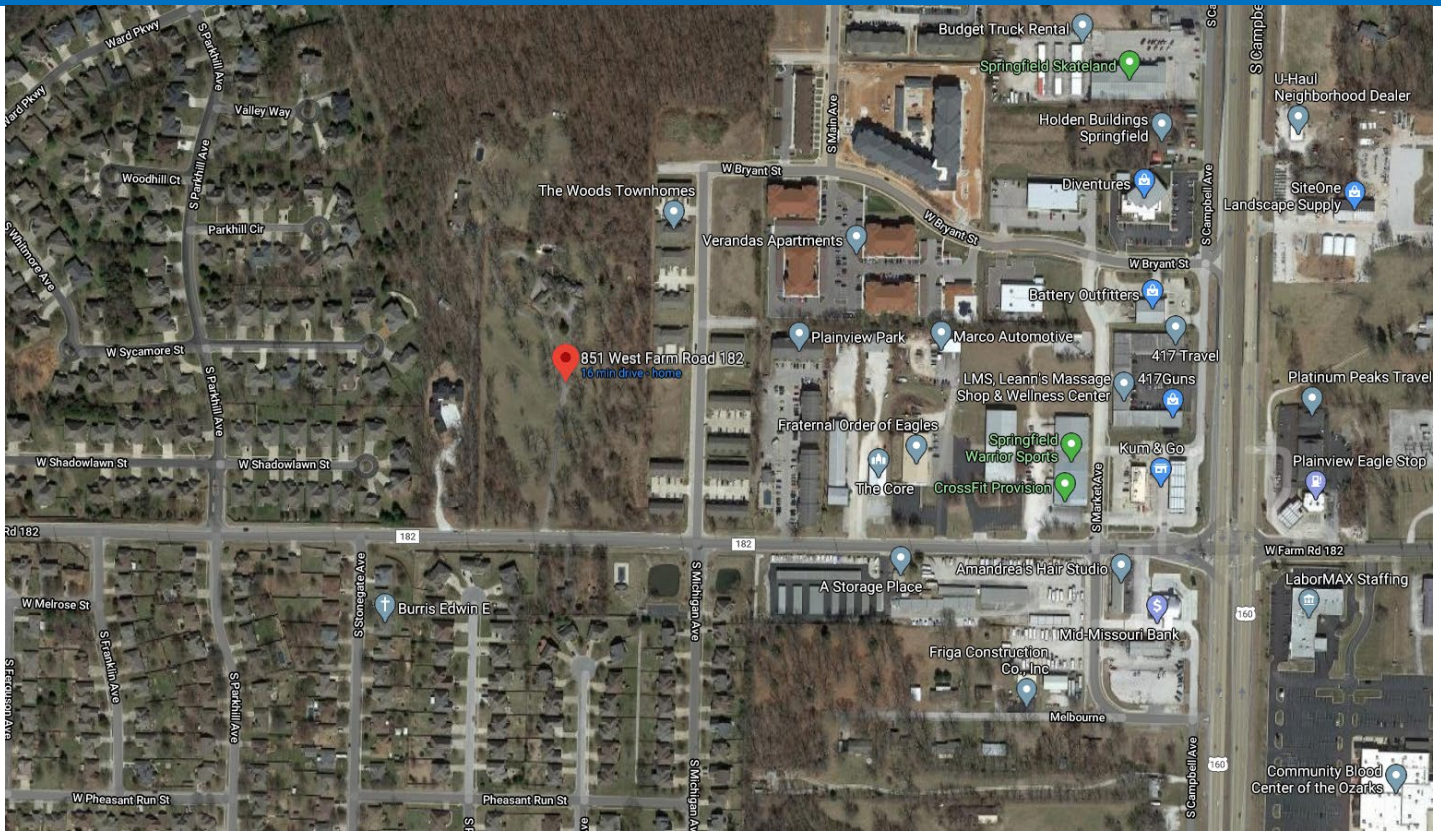
FINDINGS FOR STAFF RECOMMENDATION:

1. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
2. The area to be annexed is contiguous to the City of Springfield and all City services can be provided to the property.
3. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* supports the annexation because this annexation will enhance government efficiencies through a rational and simplified city boundary.
4. The City will receive sales and property tax revenue upon annexation of this property.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	County R-1	R-LD	County R-1
LAND USE	Single-family residence	Single-family residence	Multi-family residences	Single-family residences

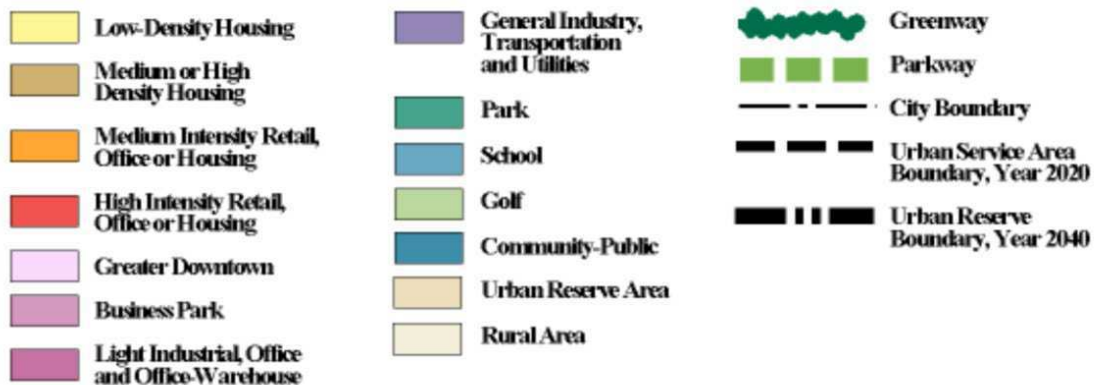
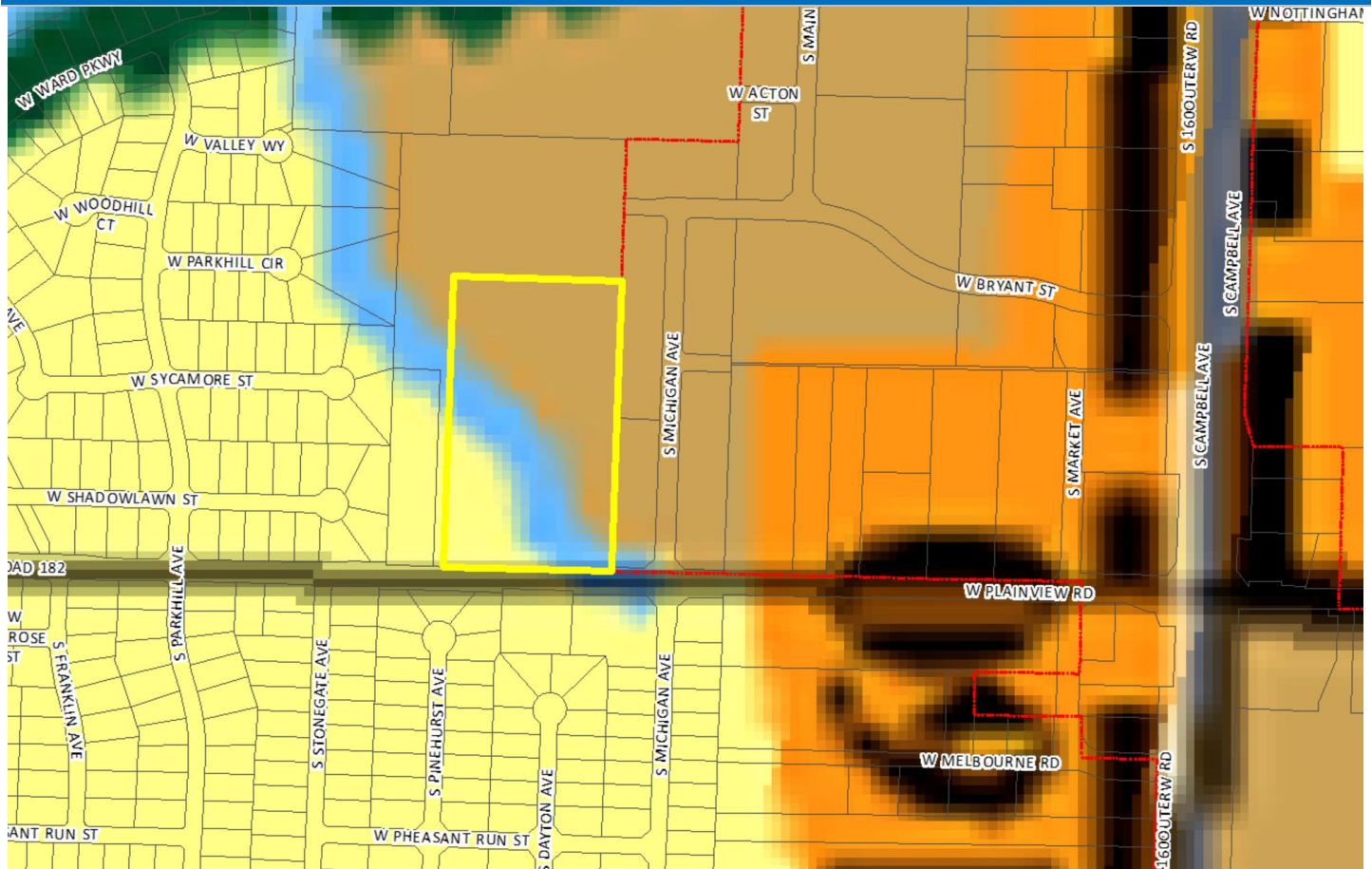
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



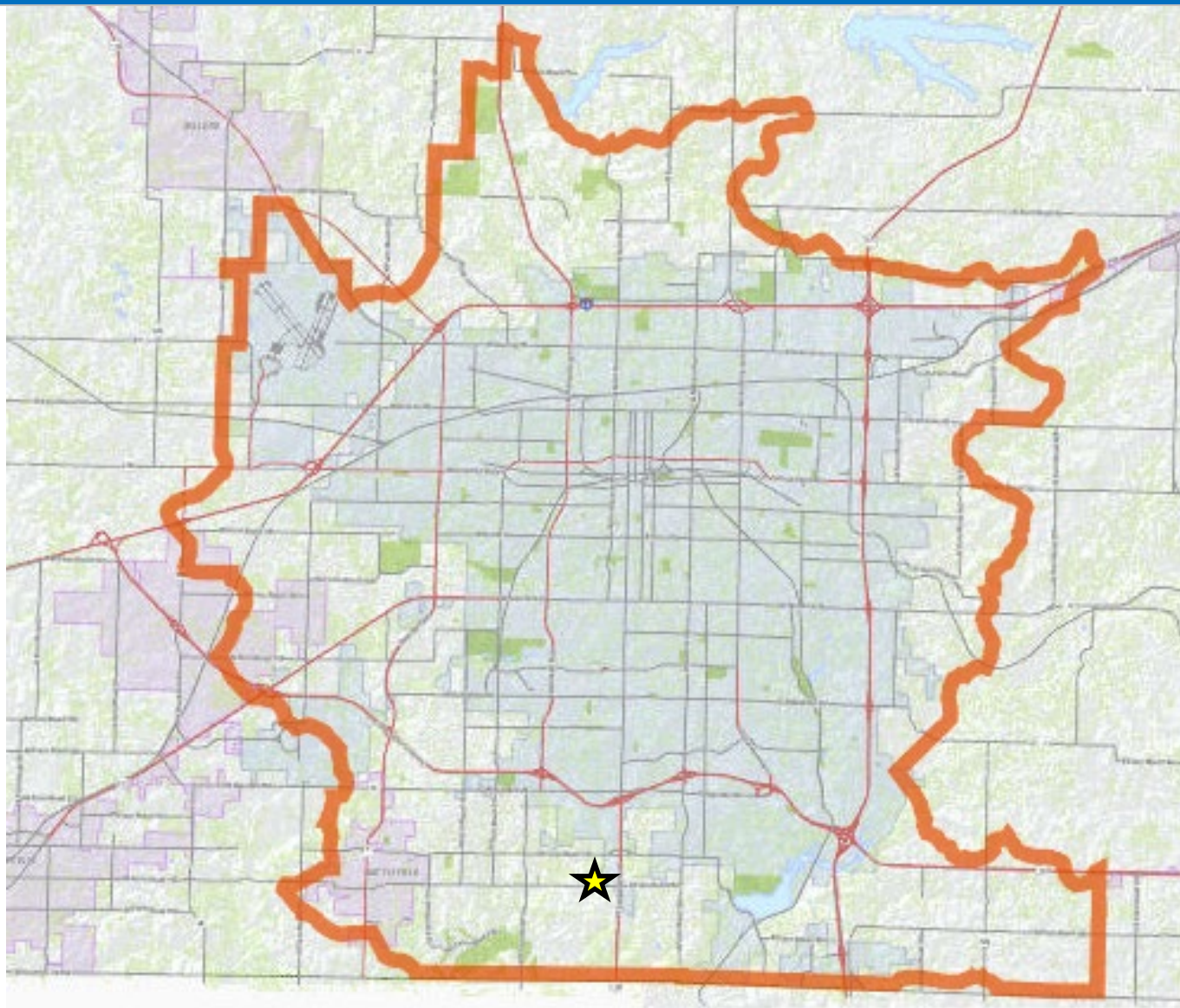
GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



URBAN SERVICE AREA:



PROPERTY HISTORY:

The subject property is currently outside the city limits in unincorporated Greene County. The subject property is currently zoned Greene County R-1, Suburban Residence District.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the northeast portion of the subject property as appropriate for Medium or High Density Housing and southwest portion of property as appropriate for Low Density Housing. West Farm Road 182 (Plainview Rd.) is classified as a secondary arterial roadway.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* states that City annexations should enhance governmental efficiencies through rational and simplified City boundaries and reduce any potential inter-jurisdictional conflict.

STAFF COMMENTS:

1. The applicant is proposing to annex approximately 10 acres of unincorporated property generally located at 851 W. Farm Road 182 into the City of Springfield. The rezoning is being processed concurrently with an annexation and will have a public hearing at the same City Council meeting. The applicant is annexing and rezoning so they can connect to city sewer. Once annexed and rezoned, they will submit public improvement plans to connect to the city sewer system. The existing business is a used car sales lot.
2. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
3. The proposed annexation and rezoning will allow the subject property to be developed similarly to adjacent properties in the City.
4. The proposed annexation does not contain a floodplain but does have a stream buffer area.
5. The proposed annexation does not include public right-of-way.
6. The private property is currently served by the Battlefield Fire Protection District.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1. The legal description of the private property involved in this annexation is attached as Exhibit A.

PUBLIC NOTIFICATION:

The public notice for annexation was advertised in the Daily Events at least 15 days prior to the public hearing. For the rezoning, the property was posted by the applicant at least 10 days prior to the public hearing. For the rezoning, public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 16 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

AT&T COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES:

No issues with proposed annexation.

CLEAN WATER SERVICES COMMENTS:

No objection to annexation. Public sewer currently crosses the tract.

E-911 COMMENTS:

No issues.

ECONOMIC DEVELOPMENT COMMENTS:

No significant economic impact is anticipated with this request; however, additional property tax will be collected if property is rezoned and developed as proposed.

FIRE DEPARTMENT COMMENTS:

1. **Service** – The primary Fire Station responding to this area would be Station #11 located at 4940 S Fremont, which is approximately 2.3 miles from the southeast corner of the property. Fire Station #9 located at 450 W Walnut Lawn is the secondary station responding to this location, which is 2.9 miles from the southeast corner of the property.
2. **ISO area** – The proposed annexation is currently outside the recommended ISO 1.5-mile (ISO diamond) response distance by approximately ½ mile for the 1st due unit.
This will not have a significant impact on our ISO rating.
3. **Response times/Standards of Cover** – Estimated response time was calculated mathematically with an assumed travel speed of 45 miles per hour by the fire apparatus. The 1st due company has an estimated total response time of 5 minutes, 24 seconds. The 2nd due company has an estimated total response time of 6 minutes, 12 seconds. It is likely the standard of coverage benchmark could be met for single company responses and unlikely the benchmark could be met for a full 1st alarm response which requires 3 engines, 2 Trucks, 1 Rescue and 1 Battalion Chief to arrive on scene within

11 minutes and 24 seconds. *The department expects that it will be able to meet the initial unit baseline and benchmark and will not meet the baseline and benchmark for the effective response force. This could impact our accreditation.*

		Estimated Total Response Time	Benchmark*	Baseline**
1 st Due Company	Station 11	3-4 minutes	6 minutes 20 seconds	8 minutes 13 seconds
Total Effective Response Force	Stations 11, 9, 10, 7, 6 and 8	12-13 minutes	10 minutes 20 seconds	13 minutes 18 seconds

4. **Water Supply** – Currently there is adequate water supply to service the proposed area to be annexed. The closest hydrant is 430 feet away on Michigan Ave. The next closest hydrant is 530 feet away on the opposite side of Plainview Road. New development will likely need additional water hydrants to meet Fire Code requirements. *The Fire Department does not have concerns with the water supply for this proposed annexation.*
5. **Impact** - The Fire Department is unable to estimate the call activity after development occurs because the type of development is unknown but is expected to be low under its current zoning. *The Fire Department does not have any concerns with the operational impact to the department or the City of Springfield.*

Fire Department Recommendation: *Based upon all of the relevant factors, the Fire Department is supportive of this annexation.*

GREENE COUNTY HIGHWAY DEPARTMENT COMMENTS:

Greene County Highway supports the proposed A-3-20 annexation. It should be noted any work done on the right of way requires a permit from the Greene County Highway Dept. No additional private drives access points will be allowed onto Plainview Rd.

POLICE DEPARTMENT COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with this annexation. West Farm Road 182 is not being annexed.

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Farm Road 182 as a Secondary Arterial roadway. The standard right-of-way width for W. Farm Road 182 is 35 feet from the centerline. It appears additional right-of-way is not needed along W. Farm Road 182. A survey is recommended to determine the exact amount of existing right-of-way. W. Farm Road 182 is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There is not a recent traffic count on this portion of W. Farm Road 182. On-street parking is not allowed along W. Farm Road 182.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Farm Road 182. Any new proposed driveway approaches must meet the minimum spacing requirements for a secondary arterial.

SIDEWALK

There is not existing sidewalk along the property frontage of W. Farm Road 182. The existing infrastructure meets current City Standards. Sidewalk is required to be constructed along W. Farm Road 182 to current City Standards as a part of this development.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Ward Branch Greenway Trail is in the area surrounding the property pertaining to this zoning. There are no bus stops along W. Farm Road 182. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	W. Farm Road 182	Secondary Arterial	No	40	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		39.2	49	470.4	
*Proposed Trips Generated		88.2	107.8	1176	
Additional Trips Generated		49	58.8	705.6	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. Water quality will be required if adding an additional acre of impervious area. The property is located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.

2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	No

ANNEXATION SCHEDULE:

ATTACHMENT 2
ANNEXATION SCHEDULE

ANNEXATION:

Initiate annexation.....	April 20, 2020
City Council public hearing	June 1, 2020
City Council second reading and vote	June 15, 2020

One-rdg. _____
P. Hrngs. X
Pgs. 59
Filed: 05-26-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-119

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 9.84 acres of
3 property generally located at 851 West Farm Road 182 from County R-1,
4 Suburban Residence District to R-LD Low Density Multi-Family
5 Residential District and establish Conditional Overlay District No. 183; and
6 adopting an updated Official Zoning Map. (Staff recommends approval
7 and Planning and Zoning Commission recommends denial.)
8 _____
9

10 WHEREAS, an application has been filed to change the zoning of the property
11 generally located at 851 West Farm Road 182, and more fully described in "Exhibit B,"
12 from County R-1, Suburban Residence District to R-LD Low Density Multi-Family
13 Residential District and to establish Conditional Overlay District No. 183, which is
14 attached hereto as "Exhibit A;" and
15

16 WHEREAS, Conditional Overlay District No. 183 shall modify the requirements of
17 the Springfield Land Development Code Section 36-382, Low Density Multi-Family
18 Residential District, by requiring that the property described in "Exhibit B" comply with
19 the requirements described in "Exhibit A;" and
20

21 WHEREAS, following proper notice, a public hearing was held before the
22 Planning and Zoning Commission on May 7, 2020, a copy of the Record of Proceedings
23 from said public hearing being attached hereto as "Exhibit C," and said Commission
24 made its recommendation; and
25

26 WHEREAS, the City has reviewed the applicant's request and prepared a staff
27 report concerning the application which is attached hereto and incorporated herein by
28 this reference as "Exhibit D;" and
29

30 WHEREAS, proper notice was given of a public hearing before City Council, and
31 said hearing was held in accordance with law.
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The property described in "Exhibit B," which is attached hereto and
37 incorporated herein by this reference, is hereby rezoned from County R-1, Suburban
38 Residence District to R-LD Low Density Multi-Family Residential. City Council hereby
39 establishes Conditional Overlay District No. 183 and the requirements of said
40 Conditional Overlay District, which are described in "Exhibit A" and are hereby
41 incorporated by this reference as if set out verbatim herein, shall apply to the subject
42 property. Springfield Land Development Code, Section 36-306, 'Official zoning map and
43 rules for interpretation,' is hereby amended, changed and modified consistent with this
44 Ordinance.

45
46 Section 2 – City Council hereby directs the City Manager, or his designee, to
47 update the City's digital zoning map to reflect this rezoning, and City Council adopts the
48 map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided
49 for in the Springfield Land Development Code, Section 36-306, 'Official zoning maps
50 and rules of interpretation.'

51
52 Section 3 – The Official Zoning Map herein adopted shall be maintained and
53 archived in the same digital form in which this Council has approved its adoption.

54
55 Section 4 – This Ordinance shall be in full force and effect from and after
56 passage.

57
58 Passed at meeting: _____

59
60 _____
61 Mayor

62
63 Attest: _____, City Clerk

64
65 Filed as Ordinance: _____

66
67 Approved as to form: Kyle Tolbert, Assistant City Attorney

68
69 Approved for Council action: Jason A. Hays, City Manager
70
71

EXPLANATION TO COUNCIL BILL 2020 -119

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD Low Density Multi-Family Residential District and establish Conditional Overlay District No. 183; and adopting an updated Official Zoning Map. (Staff recommends approval and Planning and Zoning Commission recommended denial.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-7-2020 & CONDITIONAL OVERLAY DISTRICT NO. 183

The applicant, Burning Tree Consulting, LLC, is proposing to rezone approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD Low Density Multi-Family Residential District and establish Conditional Overlay District No. 183.

The R-LD district and proposed conditional overlay district will mitigate potential impact on the single-family family housing to the north and west by restricting the maximum density to no more than eleven (11) dwelling units per acre. This density limit is the same as what is allowed in the R-TH, Residential Townhouse district. While both the R-TH and R-LD Districts allow townhouses as proposed, the primary difference is that the R-TH District only allows one duplex or townhouse per lot with a street while the R-LD allows for multiple dwelling units on a single lot with a driveway.

The standard development requirements in the R-LD district will also require a bufferyard Type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the north and west property line.

All neighborhood meetings have been suspended due the Mayor's Proclamation of Civil Emergency related to COVID-19. Property owners were mailed a comment card to provide their comments. All received comments are attached ("Exhibit D - Attachment 3").

REMARKS:

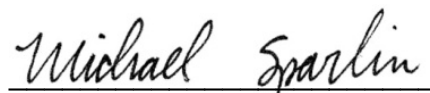
The Planning and Zoning Commission held a public hearing on May 7, 2020, and recommended denial, by a vote of 3 to 4.

The Planning and Development staff recommends the application be approved (see the attached "Exhibit D," Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. *The Growth Management & Land Use Plan* element of the Comprehensive Plan identifies the northeast portion of the subject property as appropriate for Medium or High-Density Housing and southwest portion of property as appropriate for Low Density Housing.
2. The Plan encourages residential developments to provide for a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.
3. The application is consistent with the R-LD district intent to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods.

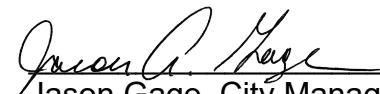
Submitted by:


Michael Sparlin, Senior Planner

Recommended by:


Mary Lilly Smith, Director

Approved by:


Jason Gage, City Manager

EXHIBITS:

Exhibit A, Conditional Overlay District Provisions
Exhibit B, Legal Description
Exhibit C, Record of Proceedings
Exhibit D, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments
Attachment 2: Conditional Overlay District Provisions
Attachment 3: Neighborhood Comments

Exhibit A

**CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-7-2020 & CONDITIONAL OVERLAY DISTRICT NO. 183**

The requirements of Section 36-382 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following;

1. The maximum density for the development shall not exceed 11 dwelling units per acre.

Exhibit B

**LEGAL DESCRIPTION
ZONING CASE Z-7-2020 & CONDITIONAL OVERLAY DISTRICT NO. 183**

DEED BOOK 2015, PAGE 008121-15 DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE EAST ONE-HALF (E $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22); THENCE NORTH 927 FEET; THENCE WEST 170 FEET; THENCE NORTH 15 FEET; THENCE WEST 15 FEET; THENCE SOUTH 15 FEET; THENCE WEST 324.9 FEET; THENCE SOUTH 927 FEET; THENCE EAST 510 FEET TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI, EXCEPT RIGHT-OF-WAY FOR PLAINVIEW ROAD, CONVEYED IN WARRANTY DEED IN BOOK 2408, AT PAGE 699, GREENE COUNTY, MISSOURI.

Exhibit C

RECORD OF PROCEEDINGS ZONING CASE Z-7-2020 & CONDITIONAL OVERLAY DISTRICT NO. 183 Planning and Zoning Commission – May 7, 2020

Z-7-2020 w/COD #183

851 West Farm Road 182

Applicant: Burning Tree Consulting, LLC

(Britton Jobe recused)

Mr. Hosmer stated that this is a request to rezone approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD, Low Density Multifamily Residential District and establish Conditional Overlay District No. 183. The Comprehensive Plan identifies the northeast part of the property as appropriate for Medium or High-Density Housing and southwest part of property as appropriate for Low Density Housing. The Plan encourages residential developments to provide for a variety of housing types. The Transportation Plan classifies Farm Road 182/Plainview Road as a Secondary Arterial roadway. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. A stream buffer easement will be required. The proposed R-LD district is intended for densities up to 18 dwelling units per acre. However, the applicant has limited the subject property to eleven (11) dwelling units per acre. The standard bufferyards of 15 ft/plantings between property to the north and west and requires a 45-degree bulk plane/height restriction. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, applicant representative, here to answer any questions. Traffic study was not required due to not changing the trip generation and with the growth management plan we fall beneath the density and have reduced to low density and lowered density from 18 to 11 du/ac.

Ms. Cox asked about the artist rendering.

Mr. Jared Davis noted that it is from the architect and there to help the neighbors visualize the project.

Mr. Titus Williams, 1414 E. Primrose, developer/owner and went through the process previously through the county and went through the neighborhood concerns. A group of individuals were interested in the property and so we pulled the project from the county, however the negotiations did not proceed and now we are going through the City with a lower density and here to answer any questions.

Mr. Joel Thomas asked if they are 2 story duplexes and about a potential road to the north.

Mr. Titus noted that they are 2 stories duplexes set in a park like setting. The road to the north and looking to make an emergency access to the east, not the north.

Mr. Ronald Greenway, 961 W. Shadowlawn Street is in strong opposition and has concerns regarding traffic, noise pollution, public safety (lack of sidewalk for school kids) and believes that a traffic study is

warranted. He noted the severe backup of traffic during peak hours on Plainview Road, and commented on storm water problems stating damage to the common area.

Mr. Ryan Jones, 988 W. Parkhill Circle stated his concerns regarding the density of the development and wants it to be lower du/ac and commented on issues of trespassers and vandalism from the area apartment complexes. He also noted his concerns of storm water problems and picks up the trash that flows through his property after storms. Sent in a letter asking for amendments to the conditional overlay for lower density with greater setbacks and more bulk plain restrictions.

Ms. Shannon Underwood, 909 West Farm Road 182 and here to speak on behalf of my family and surrounding families. We strongly opposed this project and we opposed the project when presented through the Greene County Planning and Zoning Commission which failed and noted concern on storm water, decreased property values, and traffic issues and would like it to remain Single-Family Residential zoning.

Mr. Ken Clarkston, 901 West Farm Road 182 noted his concerns on the access on the north (his front yard and will not sale), storm water problems, decreased property values, increased traffic, overcrowding of schools, safety of children walking to school on sidewalk next to busy road, potential increase of crime and stated that Single-Family Residential should remain.

Mr. Patrick Platter, 2144 E. Republic Road representing the Underwood family and stated his concerns of a possible 3 story duplexes and 11 du/ac causing traffic concerns (880-day trips), noting that annexation still remains to completed before the property can be rezoned. He noted that there was not a regular neighborhood meeting (Covid-19) per the emergency conditions.

Mr. King asked about what would Mr. Platter would propose for development on this property.

Mr. Platter stated that are several options for development that would fit with step-down zoning, however, would need more information and again noting that a regular neighborhood meeting was not held.

Ms. Anita Cotter read off a list of individuals who submitted written comments/testimony which are reflected with the staff report.

Richard Coder	Jennifer Yanders	Stephen Whisler
Alan Cummins	Stephen Johnson	Brad & Stephanie Brotherton
Kyle & Ashtyn Evans	Andrew Tasset	David & Stephanie Fessenden
Ken & Holly Clarkson	Dr. Andrew Post	LeeAnne Wallace
Derrick & Shannan Underwood	Jake & Tisha Joplin	Jim Roebuck
Ronald & Casey Greenway	Brian & Melissa Gelner	Don Simpson
Darrell Riemann	Ron & Lori Morgan	Ryan & Amanda Jones
Mary Henderson	Victor & Deanne Wilson	Stephanie Hesser

Mr. Doennig closed the public hearing.

Ms. Cox asked about Residential Townhouse development as being appropriate step-down.

Mr. Hosmer noted that the applicant originally wanted Medium-Density Residential, but staff recommended 11 du/ac because Residential Townhouse would require individual lots and streets.

Mr. Thomas asked about a traffic study and noted the traffic problems in that area about lack of regular neighborhood meetings.

Mr. Hosmer stated that the regular neighborhood was waived due to the Covid-19 and noted Public Works would have more information.

Mr. Derek Estell, Public Works noted that Farm Road 182 is still in Greene County and will stay in Greene County after annexation and rezoning and noted existing subpar conditions are not the responsibility of the developer that they only have to address the concerns with their development. This potential development would only generate 49 more trips in the AM peak hours and 59 more trips in the PM peak hours for a total of approximately 705 trips per weekday and do not exceed trips allowed thresholds. The possible extension off of Sycamore and Bryant street requires connection through adjacent land through someone property.

Mr. Coltrin ask for clarification regarding Residential Low-Density with the overlay is to equate it to Residential Townhouse in order forgo the platting process.

Mr. Hosmer noted that it is correct.

Ms. Cox asked for clarification on Residential Townhouse and Residential Low-Density.

Mr. Hosmer noted that Residential Low-Density is not required to build individuals streets.

Ms. Ogilvy noted that she understands about not having a regular neighborhood meeting during Covid-19 but will be voting nay and hopes that the developer will meet with the neighborhood to discuss on what they all can agree upon.

Mr. Doennig asked if north side of Farm Road 182 has a sidewalk and will remain

Mr. Hosmer stated that it has a sidewalk and it will remain.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-7-2020 w/COD #183 (851 West Farm Road 182). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Thomas, and Rose. Nays: Doennig, Ogilvy, Cox, and Shuler. Abstain: None. Absent: Broekhoven. (Britton Jobe recused). **(MOTION FAILED)**



Bob Hosmer, AICP
Planning Manager

Exhibit D

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

MAY 7, 2020

June 1, 2020

CASE: Z-7-2020 w/COD #183

ACRES: 9.84 acres

LOCATION: 851 West Farm Road 182

EXISTING LAND USE: Single-family Residence

APPLICANT: Burning Tree Consulting LLC

STAFF: Michael Sparlin, Senior Planner
864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

Request to rezone approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD, Low density Multi-family Residential District and establish Conditional Overlay District No. 183.

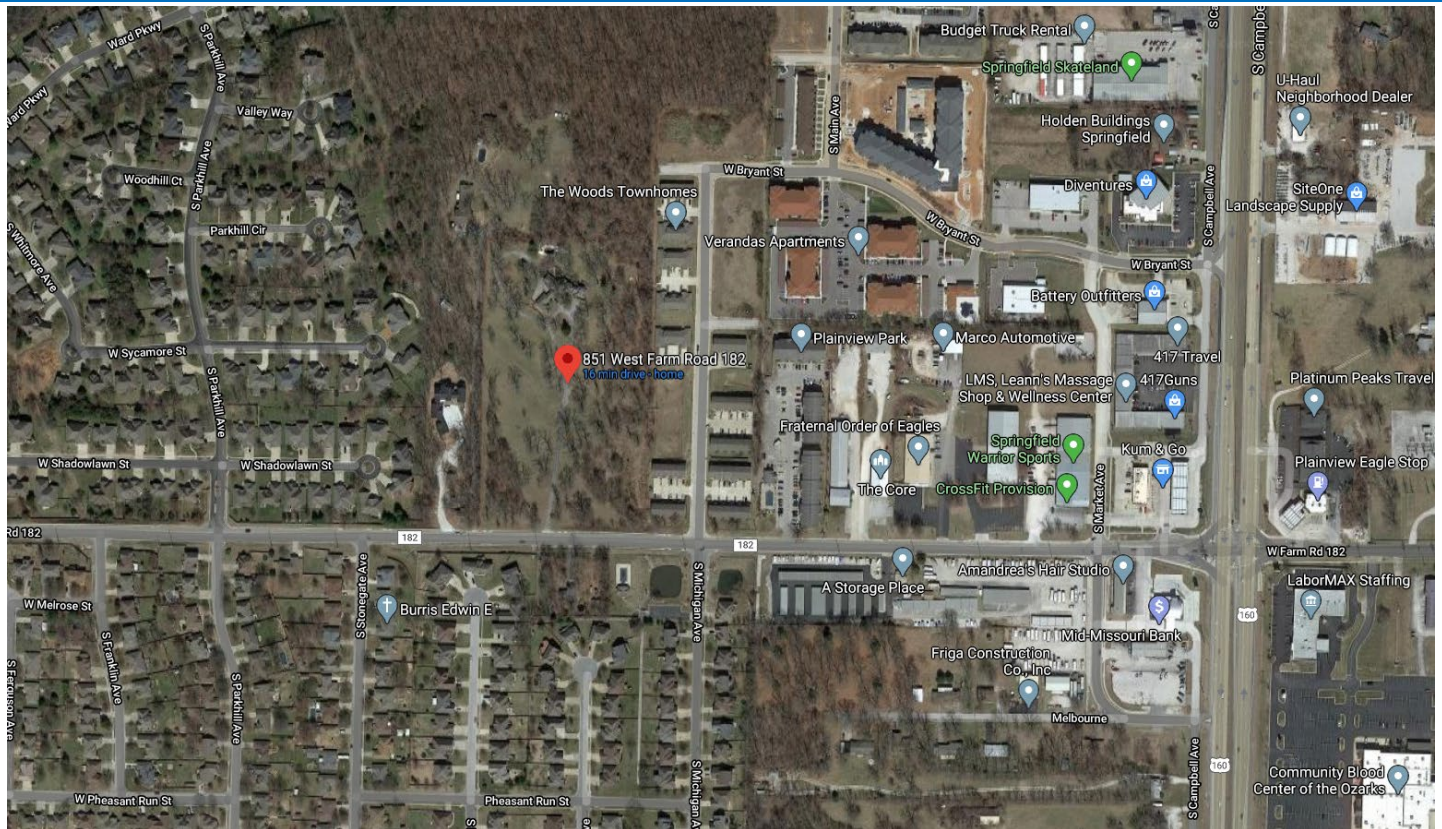
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2. The Plan encourages residential developments to provide for a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.
3. The application is consistent with the R-LD district intent to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods.
4. The R-LD district and proposed conditional overlay district will mitigate the potential impact on the single-family housing to the north and west by restricting the maximum density to no more than eleven (11) dwelling units per acre. This density limit is the same density as allowed in the R-TH, Residential Townhouse district. The standard development requirements in the R-LD district will also require a bufferyard Type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the north and west property line.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	County R-1	R-LD COD 14	County R-1
LAND USE	Single-family residence	Single-family residence	Townhome Apartments	Single-family residence

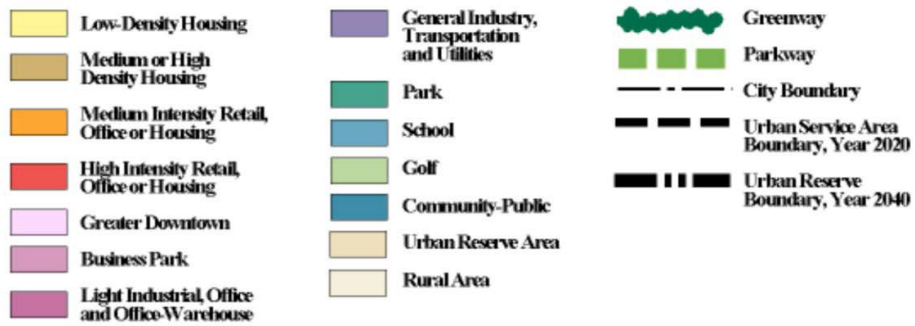
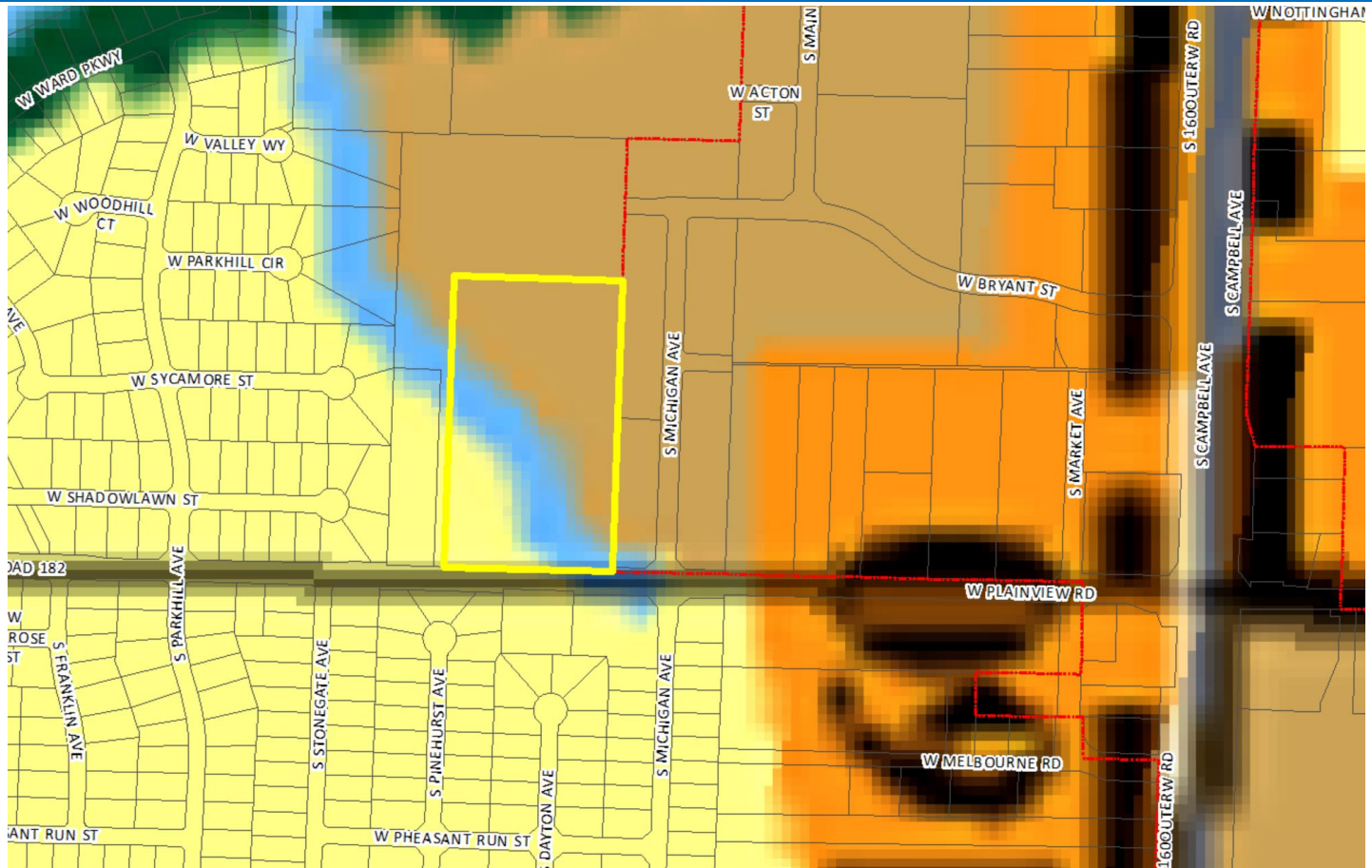
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property is currently located outside the City limits. The rezoning is being processed concurrently with an annexation and will have a public hearing at the same City Council meeting.

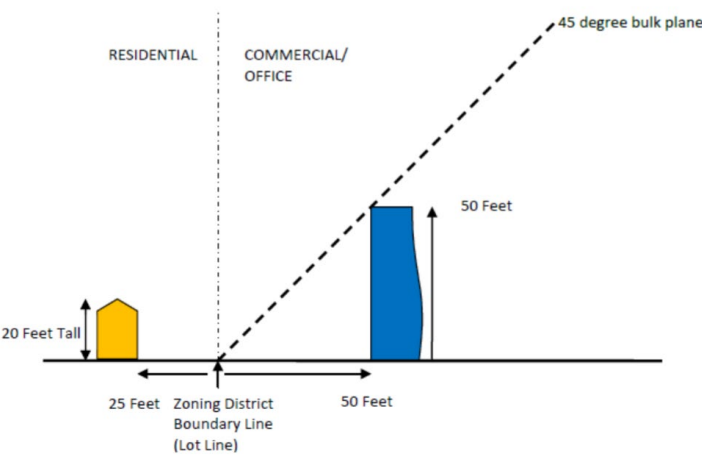
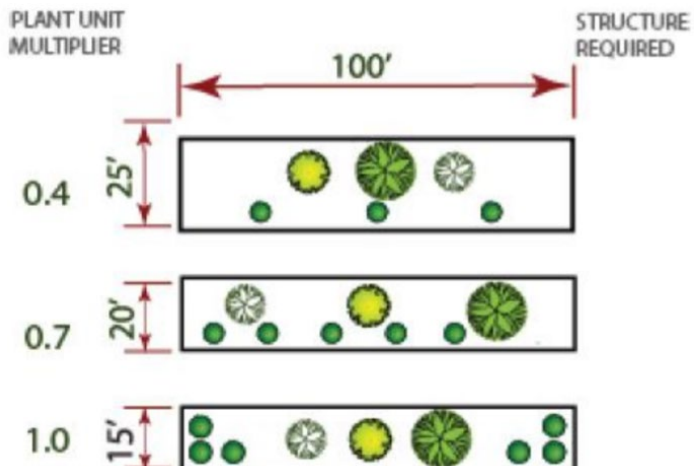
PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Use Limitations	The COD limits the maximum density to (11) dwelling units per acre.
Maximum structure height	When the side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
BULK PLANE	BUFFERYARD AND LANDSCAPING
45-degree bulk plane is required along the north & west property line adjacent to County R-1 zoning.	A Bufferyard Type B is required along the north & west property line adjacent to County R-1 zoning.
	

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the northeast portion of the subject property as appropriate for Medium or High Density Housing and southwest portion of property as appropriate for Low Density Housing.

The *Plan* encourages that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that consist of a single building type. It is recommended that some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.

The Transportation Plan classifies Farm Road 182/Plainview Road as a Secondary Arterial roadway.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD, Low density Multi-family Residential District and establish Conditional Overlay District No. 183. The applicant intends to develop a multi-family development at a density not exceeding 11 dwelling units per acre.
2. The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the northeast portion of the subject property as appropriate for Medium or High Density Housing and south portion of property as appropriate for Low Density Housing.
3. The R-LD district is intended to accommodate multifamily developments at densities up to approximately 18 dwelling units per acre. However, the applicant has limited the subject property to eleven (11) dwelling units per acre. The R-LD district is intended to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The development is consistent with the intent of the R-LD district as the subject property is located adjacent to single-family housing to the west and multi-family development to the east.
4. The development will take primary vehicular access to Farm Road 182/Plainview Road which is classified as a Secondary Arterial roadway. The R-LD district is intended to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods.
5. The R-LD district and proposed conditional overlay district will mitigate potential impact on the single-family housing to the north and west by restricting the maximum density to no more than eleven (11) dwelling units per acres. This density limit is the same as what is allowed in the R-TH, Residential Townhouse district. While both the R-TH and R-LD Districts allow townhouses as proposed, the primary difference is that the R-TH District only allows one duplex or townhouse per lot with a street while the R-LD allows for multiple dwelling units on a single lot with a driveway. The standard development requirements in the R-LD district will also require a bufferyard Type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the north and west property line.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due the Mayor's Proclamation of Civil Emergency related to COVID-19. Property owners were mailed a comment card to provide their comments. All received comments are attached (Attachment 3).

PUBLIC NOTIFICATIONS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet:

Mailed: 16

Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

No issues with rezoning, but please show all utility easements on the subject property.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer currently crosses the tract.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Farm Road 182 as a Secondary Arterial roadway. The standard right-of-way width for W. Farm Road 182 is 35 feet from the centerline. It appears additional right-of-way is not needed along W. Farm Road 182. A survey is recommended to determine the exact amount of existing right-of-way. W. Farm Road 182 is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There is not a recent traffic count on this portion of W. Farm Road 182. On-street parking is not allowed along W. Farm Road 182.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Farm Road 182. Any new proposed driveway approaches must meet the minimum spacing requirements for a secondary arterial.

SIDEWALK

There is not existing sidewalk along the property frontage of W. Farm Road 182. The existing infrastructure meets current City Standards. Sidewalk is required to be constructed along W. Farm Road 182 to current City Standards as a part of this development.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Ward Branch Greenway Trail is in the area surrounding the property pertaining to this zoning. There are no bus stops along W. Farm Road 182. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
--	-------------	-----------------------	-------------------	---	---

Street 1	W. Farm Road 182	Secondary Arterial	No	40	35
		AM Peak	PM Peak	Weekday	Weekend
	Existing Trips Generated	39.2	49	470.4	
	*Proposed Trips Generated	88.2	107.8	1176	
	Additional Trips Generated	49	58.8	705.6	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. Water quality will be required if adding an additional acre of impervious area. The property is located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	No

FIRE DEPARTMENT COMMENTS:

No issues.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

CONDITIONAL OVERLAY DISTRICT PROVISIONS

ZONING CASE Z-7-2020 & CONDITIONAL OVERLAY DISTRICT NO. 183

The requirements of Section 36-382 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following;

1. The maximum density for the development shall not exceed 11 dwelling units per acre.

ATTACHMENT 3

From: [Neal, Daniel](#)
To: [Jared Davis](#)
Cc: [Hosmer, Bob](#)
Subject: Fw: Rezoning of 851 W Farm Road 182
Date: Wednesday, April 8, 2020 1:11:04 PM

FYI

From: Richard Coder <ruthecoder@gmail.com>
Sent: Saturday, March 14, 2020 10:28 AM
To: Zoning@springfieldmo.gov
Subject: Rezoning of 851 W Farm Road 182

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I live in Stone Meadow subdivision and I object to the rezoning request for the property at 851 W Farm Road 182.

We currently experience heavy traffic causing conditions to get on plainview road very unsafe as well as getting on campbell street. With a school east and west on plainview buses are numerous in the morning and afternoon. If the number of people in the area is increased as a result of this proposed housing we can only expect a worsening of the traffic/congestion. It is also important to remember that the extension of highway 13 (Kansas) will end at plainview resulting in a greater increase of traffic. The safety of our area is a major concern and it is a real concern. I urge the committee to deny the zoning change. Thank you.

Richard L Coder
994 W Shadowlawn St

From: [alan cummins](#)
To: Zoning@springfieldmo.gov
Subject: project proposed
Date: Monday, April 6, 2020 10:29:18 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

project location: 851 W Farm Road 182 (plainview) Springfield, Mo. 65810

My name is Alan Cummins living at 984 W. Valley Way Springfield, Mo. 65810 Ph# 861-6067
I am opposed to the rezoning of the property above. The neighborhood meeting scheduled was during the Covid 19 stay at home order, and the phone # 576-8889 was non responsive and no messages were available as the message center was full.

It is unclear at this point what the intent of the rezoning will entail. Apartments or something other than single family dwellings would be unacceptable for noise, as well as traffic flow. The traffic line for accessing campbell ave is already overloaded during the morning rush hours, especially when school is in session for Cherokee and Wanda Gray schools, both located on plainview.

The noise from more condensed housing would also encroach on the current level of noise which has already increased in recent years due to rezoning of property just east of the project property above.

Thank you,
Alan Cummins

From: [Kyle Evans](#)
To: Zoning@springfieldmo.gov
Subject: Zoning Case Z-7-2020 w/ COD #183
Date: Tuesday, April 28, 2020 9:34:27 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To Springfield County Zoning and Planning Commission,

My name is Kyle Evans and my wife Ashtyn Evans and I live at 974 W Sycamore St, Springfield, MO 65810 and we are within 185 feet of the property seeking re-zoning.

I'd like for my comments below to be entered into the record for this case and included in the minutes at the May 7th meeting as I will not attend personally due to my continuing concerns with COVID. Please confirm receipt of this e-mail and its entrance into the minutes for the May 7th meeting at your earliest convenience.

Respectfully, we've been here before. This is not an unfamiliar case and as such my hope as a home owner and citizen of the county is that the zoning and planning commission will remain consistent in their views of this request for re-zoning, relative to the prior attempts to re-zone this property which were denied by zoning and planning. Simple facts remain true, the current request for rezoning seeks to go beyond the boundaries of the existing county R-1 parameters to enable the owner to develop the property under broader, more profitable guidelines. Just as the last failed request for rezoning, this request asks the Z&P commission, and now the city of Springfield, to prioritize one owner's economic desires over the myriad of considerations in opposition for the countless home owners surrounding the property in question. Pertinently, the current request still asks of our city and county to allow him to create higher density housing options on this land than there are on the property immediately adjacent to his eastern boundaries. There exists a very natural and logical flow of density from Campbell street heading west into long-standing single family neighborhoods from higher density to lower density and allowing this request to move forward successfully would be directly at odds with those density parameters and directly at odds with the zoning and planning commission's prior stated reasons for denying the earlier request.

This is not an indictment of Titus Williams or his business. Titus strikes me as a very good man and a very good advocate for the city of Springfield and its residents. However, in this instance it remains very clear that Titus is attempting to circumvent a misguided business transaction in the attempt to save his profit margins on the purchase. He

could have purchased this land conditional on it being re-zoned prior but he chose not to do that. As such, now he remains stuck in an investment that is not worth as much as he originally intended it to be and would ask of Z&P and the city of Springfield to prioritize those concerns over those of the surrounding home owners AND the original considerations that went into zoning this land as county R-1 in the first place.

I speak only for my wife and I but we believe the sentiment to be shared heavily, we don't oppose development of this land. To the contrary it would be great to see it developed within the current R-1 guidelines and the property would be the perfect place for a new, beautiful R-1 single family neighborhood to be developed in a desirable school district and location in Southern Springfield. However that sentiment only exists for development within the current zoning parameters for the land. We all bought homes near this property with its current zoning in mind not city multi-family townhomes in mind abutting our single family properties. If allowed to be re-zoned as requested then there's no doubt our property values will suffer over time and a multitude of logistical challenges will result. There already exists copious multi family units directly east of this property on land zoned for as much and those are lower density per unit than the ones being sought which as mentioned prior stands in direct opposition to the density flow from Campbell westward into the county. We do not think it proper or in our community's best interests to allow rezoning just because the person who bought the land did so without seeking and obtaining rezoning prior.

He bought the land under its current zoning restrictions and we believe its in the best interest of the county and city to keep it zoned as is and to encourage any who owns it to develop it however they see fit within the current zoning guidelines.

One stark and seemingly important question should also be asked and answered; what benefit would the city even have in granting the re-zoning requested? Are there tax benefits to our local governments to do so? What perceived positives are there in your mind so that we can be sure we as surrounding home owners understand the full scope and considerations in your mind? It's our understanding that the city will not benefit from allowing this type of rezoning and it may even cost more to the city to do so than not when considering utilities and infrastructure necessary to be provided by the city.

In its simplest terms, the question before the Z&P and potentially the city is who is going to be penalized here and what is the greatest good which our government commissions are tasked with protecting?

The options for who gets penalized by the commission's ultimate decision are as follows;

(1) If the request is denied, the current owner is penalized for buying land with ideas of commercial activity, profits and rezoning in mind, prior to actually getting approval or rezoning of the land. He may artfully attempt to argue that providing affordable housing for all family types is part and parcel of his interest, however, that would be a convenient and seemingly disingenuous argument considering the sheer volume of already existing multi-family options in existence directly east of this property. He too may argue that this beautiful piece of land deserves to be developed and used and that re-zoning is the only way to do that for the benefit of the county and city, again misguided when considering that exact end can be achieved if developing the land as a single family home or as an R-1 neighborhood of single family homes which fit into the parameters already existing for the development of this land. He is penalized if the land is denied rezoning and restricted for use and development within its existing zoning guidelines and restrictions because necessarily that means the land may not be worth what he thought it was when he paid for it. No one is preventing or able to prevent the land from being developed, used or enjoyed under its current zoning restrictions so he would simply be stuck developing within those guidelines or selling to someone who will develop, use or enjoy the land within the existing zoning regulations.

Or

(2) If the request is approved, all the residents who have built, lived on or made decisions about their nearby homes and futures based on the existing zoning of their surrounding property will now be penalized by having to deal with lower property values and changing circumstances for the benefit of one man and his entity. I said this last summer and I'll say it again, if my wife and I knew the city and county were going to allow rezoning to this high of concentration for multi family dwellings this near our home, on land then and now zoned county R-1 single family, we would not have chosen to buy this home in the spring of 2018. Additionally, if the land is re-zoned we perceive that the city will lose as well. The city does not stand to gain any added tax considerations by re-zoning this land as requested and further, actually stands to have its infrastructure strained further in having to provided amenities to the countless residents who would reside in the proposed development.

Someone is going to lose as a result of your decisions and I respect your role in determining who that will be. I merely ask that the decision be understood and recognized in those terms prior to it being made because there is a great weight to your decisions effecting the lives of many.

Respectfully, my wife and I ask this commission to please deny the request for re-zoning in front of you, allow the private market to determine the price of this land within its current County R-1 zoning parameters and continue to encourage development by whoever owns this property under the current zoning guidelines in effect for County R-1.

From: Ken Clarkson <keclarkson86@gmail.com>
Sent: Tuesday, April 28, 2020 12:10 PM
To: Hosmer, Bob <bhosmer@springfieldmo.gov>
Cc: Shannan Underwood <shannanunderwood@yahoo.com>; Holly Clarkson <h_a_clarkson@yahoo.com>
Subject: Case Z-7-2020 W/COD #183

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Mr. Hosmer,

My wife and I own the property directly north of the property the city is considering annexing. Our address is: 901 W Farm Rd 182.

I have significant concerns/questions about the process going forward and have already signed a protest petition as have numerous neighbors.

The plan I saw showed an exit going through my front yard. I maintain a 'buffer' of trees on the east side of my property to provide the illusion of living in the country. We bought the property because it seems to be in the middle of a remote country setting, yet near Springfield. I am concerned that the neighbors wanting to build apartments/townhouses next door have confidence they can take part of my property (with the City's help) through some process (imminent domain?). After speaking with another neighbor, I understand that you indicated this is possible. She forwarded the email to me (I am the unhappy neighbor).

I am concerned that you said "We do have West Bryant Street --- this may be extended". Does this mean you intend to pursue taking my property through imminent domain to help the apartment/townhouse project? I hope this is not the case. If it is, I need to know.

Regarding the proposed North access, the developer does not have access to the property directly to the North, yet shows an access point. That neighbor is very unhappy, and is fearful of an imminent domain situation, should the City of Springfield approve this project and it moves forward. Can you tell us more about this? I am aware of the City using imminent domain to extend the road. We do have West Bryant Street which if there was a development this may be extended.

Summarizing my questions:

- 1) Have you or anyone representing the City had discussions about using my property (901 W Farm Rd 182) related to the apartment/townhouse project next door (851 W Farm Rd 182)?
- 2) Does anyone representing the City have a bias in favor of the apartment/townhouse project?
- 3) Can the City of Springfield take my property or force me to sell to benefit an entity or business?
- 4) What is your intention related to West Bryant Street?
- 5) How can I prevent the loss of my property against my will?

Thanks for your time in helping address my concerns and questions,

From: [Hosmer, Bob](#)
To: [Ken Clarkson](#)
Cc: [Shannan Underwood](#); [Holly Clarkson](#)
Subject: RE: Case Z-7-2020 W/COD #183
Date: Tuesday, April 28, 2020 4:26:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)

Mr. and Mrs. Clarkston thanks for your comments. I will try to answer your questions as best I can.

- 1) Have you or anyone representing the City had discussions about using my property (901 W Farm Rd 182) related to the apartment/townhouse project next door (851 W Farm Rd 182)? **No, but as you know West Bryant Street is stubbed out for future expansion westward no timeline on this, only if development occurs.**
- 2) Does anyone representing the City have a bias in favor of the apartment/townhouse project? **Not to my knowledge.**
- 3) Can the City of Springfield take my property or force me to sell to benefit an entity or business? **No.**
- 4) What is your intention related to West Bryant Street? **Stubbed out for future expansion westward when development occurs.**
- 5) How can I prevent the loss of my property against my will? **Sign a protest petition and submitted written comments, or attend the tele-conference public meeting at our Planning and Zoning Commission and City Council.**

Let me know if I answered your questions or if you have any additional questions.

Bob Hosmer, AICP

Planning Manager
Development Review Office
840 Boonville Avenue
City of Springfield, Missouri
Department of Planning and Development
417.864.1834 or 417.864.1611
General Information: <http://www.springfieldmo.gov/DevelopmentReview>
Zoning Map: <http://maps.springfieldmo.gov/zoning/>
Zoning Code: <https://library.municode.com/mo/springfield>
eCity: <https://ecity.springfieldmo.gov/>



From: [Shannan Underwood](#)
To: [Neal, Daniel](#); Zoning@springfieldmo.gov
Subject: Fw: Rezoning case: Z-7-2020 w/COD #183
Date: Monday, April 27, 2020 10:30:20 AM

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----- Forwarded Message -----

From: Shannan Underwood <shannanunderwood@yahoo.com>
To: dneal@springfieldmo.gov <dneal@springfieldmo.gov>
Sent: Tuesday, April 21, 2020, 08:01:42 AM CDT
Subject: Fw: Rezoning case: Z-7-2020 w/COD #183

Hello Daniel-

I am reaching out regarding the annexation and rezoning of 851 W. Farm Road 182 (case Z-7-2020 w/COD #183 and A-3-2020). Several in the community have many questions regarding the developer's plans and the process moving forward. There have been attempts by a close-by neighborhood board and an individual home owner to contact the developer with questions, with no response. We are hoping you can help us out!

We did obtain renderings of the proposed project at the site location. We can see there are 11 pods, but do not know how many units are in each pod, as it appears it varies. Can you tell us how many units in total are proposed?

Regarding the proposed North access, the developer does not have access to the property directly to the North, yet shows an access point. That neighbor is very unhappy, and is fearful of an imminent domain situation, should the City of Springfield approve this project and it moves forward. Can you tell us more about this?

Can you tell us how many feet of buffer space is proposed on the West and North side of the proposed development?

Is the developer planning to plant additional evergreen trees to provide a significant, substantial buffer on the West and North sides? If so, what guarantee do we have that he will go through with planting the buffer and sticking with an adequate amount of trees?

This developer attempted to rezone with Greene County in August 2019. He was met with very intense, overwhelming community opposition, and the Planning and Zoning Board voted to not recommend rezoning for numerous reasons. The developer was interviewed and quoted by KY3, saying he would withdraw his application to rezone, because he did not want to upset the community. He also stated that he might revisit the situation if could address the traffic situation on Plainview. Can you tell us if there are plans to address the traffic situation in this area? Has this indeed changed?

The community is aware that the developer's new proposal is significantly less dense than his previous proposal. However, numerous multi-family options already exist in this area, which is why the community is so opposed to losing the current single family, R-1 zoning to another multi-family development. Can you help us understand the City's benefit to annexing and rezoning this property?

I'm not familiar with the City of Springfield's planning process and zoning codes. Does the city typically follow the plan of decreasing density, Commercial>>>High Density Multi-family>>>Less Dense Multi-family>>>Single Family Homes? If this is the typical plan, does this proposed development go in the opposite direction?

So many questions! As neighbors have been made aware of the proposed annexation and rezoning, many have been flooding me with questions I cannot answer. I truly appreciate your time and help providing answers to the community!

Thank you!

Shannan Underwood
417-848-6682

From: [Hosmer, Bob](#)
To: [Shannan Underwood](#)
Subject: RE: Rezoning case: Z-7-2020 w/COD #183
Date: Monday, April 27, 2020 4:39:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Shannan, Thanks for submitting your questions. I will try to address your questions in absence of our staff being out with Covid-19 stay at home order. Please see our responses in red. If you have any questions please give me a call at 417-864-1834.

I am reaching out regarding the annexation and rezoning of 851 W. Farm Road 182 (case Z-7-2020 w/COD #183 and A-3-2020). Several in the community have many questions regarding the developer's plans and the process moving forward. There have been attempts by a close-by neighborhood board and an individual home owner to contact the developer with questions, with no response. We are hoping you can help us out!

We did obtain renderings of the proposed project at the site location. We can see there are 11 pods, but do not know how many units are in each pod, as it appears it varies. **Can you tell us how many units in total are proposed?** Since the development will be under our Conditional Overlay District this development will be limited to 11 dwelling units per acres for a maximum of 108 units. However there are other requirements that would reduce this number i.e. open space requirements of 20% of the total, a required stream buffer, parking and bufferyards etc. This would reduce the number considerably.

Regarding the proposed North access, the developer does not have access to the property directly to the North, yet shows an access point. That neighbor is very unhappy, and is fearful of an imminent domain situation, should the City of Springfield approve this project and it moves forward. **Can you tell us more about this?** I am aware of the City using imminent domain to extend the road. We do have West Bryant Street which if there was a development this may be extended.

Can you tell us how many **feet of buffer space is proposed on the West and North** side of the proposed development? **The will be required a Type B bufferyard which is a minimum of fifteen (15) feet with required plantings. There will also be a 45-degree bulk plane from the north and west property line. This is a one to one setback for height.**

Is the developer planning to plant additional evergreen trees to provide a significant, **substantial buffer on the West and North sides**? If so, what guarantee do we have that he will go through with planting the buffer and sticking with an adequate amount of trees? **This will have to be added to the conditional overlay district language. I have not heard that they have suggested this. If so we need them to commit to this in the ordinance which will be binding at the time of development.**

This developer attempted to rezone with Greene County in August 2019. He was met with very intense, overwhelming community opposition, and the Planning and Zoning Board voted to not recommend rezoning for numerous reasons. The developer was interviewed and quoted by KY3, saying he would withdraw his application to rezone, because he did not want to upset the community. He also stated that he might revisit the situation if could address the traffic situation on

Plainview. Can you tell us if there are **plans to address the traffic situation** in this area? Has this indeed changed? **I am not aware of any traffic changes. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily.**

The community is aware that the developer's new proposal is significantly less dense than his previous proposal. However, numerous multi-family options already exist in this area, which is why the community is so opposed to losing the current single family, R-1 zoning to another multi-family development. **Can you help us understand the City's benefit to annexing and rezoning this property? City services.**

I'm not familiar with the City of Springfield's planning process and zoning codes. **Does the city typically follow the plan of decreasing density, Commercial>>>High Density Multi-family>>>Less Dense Multi-family>>>Single Family Homes?** If this is the typical plan, does this proposed **development go in the opposite direction?** The City's Growth Management & Land Use Plan element of the Comprehensive Plan identifies the northeast portion of the subject property as appropriate for Medium or High Density Housing and south portion of property as appropriate for Low Density Housing. The proposed R-LD District will have the same density of our R-TH 11 dwelling units per acre.

So many questions! As neighbors have been made aware of the proposed annexation and rezoning, many have been flooding me with questions I cannot answer. I truly appreciate your time and help providing answers to the community!

Bob Hosmer, AICP

Planning Manager

Development Review Office

840 Boonville Avenue

City of Springfield, Missouri

Department of Planning and Development

417.864.1834 or 417.864.1611

General Information: <http://www.springfieldmo.gov/DevelopmentReview>

Zoning Map: <http://maps.springfieldmo.gov/zoning/>

Zoning Code: <https://library.municode.com/mo/springfield>

eCity: <https://ecity.springfieldmo.gov/>



From: [Jen](#)
To: Zoning@springfieldmo.gov
Subject: reference to case number is Z-7-2020 w/COD #183
Date: Wednesday, April 29, 2020 3:53:03 PM

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In reference to case number is Z-7-2020 w/COD #183

As a current owner of two homes in stone meadow (our and my in-laws), I am always concerned when short term rental developments want to build next to a home owner community. We already have issues with several apartment and townhome renters next to our subdivision- teenagers trespassing, littering, being obtrusive and in general, disrespectful towards the home owners of our area. Adding more is not ideal. Adding to that, the current Kansas Expressway extension is already taking affect on the value of our homes, this too will add another decrease in value on the other side of the subdivision. The lot purchased is a beautiful area and best served as it is- a single family dwelling. Anything else will continue to add to the increase in traffic on Plainview and Campbell as well as a decrease in value of our homes when we are already getting that from the Kansas Expressway extension. Thank you for your consideration.

Jennifer Yanders

Sent from my iPhone

From: [Hosmer, Bob](#)
To: [Steve Johnson](#); Zoning@springfieldmo.gov
Subject: RE: Case #'s - A-3-2020 & Z-L-2020 W COD #183
Date: Friday, April 3, 2020 4:02:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Mr. Johnson please find our response to your questions below:

1. Is the planned meeting of Thursday, 9 April to proceed as planned?

The meeting on April 9th has been postponed to May 7th tentatively. You will want to keep posted on the May 7th date in case something changes due to any extensions of the stay at home order.

2. Can you provide documentation of the steps and dates submitted, of the development process, to this date?

The applicant submitted for Pre-Development review in February and made formal application for annexation and rezoning in March. For the annexation, they are tentatively going to City Council on April 20th for initiation, June 1st for public hearing and June 15th for final decision. For the rezoning, they will tentatively be going to Planning and Zoning Commission on May 7th, then to City Council for public hearing on June 1st and June 20th for final decision. You will notice that the annexation and rezoning are both at public hearing and final vote at the same time at City Council and that is intentional.

3. What documents have been submitted, to date, for request for annexation?

The applicant has submitted an annexation application, voluntary annexation petition, site sketch/survey, annexation area legal description and warranty deed for the subject property. We can send you copies of these documents if you would like.

4. What are the procedures, for a near by property owner, to protest the annexation?

There are a few different ways to protest an annexation. You can send written comments to City Council by sending a letter or email to the City Clerks Office. You can call your Council Zone member or General Council members by phone through the City Clerks Office to voice your concerns. Or the Missouri Statutes provide for a protest if you get 5% of qualified voters within the City: (3) If a written objection to the proposed annexation is filed with the governing body of the city, town or village not later than fourteen days after the public hearing by at least five percent of the qualified voters of the city, town or village, or two qualified voters of the area sought to be annexed if the same contains two qualified voters, the provisions of sections [71.015](#) and [71.860 to 71.920](#), shall be followed.

5. What are the procedures, for a nearby property owner, to protest the rezoning of said property?

You can find the process of rezoning can be found online at:

<https://www.springfieldmo.gov/836/Rezoning>

A legally binding protest petition is a petition that requires a favorable vote of two-thirds of all the members of the legislative body or six (6) out of the nine (9) City Council members to vote in favor of the rezoning in order for it to be approved. An official zoning protest petition can be submitted to the City Clerk's Office (City Council), but must be signed by the property owners representing at least

thirty percent (30%) of the property (total square footage) within 185 feet of the rezoning. The petition can be found online at:

<https://www.springfieldmo.gov/DocumentCenter/View/4091/Information-on-Rezoning-Protest-Petitions?bidId=>

Let us know if you have any questions.

Bob Hosmer, AICP

Planning Manager

Development Review Office

840 Boonville Avenue

City of Springfield, Missouri

Department of Planning and Development

417.864.1834 or 417.864.1611

General Information: <http://www.springfieldmo.gov/DevelopmentReview>

Zoning Map: <http://maps.springfieldmo.gov/zoning/>

Zoning Code: <https://library.municode.com/mo/springfield>

eCity: <https://ecity.springfieldmo.gov/>



From: Steve Johnson <stevemo43@gmail.com>

Sent: Thursday, April 2, 2020 3:37 PM

To: Zoning@springfieldmo.gov

Subject: Case #'s - A-3-2020 & Z-L-2020 W COD #183

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Questions:

1. Is the planned meeting of Thursday, 9 April to proceed as planned?
2. Can you provide documentation of the steps and dates submitted, of the development process, to this date?

3. What documents have been submitted, to date, for request for annexation?
4. What are the procedures, for a near by property owner, to protest the annexation?
5. What are the procedures, for a nearby property owner, to protest the rezoning of said property?

Thank you.

Stephen S. Johnson

--

Steve Johnson

stevemo43@gmail.com

From: [Tasset, Andrew](#)
To: Zoning@springfieldmo.gov
Cc: [Tasset, Andrew](#)
Subject: Comments-Case Z-7-2020 COD #183
Date: Thursday, April 30, 2020 4:00:39 PM
Attachments: [image003.png](#)

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I would like to submit my comments below ahead of the May 7 meeting on Case Z-7-2020 COD #183 concerning the rezoning on Plainview Road.

Thank you to the commission for giving me a voice in OPPOSITION to this rezoning request.

My name is Andrew Glynn Tasset, and live just outside the 185 foot boundary at 970 W Shadowlawn St. My home is located at 210 feet from the proposed rezoning.

I have several concerns with the rezoning of this property. One is my property value... since the proposed plans are to essentially build an apartment complex. I built my home 20 years ago. At that time, Stone Meadow was about 1/2 the way built out. It was a nice quiet neighborhood, good schools, and good area of town. This is what brought us to build our home here and to start a family. Since then, the south side has definitely been built up over the last 20 years. Rezoning this property just adds to the population density in the area. Now, I certainly don't have a problem with Springfield growing. I'm not here to stand in the way of progress and the development of the South side and providing housing in a desirable part of town. But when it comes to impacting the equity that I've built in my home over the last 20 years... and the equity of my neighbors...equity that I've worked hard for... I'm naturally against it. Especially if my equity is going into the pocket of someone else who is just trying to make a buck off of the backs of hard working Springfieldians who have put down roots here.

Another concern is traffic. Since I've lived in my house, I've seen the speed limit on Plainview go from 30 mph to 40 MPH. More and more traffic adds to congestion issues on Plainview. My house backs up to Plainview, and the noise has just gotten worse and worse over the years. But this isn't the bigger issue here. If you have looked at the entrance to this new proposed development, IT IS VERY DANGEROUS. It is definitely a blind hill to oncoming traffic from the west for the people who would be exiting this proposed property. I can't tell you how many times I witnessed the former owner of this property, Dr. Graves, almost getting hit from people speeding in this area. When the posted speed limit is 40... drivers regularly do 50 MPH. Rezoning this property will actually be a detriment for the people who would be living in the proposed development. I'm not sure as a city we would actually approve of something that would be this dangerous to people.

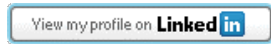
So, why build an apartment complex next to 400k homes? Why put an additional burden on the traffic in that area. I get it... it's a desirable part of town that the developer would greatly benefit here. But... at the expense of my property value, my home equity...people's lives...all to benefit one individual or business? This certainly doesn't make sense to me. For myself and those who have put down roots in this area of Springfield, I request that this rezoning be denied.

Thank you Chairman and commission for giving me this time to voice my concerns.

Sincerely

Andrew Tasset
Vice President, Marketing Manager
Central Bank / Central Trust
P.O. Box 3397, Springfield, MO 65808
1800 S. Glenstone, Springfield, MO 65804

Office Phone: (417) 841-4293
Cell Phone: (417) 350-6925
Fax: (417) 841-4283
andrew.tasset@centralbank.net
www.centralbank.net
www.centraltrust.net



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From: [Andrew Post](#)
To: Zoning@springfieldmo.gov
Subject: Plainview rezoning
Date: Thursday, April 30, 2020 9:42:09 PM

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To whom it may concern:

I am unable to attend the zoning meeting next week. I would like to voice my opposition to the rezoning proposal: Z-7 2020 w/ COD #183. I live in a cul-de-sac in Stone Meadow subdivision very close to the property of concern. I have two children who are currently in the SPS district and am concerned about their safety and traffic congestion. The traffic is very congested when school is in session and will likely get much worse if property is rezoned to multi family units. I have a teenager who is still learning the finer points of driving and doesn't need more traffic distractions. I have a kindergartner who is not able to take the bus to school due to SPS mileage criteria. This puts him at risk especially in a high traffic zone. He has to be taken by private vehicle, walk or ride a bike. This situation will likely get much worse when he has to go to Cherokee(the school on the other side of busy Campbell). On top of all of the current traffic congestion, there is talk of extending Kansas Expressway. This whole situation will also lower our property values. This has already failed to pass once. Please put this issue to rest once and for all. Thank you.

Sincerely,

Dr. Andrew Post, DO

Sent from my iPhone

From: [Tisha Joplin](#)
To: Zoning@springfieldmo.gov
Subject: Z-7-2020 w/COD #183
Date: Sunday, May 3, 2020 7:30:24 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To Whom It May Concern,

As residents and home owners within the Stone Meadow Subdivision, I feel it is necessary our voice be heard in regards to our concerns and opposition for the rezoning of the property in the case number above from a single family residence to a low density multi family property.

This rezoning will put further strain/demand on the current already maxed schools including Wanda Gray Elementary, Wilson's Creek, and Cherokee Middle School. All three of these schools are above their intended capacity. This is a huge concern as my children attend these schools and further strain is completely unnecessary.

An apartment complex this close will have a direct negative impact on the many nearby property values. There are also huge water run-off issues with homes on the north side of Plainview and this multi family development would be adding to this issue.

This development will also generate more traffic on an already congested road system, specifically Plainview and Campbell.

Lastly, there is not a need for additional multi-family housing in this area. There are well over 650 apartment units in 1/4 mile of this property listed above.

Sincerely,
Jake and Tisha Joplin

From: [Stephen Whisler](#)
To: Zoning@springfieldmo.gov
Subject: Case # Z-7-2020 w/COD #183
Date: Monday, May 4, 2020 12:42:18 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I oppose the rezoning of 851 W. Farm Road 182. As a former multi-term city councilman in a neighboring city I have seen the negative effects of multi-family housing being developed near pre-existing single-family homes without adequate consideration of traffic, infrastructure, watershed, and noise level impacts.

Respectfully,

Steve Whisler
1032 W. Ward Parkway
Springfield, MO 65810

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From: [Steph and Brad Brotherton](#)
To: Zoning@springfieldmo.gov
Subject: Zoning opposition
Date: Monday, May 4, 2020 2:03:21 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I oppose the rezoning of
851 W. Farm Road 182

Case number: Z-7-2020 w/COD #183

Stephanie Brotherton

From: [Stephanie Fessenden](#)
To: Zoning@springfieldmo.gov
Subject: Case number is: Z-7-2020 w/COD #183
Date: Monday, May 4, 2020 2:36:27 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I oppose the rezoning of 851 W Farm Rd 182. I live in Stone Meadow off of Ward Pkwy and use the Parkhill entrance.

A rezoning of 851 W Farm Rd 182 would decrease property values, increase traffic and overwhelm already crowded schools.

We have purchased several homes in this area over the last ten years due to the good property value, excellent schools and lower crime rates compared to other parts of the city. In my opinion, the rezoning will negatively affect all three of the above mentioned concerns.

Thank you,
Stephanie Fessenden
1097 W Ward Pkwy
Springfield 65810
417-576-2743

From: [Wallace, Lee Anne](#)
To: Zoning@springfieldmo.gov
Subject: Z-7-2020 w/COD#183
Date: Monday, May 4, 2020 2:57:03 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Dear Deciding Members-

I oppose the rezoning of 851 W. Farm Rd 182. Developing this property into multiple family will have many negative effects on this area of town, including but not limited to:

1. Plainview Rd CANNOT handle the extra traffic that this will contribute, morning traffic is already backed up from Campbell to the entrance of Le Chateau, or beyond. I am also aware that eminent domain will also be enacted to gain access to a smaller road to the north of the property to be used as another route into the development. This will also have a negative impact on an already stressed and already busy neighborhood of SEVERAL apartment buildings that use Weaver Rd as access.
2. The school district, elementary and Intermediate, are over filled as it is, this will only add additional students to the already large class sizes at Wanda Gray and Wilson's Creek. How will this issue be addressed and when?
3. As a resident of Le Chateau these two items listed above are VERY concerning. I also worry about storm run off, property value depreciation and "riff raff" that can come with rental units.

I oppose the rezoning of 851 W Farm Rd 182 due to the above listed issues, it is only in the "best interest" of one person, the developer, and **NOT** in the best interest of THOUSANDS of residents of that area.

Thank you-

LeeAnne Wallace BSRT(R)(CT)
Lead Technologist
Department of Radiology
lwallace@selectmedical.com
office 417-885-4726
cell 314-302-9167
Select Specialty Hospital-Springfield, MO

From: [Jim Roebuck](#)
To: Zoning@springfieldmo.gov
Cc: [Jim Roebuck](#)
Subject: Case # Z-7-2020 w/cod #183
Date: Monday, May 4, 2020 3:22:45 PM
Attachments: [image004.png](#)

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

City of Springfield Re zoning Commissioners:

I am writing regards the rezoning request 851 W. Farm Road 182 (Burning Tree Consulting LLC, Titus Williams), case # Z-7-2020 w/cod #183.

My family and I moved to Stone Meadow in 1998 and we continue to live at that same location today. Stone Meadow is a unique neighborhood that allows many amenities in a natural park like setting. Home values continue to increase and those homes For Sale sell very quickly. Stone Meadow is a sought after location/neighborhood to locate. This was developed over the many years by the families of Stone Meadow with an active HOA, updated regulations and proper maintenance of the amenities. Rezoning the ground in question to multifamily pods will change Stone Meadow setting forever. The lot in question provides multifamily pods in multiple locations. There should be a buffer between any multifamily pods and homeowners. This project does not have that. This part of Plainview Road and area of town is already over flowing with multifamily units. Many multifamily units already exist in this immediate area. I have never objected to any of the previous developments on Plainview or Weaver Rd area. Homeowners in Stone Meadow should not have property values drop and amenities lost due to a profit minded only investor. The only purpose of the purposed project is for this individual to make money—it is not to allow the Stone Meadow Neighbor to continue to enjoy benefits and values it has grown and developed over the past 20 years. We should not have to change our quality of life enjoyed for 20+ years over this project. The developer will not suffer property value loss, noise, added traffic, and congestion the homeowners will face if project is approved. There is no benefit to Stone Meadow or any homeowner next to the pods for this development to occur,

none. I find it interesting Greene County Zoning did not recommend this project to go forward and now this matter is coming to the City. Any event having such a negative impact on so many should have community support which this lacks. Traffic in this area continues to grow with all the existing developments and multifamily units. The extreme number of pods and closeness to Campbell Ave will only add to the congestion. This location is not the best choice. I respectfully request the Springfield City Re Zoning Commissioners to deny the re zoning of the above property.



Roebuck Ins and Fin Svcs Inc

Jim Roebuck, Agent

Bus: [417 882 3266](tel:4178823266)

Fax: [417 889 9757](tel:4178899757)

1638 S Enterprise Ave, Springfield, MO 65804-1800

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Roebuck Ins and Fin Svcs Inc

Jim Roebuck, Agent

Walk in, Mail in, Call in, Click in®

From: [Ron Greenway](#)
To: Zoning@springfieldmo.gov
Subject: City of Springfield Planning and Zoning Commission RE Zoning Case: Z-7-2020 w/ COD #183
Date: Monday, May 4, 2020 3:47:15 PM
Attachments: [Scanned from a Xerox Multifunction Printer.pdf](#)

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City of Springfield Planning and Zoning Commission and Springfield City Council:

My name is Ron Greenway and I would like to submit the attached PDF expressing my concerns of Zoning Case Z-7-2020 w/COD #183. In addition, I would like to speak at the Planning and Zoning Meeting scheduled for May 7, 2020. Please confirm receipt of this email and provide instructions that will allow me to participate in the meeting via a call as I understand this meeting will be held as a conference call.

Thanks in advance for your attention to this matter.

Ronald A. Greenway

(417)849-8151

From: Ronald A. Greenway & Casey G. Greenway

961 West Shadowlawn Street

Springfield, MO 65810

To: City of Springfield Planning and Zoning Commission

Springfield City Council

Regarding: Zoning Case Z-7-2020 w/COD #183

My property lies within 185 feet of the above mentioned proposed rezoning and I have the following concerns:

1. Public Safety:

- a. Left turn exits from the property onto Plainview road are hazardous due to the high rate of speed of vehicles on East bound Plainview Road.
- b. Traffic congestion and backup at the intersection of Campbell and Plainview Road from East bound Plainview Road already backs up past Michigan Avenue most mornings during the time period of 7:30 and 8:00 due to the vehicles seeking to get to Cherokee Middle School and North Bound Campbell Avenue. Traffic frequently backs up to Stonegate Avenue during bad weather.
- c. If there were to be 110 units on the property, that would imply over 200 cars leaving this property daily. The property is landlocked meaning all entrances and exits will be done at Plainview Road. This creates a public hazard with so many vehicles only having one entrance and exit should that exit be blocked.
- d. Traffic is further restricted because of "on street" parking that occurs at Weaver Creek Apartments on South Main Street. The residents park on both sides of South Main Street (North of Bryant Street) making it extremely narrow for two lanes of traffic. Pedestrians getting into and out of their cars combined with the traffic on this road is creating a situation where someone could easily be injured.

2. Declining Property Values:

- a. The adjacent properties will suffer a decline in property values as a result of this development. I suspect that no less than a 10% decrease in the property values to the properties within 185 feet of this development. No owner of a single family residence desires a high density development within 185 feet of their property. It is a visible detractor to their property and likely a noise nuisance to the quiet neighborhood that they currently enjoy.

3. Trespassing:

- a. As duplexes and apartments have been placed on properties near Stone Meadow, the neighborhood has seen a substantial increase of nuisance trespassing and damage to the common ground areas.
- b. The Stone Meadow Property Owners Association has spent meaningful amounts of money on security monitoring and patrols to address these trespassing events and the illegal usage of the amenities in the neighborhood.

4. Storm water run-off:

- a. With each development that happens from James River Freeway to the North and Campbell Avenue to the East, the storm water drainage damage to the common areas in Stone Meadow gets worse.

It is my sincere hope that these factors are taken into consideration while reviewing the requested rezoning. Thank you in advance for your time and consideration regarding this matter.

Sincerely,

Ronald A. Greenway

From: Ronald A. Greenway & Casey G. Greenway
961 West Shadowlawn Street
Springfield, MO 65810

To: City of Springfield Planning and Zoning Commission
Springfield City Council

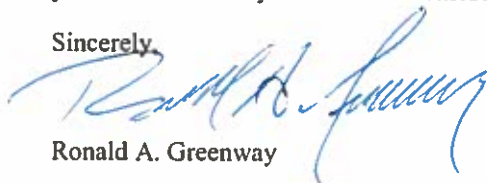
Regarding: Zoning Case Z-7-2020 w/COD #183

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1. Public Safety:
 - a. Left turn exits from the property onto Plainview road are hazardous due to the high rate of speed of vehicles on East bound Plainview Road.
 - b. Traffic congestion and backup at the intersection of Campbell and Plainview Road from East bound Plainview Road already backs up past Michigan Avenue most mornings during the time period of 7:30 and 8:00 due to the vehicles seeking to get to Cherokee Middle School and North Bound Campbell Avenue. Traffic frequently backs up to Stonegate Avenue during bad weather.
 - c. If there were to be 110 units on the property, that would imply over 200 cars leaving this property daily. The property is landlocked meaning all entrances and exits will be done at Plainview Road. This creates a public hazard with so many vehicles only having one entrance and exit should that exit be blocked.
 - d. Traffic is further restricted because of "on street" parking that occurs at Weaver Creek Apartments on South Main Street. The residents park on both sides of South Main Street (North of Bryant Street) making it extremely narrow for two lanes of traffic. Pedestrians getting into and out of their cars combined with the traffic on this road is creating a situation where someone could easily be injured.
2. Declining Property Values:
 - a. The adjacent properties will suffer a decline in property values as a result of this development. I suspect that no less than a 10% decrease in the property values to the properties within 185 feet of this development. No owner of a single family residence desires a high density development within 185 feet of their property. It is a visible detractor to their property and likely a noise nuisance to the quiet neighborhood that they currently enjoy.
3. Trespassing:
 - a. As duplexes and apartments have been placed on properties near Stone Meadow, the neighborhood has seen a substantial increase of nuisance trespassing and damage to the common ground areas.
 - b. The Stone Meadow Property Owners Association has spent meaningful amounts of money on security monitoring and patrols to address these trespassing events and the illegal usage of the amenities in the neighborhood.
4. Storm water run-off:
 - a. With each development that happens from James River Freeway to the North and Campbell Avenue to the East, the storm water drainage damage to the common areas in Stone Meadow gets worse.

It is my sincere hope that these factors are taken into consideration while reviewing the requested rezoning. Thank you in advance for your time and consideration regarding this matter.

Sincerely,



Ronald A. Greenway

From: [Darrell Riemann](#)
To: Zoning@springfieldmo.gov
Subject: Z- 7-2020 w/COD #183
Date: Monday, May 4, 2020 3:55:34 PM

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I oppose the rezoning of 851 W Farm Road 182. This will lower property values in the area. The traffic is very bad on FR 182 now, additional traffic will only make it worse. Again I oppose the rezoning of this property.

Darrell Riemann
989 W Sycamore
Springfield, Mo. 65810

From: [David Fessenden](#)
To: Zoning@springfieldmo.gov
Subject: Z-7-2020 w/COD #183
Date: Monday, May 4, 2020 4:09:45 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I oppose the rezoning of 851 W Farm Rd 182. I live in Stone Meadow off of Ward Pkwy and use the Parkhill entrance.

A rezoning of 851 W Farm Rd 182 would decrease property values, increase traffic and overwhelm already crowded schools.

We have purchased several homes in this area over the last ten years due to the good property value, excellent schools and lower crime rates compared to other parts of the city. In my opinion, the rezoning will negatively affect all three of the above mentioned concerns.

David Fessenden
1097 W Ward Pkwy
Springfield 65810
417-848-6906

From: [Mary Henderson](#)
To: Zoning@springfieldmo.gov
Subject: Case #Z-7-2020 w/COD #183
Date: Monday, May 4, 2020 4:52:09 PM

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To Whom It May Concern:

I oppose the rezoning of 851 W. Farm Road 182.

Case number is: Z-7-2020 w/COD #183

Sincerely,
Mary Henderson
2664 W Blakey St
Springfield MO 65810
417-597-2870

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From: [Brian Gelner](#)
To: Zoning@springfieldmo.gov
Cc: [Melissa Gelner](#)
Subject: Case Z-7-2020-wCOD183 - Plainview Rezoning
Date: Monday, May 4, 2020 10:31:21 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

City of Springfield Planning and Zoning Commissioners,

We are writing to oppose the rezoning for the property at 851 W Farm Road 182 (Plainview Rd), Case Z-7-2020-wCOD183, from R-1 to R-LD.

We have lived in the adjacent Stone Meadow neighborhood (5301 S Whitmore Ave) for 15 years and have seen a dramatic increase in the traffic on Plainview Road subsequent to the addition of other Low Density housing projects east of our neighborhood. The LD housing proposed will certainly further increase the traffic congestion on Plainview.

Since many other multi-family developments between Weaver and Plainview Road have commenced, we have noticed a significant increase in the flooding of the Ward Branch (and related run off creeks) to the common area of our neighborhood. Flooding encroaches on residential lots/homes in the neighborhood more every year. The HOA is also strapped with incremental repair fees from damages caused to the common area. The 851 W Farm Road 182 property is one of the last remaining green spaces in this area and critical in the preservation of the natural land and water absorption/flow.

Lastly, we have concerns that additional low density housing will further decrease the individual property value of our home and the Stone Meadow neighborhood value/desirability overall.

In summary and for the reasons stated within, we jointly oppose the proposed rezoning of the 851 W Farm Road 182 property as proposed.

The Commission faces the hard task of balancing individual voices with the louder requests of developers. While your role is difficult, the citizens of the city look to you with trust to protect the value and nature of our land and city with your civic responsibility and thoughtful review.

Brian and Melissa Gelner
Property owners
5301 S Whitmore Ave
417-880 6474 (mobile)

Sent from [Mail](#) for Windows 10

From: [Lori Morgan](#)
To: Zoning@springfieldmo.gov
Subject: Case number is Z-7-2020 w/COD # 183
Date: Tuesday, May 05, 2020 9:54:00 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

We are writing today regarding the above-referenced case for rezoning property on Plainview Road close to Stone Meadow Subdivision.

We have lived in Stone Meadow for over 20 years. Since that time, there have been many changes to this area of town: more homes being built, new subdivisions, increase in traffic, new schools, etc. While these changes can be positive, there are many negatives as well. Stone Meadow Subdivision has always been known for being a quiet, peaceful neighborhood, with many trees and wooded areas to the east. This creates a buffer from the noise and congestion on Campbell, which makes it an attractive neighborhood in which to live and raise a family.

However, with all the new developments to the east (apartments, town homes) it has had an adverse affect on our neighborhood. No longer do we have the same security we did prior to those units being constructed. As you are well aware, our common area (which we pay homeowner dues) can be accessed on foot from those areas. We have had several incidents of non-residents intruding into that area.

The area being considered for rezoning is in a place on Plainview that has seen an increase in traffic over the years. With the addition of more homes, even if there is an access road to the north, there WILL be more traffic on Plainview, which we do not need. We have many walkers, runners, and kids walking to and from school. Eventually the Kansas Expressway extension will dump out on Plainview as well. This is going to be horrible for the already increased traffic on Plainview. At times, it is difficult to exit out of Stone Meadow on Plainview...this will just make matters worse.

We are also extremely concerned about property values. Since this proposed rezoning is not for single family homes, we feel it will have a negative impact on our home values. We do not believe that it is right to take another individual's property (Ken and Holly Clarkson) to connect this development to Bryant Street. We do NOT believe you have tax-paying homeowners' best interest in mind when proposing this rezoning.

Many of us in Stone Meadow have been here for years. On our street alone, we have families having lived here for 18, 19, and 20 years. We have a huge investment in our property. Many of us are retired or close to retirement, and we feel this will have a negative impact on our quality of living.

PLEASE DO NOT APPROVE THIS REZONING.

Ron and Lori Morgan

From: [Deanne Wilson](#)
To: Zoning@springfieldmo.gov
Subject: Case number Z-7-2020 w/COD # 183
Date: Tuesday, May 05, 2020 10:37:56 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To the Planning and Zoning Committee,

We oppose the rezoning of 851 W. Farm Road 182. We live within the vicinity of this beautiful property. Our kids go to Wanda Gray Elementary and ride their bikes around the Stone Meadow neighborhood and surrounding area, which is located off of Plainview and directly west of the proposed re-zoning. We have several issues with the re-zoning, as follows:

- 1) Impact on the elementary school - we understand this is a Springfield Public Schools issue. However, wouldn't this be something that you, as a city committee, feel morally obligated to take into account? The school is already busting at the seams due to the many apartments and townhomes that have been built in recent years. We specifically built our home to go to this incredible school and never imagined having the influx of students due to multi-family housing in the area.
- 2) Traffic impact - from reading the staff report, we understand there was no traffic studies performed due to the estimation in trip generation not meeting a certain threshold. We would like someone to try and turn onto Plainview around 7:30 am during the week. Since Kickapoo HS and Cherokee MS both have approximately 8:00 am start times, the intersection at Plainview and Campbell is extremely congested and gets backed up onto Plainview. I cannot imagine adding more traffic to this cluster.
- 3) Overall impact - we believe the overall impact of this proposed development to be profound. When you combine the impact on the school, traffic and property values of surrounding beautiful homes, it quite significant to a large number of citizens. Not to mention the impact it has on the home owner whose property you may be taking in order to connect the streets. This impact..... all to save a developer who possibly made a bad investment decision? I am sure the City has benefits to developing, but not sure the reasons outweigh these consequences. As you are aware, the County already failed to pass a similar re-zoning request. The hearing for that was standing-room only. Unfortunately, due to Covid, your committee will not see all these concerned citizens.

Thank you for your attention,

Victor and Deanne Wilson

From: [Don Simpson](#)
To: Zoning@springfieldmo.gov
Subject: Case Z-7-2020 w/COD # 183
Date: Tuesday, May 05, 2020 11:37:26 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I am writing to oppose this request for rezoning. The reasons for my opposition are the same as those presented to the county planning and zoning commission last fall that resulted in their *unanimous* denial of the request. While the developer has made some modifications to his plans, the proposed density is still high. This would add over 100 housing units on a property where there is now one. As such, many of the concerns (traffic, overload on the sewer system, additional runoff, decrease in our property values, impact on the school system, and more) all remain.

It is disconcerting that the developer, after being denied by the county, would turn to the city for a different decision with the objective of having the property annexed.

It is also a concern that this decision may be made without a true public (in person) hearing. The passion on this topic is strong among residents, as was evidenced by the huge turnout at the county meeting. Their objective reasons for opposing it are equally strong. Both will be more difficult to address in a videoconference, and many residents will likely not be able to participate in the virtual meeting due to their lack of familiarity or comfort with the technology. At a minimum, is there a reason this decision cannot be delayed until a truly public meeting is possible?

Sincerely,

Don Simpson
989 W. Valley Way
Springfield, MO 65810

From: [Ken Clarkson](#)
To: Zoning@springfieldmo.gov; [Holly Clarkson](#); [Shannan Underwood](#)
Subject: Voicing my concerns at 7May20 meeting Z-7-2020 w/ COD# 183
Date: Tuesday, May 05, 2020 11:55:07 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I wish to voice my concerns at the meeting this Thursday (7May2020), related to the annexation, rezoning, and ultimately the building of apartments/townhouses at 851 W. Farm Road 182 This is next to my property/house (a single family residential neighborhood). I'm not yet sure how to access the meeting at this time.

The concerns I wish to voice and clarify relate to:

1. Serious storm-water runoff due to increases in asphalt and concrete covering existing soil.
2. Changing the nature of our neighborhood.
3. Decreases in property values.
4. Increase in traffic on a very busy street.
5. Over-crowding of schools which are already at capacity.
6. Safety of children walking to school on sidewalks (at edge of Plainview/Fm Rd 182) with 40+mph traffic.
7. Potential increase in crime due to significant increase in residents.

Please let me know if I will be able to communicate my concerns at the meeting.

Ken Clarkson
901 W Farm Road 182
Springfield, MO 65810

From: [P. Platter](#)
To: Zoning@springfieldmo.gov
Cc: [Evelyn J. Stewart](#); [Shannan Underwood](#)
Subject: Z-7-2020 W/C OD # 183 Burning Tree Consulting, LLC
Date: Tuesday, May 05, 2020 1:23:01 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Dear Sirs:

Mr. and Mrs. Derrick and Shannan Underwood have retained our firm to represent their interests in this application for rezoning and the companion application for annexation.

Please be advised that the undersigned requests the opportunity to address the Planning and Zoning Commission at the hearing scheduled for Thursday, May 7th, 2020.

I expect the presentation will fall within the customary time limitation established by the Commission.

Thank you for your attention and courtesies.



Patrick J. Platter

Attorney

2144 E. Republic Road F-302

Springfield, MO 65804

Telephone: 417-882-9090

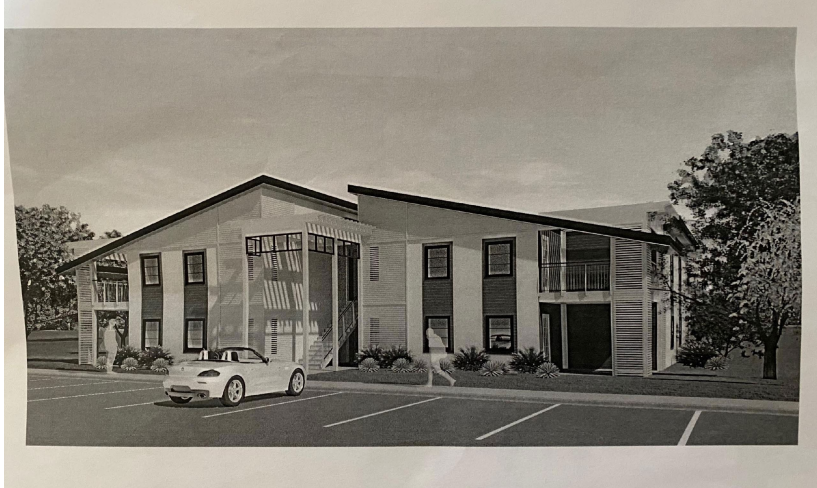
Fax: 417-882-2529

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From: [Ryan Jones](#)
To: Zoning@springfieldmo.gov; [Hosmer, Bob](#)
Subject: Re: Zoning case Z-7-2020 w/COD #183
Date: Tuesday, May 5, 2020 3:59:39 PM
Attachments: [Plainview development site plan.pdf](#)

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Forgot to send the site plan and rendering with the previous email. P



lease see attached.

Thank you,

On Tue, May 5, 2020 at 3:51 PM Ryan Jones <rsjones5@gmail.com> wrote:

Mr. Hosmer and Planning and Zoning Commission members:

My name is Ryan Jones and my wife and I purchased our lot and built a home at 988 W. Parkhill Circle in Stone Meadow subdivision, where we've lived for the past 12+ years. My property is within 185 ft. of the property referenced in zoning case Z-7-2020 w/COD #183. I plan to speak at the May 7, 2020 meeting of the Planning and Zoning Commission but also wanted to present my thoughts in writing to be included with the report.

We, along with all of the other adjacent and nearby single family property owners and the residents of Stone Meadow, are naturally opposed to the rezoning of the subject property from (County) R-1 to (City) R-LD for many reasons. These reasons, which are sure to be discussed at length at the hearing, include reduction of our property values, increased traffic, negative impacts to stormwater management, pedestrian safety, and increased crime such as trespassing and vandalism. While it is logical for us to oppose the rezoning, we also understand that we don't have the right to dictate how the property is developed, as long as the development meets the requirements of the zoning ordinances.

Therefore, we would simply request that some language is added that provides some enforceable protection for our neighborhood and the adjacent property owners. The attached preliminary proposed

site plan and 3D elevation appear to provide some of those protections but we would like to have this added to the Development Review Staff Report packet. We would propose to add provisions similar to the following:

- Along the west property line, developer shall provide a minimum 75 ft. Bufferyard Type H with a 6 ft. privacy fence. Existing grading and natural vegetation shall be maintained within this buffer, and additional vegetation (preferably coniferous trees) shall be added to meet the bufferyard minimum planting unit requirements.
- Along the north property line, developer shall provide a minimum 40 ft. Bufferyard Type H with a 6 ft. privacy fence. Existing grading and natural vegetation shall be maintained within this buffer, and additional vegetation (preferably coniferous trees) shall be added to meet the bufferyard minimum planting unit requirements.
- All proposed buildings shall have a maximum height of two stories and shall be below a 30 degree bulk plane from the west and north property lines.
- The developer shall maintain the property as a gated development with access limited to residents and guests.
- The developer shall substantially conform to the attached site plan and rendering/elevation, which shall be included as exhibits to the Conditional Overlay.

We realize that the above bufferyard requirements and height limitations are more restrictive than what is allowed under the proposed R-LD zoning and COD #183 requirements. However, the developer's submitted preliminary site plan already indicates it as gated community, actually shows a wider bufferyard (approx. 100 ft.) on the west side, and the rendering already represents a two-story structure, so it seems reasonable that these conditions meet the intent of the developer and see no reason for the developer to object to the proposed amendments. Furthermore, the existing townhomes to the east are all two-story structures, so introducing new three-story structures on the subject property would actually *appear* to be an increase in the zoning density requirement, moving westward from Campbell Ave. (even if the 11 DU/acre requirement is met).

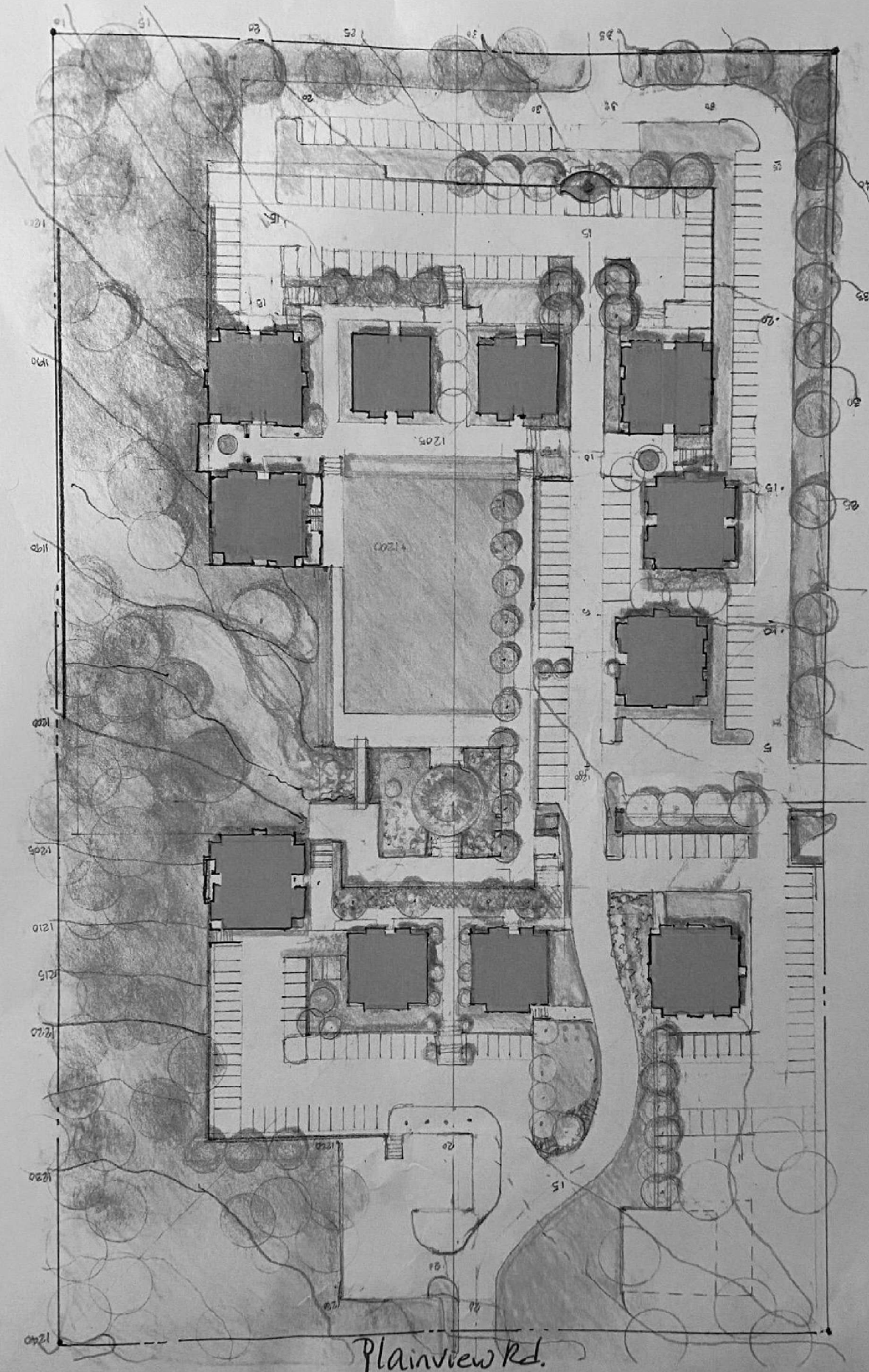
In summary, we object to the proposed rezoning and prefer that the transition from R-LD (City-low density) to R-1 (County-single family) remains where it currently exists (at the east property line of the subject property). However, we would be agreeable to the rezoning request to shift this transition zone to the west if the proposed amendments are adopted/included with the Conditional Overlay and met by the developer.

Thank you for your time and consideration.

Ryan and Amanda Jones
417-838-3553

--

Ryan Jones



Plainview Rd.

PLAINVIEW GATED COMMUNITY

A MULTI FAMILY RESORT DEVELOPMENT

From: [Stephanie Hesser](#)
To: Zoning@springfieldmo.gov
Subject: Case numberis: Z-7-2020 w/COD #183
Date: Tuesday, May 5, 2020 5:00:51 PM
Attachments: [City Zoning Letter - Hesser.pdf](#)

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Dear Planning and Zoning,

Please see the attached letter. We firmly oppose the redevelopment of the parcel of land.

Sincerely,

--

Stephanie Rauch Hesser
(417) 860-9684 cell

Stephanie Hesser
977 W. Sycamore Street
Springfield, MO 65810
(417) 860-9684
hesser.stephanie@gmail.com
5/5/2020

City of Springfield, MO
Planning and Zoning
zoning@springfieldmo.gov
Case number is: Z-7-2020 w/COD #183

Dear City of Springfield, MO:

As a life-long resident of Springfield, including my four years spent at Drury, I am in shock by the possibility of a proposed apartment complex at 851 W. Farm Road 182. I grew up just a mile from this address at 850 W. Rivendale. My first home I purchased was in La Chateau subdivision. My second home was in Woodfield Park. Currently we live in Stone Meadow. I was in the first class that went from start to finish at Wanda Gray Elementary. I hope adding this information helps paint a picture of the growth I have seen in my 38 years of living in this area.

I am **firmly opposing** the redevelopment of the former Birdsong land at 851 W. Farm Road 182. I understand growth but another apartment complex in this area is unacceptable. I would have NEVER purchased a home this expensive if we would have had this information.

This will make our home values plummet. Other subdivisions like Stone Meadow in the city (Emerald Park, Old Ivy, Eaglesgate) have an issue currently like this. The land was not zoned for this when our homes were purchased. The land for the current apartment complexes was expected when we purchased our Stone Meadow home.

We live 300 feet from the proposed development. Already during a heavy rain, we have water issues in our creek. My heart hurts for the families that own homes that look directly onto this land. They built a future that only improves the area, not mass housing. Which our schools are already suffering from.

Also, once this land is changed in zoning, how are you for sure the artist rendering is what will happen? I do not believe this "proposed" development helps this area in any way. The thought of the increased traffic already makes me nervous.

Sincerely,



Stephanie Hesser

One-rdg. _____
P. Hrings. _____
Pgs. 5
Filed: 05-26-20

Sponsored by: McClure

First Reading: _____

Second reading: _____

COUNCIL BILL 2020-120

SPECIAL ORDINANCE _____

AN ORDINANCE

1 SETTING a preliminary tax levy on real and personal property for current expenses
2 and debt retirement of the City of Springfield, Missouri, and its boards and
3 agencies for Fiscal Year 2020-2021; and declaring an emergency.
4 _____
5

6 WHEREAS, with the adoption of the budget for the Fiscal Year beginning July 1,
7 2020 and ending June 30, 2021, generally referred to as "Fiscal Year 2020-2021" it is
8 necessary for City Council to set the preliminary tax levy on real and personal property;
9 and
10

11 WHEREAS, said tax levies are assessed on all real and personal property on the
12 tax rolls as of January 1, 2020; and
13

14 WHEREAS, the projected levy for "Fiscal Year 2020-2021" is anticipated to be
15 \$0.6219 per \$100 of assessed valuation, although this levy may be adjusted by the State
16 Auditor in August of 2020; and
17

18 WHEREAS, the City of Springfield Public Hearing Notice regarding the levies
19 herein has been published, a copy of said notice is attached hereto as "Exhibit A."
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – There is hereby levied for Fiscal Year 2020-2021, a tax upon the
25 \$100.00 valuation of all real and personal property within, or having its taxable status
26 within, the corporation limits of the City subject to taxation, and upon the \$100.00
27 valuation of all property in the City, subject to taxation and assessed to any railroad,
28 telegraph, telephone, street, railway or bridge company, according to the last assessed
29 valuation of the said properties of such companies fixed by the following purposes:
30

31 (a) For municipal purposes as authorized by Article X Section 1 of the Constitution
32 of the State of Missouri and approved by the voters of the City, a rate of \$0.2636;
33

(b) For the establishment and maintenance of public parks in the City, for the aforesaid fiscal year, a rate of \$0.1847;

(c) For maintenance and operation of public health service in the City, for the aforesaid fiscal year, a rate of \$0.1259;

(d) For the establishment and maintenance of an art museum in the City, for the aforesaid fiscal year, a rate of \$0.0387.

These levies are subject to revision based on the levies certified by the Greene County Clerk.

Section 2 – City Council finds that the Director of Finance of the City has presented to City Council the following information:

(1) The assessed valuations by category of real, personal and other tangible property for the preceding year and this year are as follows:

SOURCE	2019 FINAL VALUATION	2020 ESTIMATED VALUATION
Real Estate	\$2,588,632,261	\$2,614,518,584
State Assessed Utilities	54,565,783	55,111,441
Personal Property	<u>556,980,770</u>	<u>562,550,578</u>
Total	<u>\$3,200,178,814</u>	<u>\$3,232,180,603</u>

(2) The amount of revenue required to be produced from the property tax as set forth in the annual budget is \$21,619,171.

(3) The tax rates proposed to generate this revenue and their estimated yield are as follows:

PURPOSE	PROPOSED TAX LEVY	YIELD
Art Museum	\$ 0.0387	\$ 1,365,198
Public Parks	0.1847	6,515,081
Public Health	0.1259	4,440,860
Municipal Purposes	<u>0.2636</u>	<u>9,298,032</u>
Total	<u>\$ 0.6129</u>	<u>\$ 21,619,171</u>

77 Section 3 – City Council finds that proper notice was published containing the
78 information set forth in Section 2 above, as seen in “Exhibit A,” and a public hearing has
79 been held regarding the proposed rates of taxes.
80

81 Section 4 – Within such time so as to permit the aforesaid taxes to be extended
82 upon the assessment books, the levy so established herewith shall be certified by the
83 City Clerk to the Director of Finance and to the County Collector of Greene County,
84 Missouri, who shall proceed to extend the aforesaid taxes for the year upon the
85 assessment books, in the appropriate columns. Furthermore, City Council expressly
86 authorizes the City Manager and City Clerk to take any and all actions necessary to carry
87 out the intent and purpose of this Ordinance.
88

89 Section 5 – City Council hereby finds and declares that an emergency exists in
90 that this Ordinance relates to the fixing of the preliminary tax rates for the Fiscal Year
91 beginning July 1, 2020. Therefore, this Ordinance shall be in full force and effect from
92 and after passage.
93

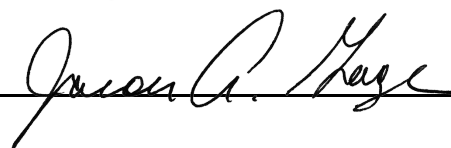
94 Passed at meeting: _____
95

96 _____
97 Mayor
98

99 Attest: _____, City Clerk
100

101 Filed as Ordinance: _____
102

103 _____
104 Approved as to form: , Assistant City Attorney
105

106 _____
107 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020- 120

FILED: 05-26-20

ORIGINATING DEPARTMENT: Finance

PURPOSE: Setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies for Fiscal Year 2020-2021; and declaring an emergency.

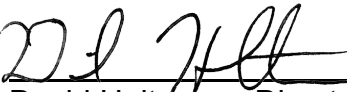
REMARKS: This Ordinance is a companion bill to the adoption of the annual City operating budget and sets the preliminary tax levy on real and personal property. The tax levy is assessed on all property on the tax rolls as of January 1, 2020. Notices have been published calling a public hearing for the purpose of setting the tax levy for the City of Springfield budget for 2020-2021. A copy of the notice is attached hereto setting forth the estimate of the assessed valuations and the tax revenues for 2020.

The tax levies established by this Ordinance are based upon State law. The State Auditor is required to review and approve all levies and determine that they meet the statutory test and the Constitutional Test or Hancock Amendment. These tests factor in growth in assessed value and the Consumer Price Index. After checking all relevant information, the State Auditor provides the City of Springfield with a statement showing the tax rate ceiling, which is an amount that the levies cannot exceed without a vote of the people.

The projected levy for Fiscal Year 2020-2021 will be \$0.6129 per \$100 assessed valuation in the Proposed Budget. The actual levy may be adjusted in August, 2020, based on the tax levies provided by the State Auditor.

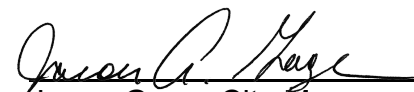
This bill is presented as an emergency. City Council is not expected to vote on this bill after the first reading. The bill is presented as an emergency to allow changes to the ordinance after the first reading and prior to final approval by City Council.

Recommended by:



David Holtmann, Director of Finance

Approved by:



Jason Gage, City Manager

CITY OF SPRINGFIELD PUBLIC HEARING NOTICE

SUBJECT: Setting tax levy for the City of Springfield budget for 2020-2021

DATE AND TIME: June 1, 2020 at 6:30 P.M.

PLACE: City Council Chambers, City Hall, 830 Boonville Avenue, Springfield, Missouri 65802

SUPPLEMENTAL INFORMATION: To provide citizens of the City of Springfield, Missouri, the opportunity to submit written and oral comments on the City's tax levy. Estimated assessed valuations for 2020 are:

<u>SOURCE</u>	<u>VALUATION</u>
Real Property	\$2,614,518,584
State Assessed Utilities	55,111,441
Personal Property	<u>562,550,578</u>
 Total	 <u><u>\$3,232,180,603</u></u>

The proposed City budget for 2020-2021 reflects the following yield on this estimated valuation:

<u>FUND</u>	<u>TAX LEVY</u>	<u>YIELD</u>	<u>SURTAX</u>	<u>TOTAL</u>
Art Museum	\$.0387	\$ 1,250,854	\$ 114,344	\$ 1,365,198
Public Parks	.1847	5,969,838	545,243	6,515,081
Public Health	.1259	4,069,315	371,545	4,440,860
Municipal Purposes	<u>.2636</u>	<u>8,520,028</u>	<u>778,004</u>	<u>9,298,032</u>
 Total	 <u><u>\$.6219</u></u>	 <u><u>\$19,810,035</u></u>	 <u><u>\$1,809,136</u></u>	 <u><u>\$21,619,171</u></u>

The City of Springfield tax levies will be finalized in August 2020 when the Greene County Clerk provides the City with the certified levy amounts.

Address written comments to Anita Cotter, City Clerk, P. O. Box 8368, Springfield, MO 65801-8368. Written comments received before or at the hearing will be in the hearing record.

Anita Cotter, City Clerk
City of Springfield, Missouri

One-rdg. _____
P. Hrngs. _____
Pgs. 7
Filed: 05-26-20

Sponsored by: McClure

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 121

SPECIAL ORDINANCE _____

AN ORDINANCE

1 ADOPTING a budget for the City of Springfield, Missouri, for the Fiscal Year beginning
2 July 1, 2020, and ending June 30, 2021; providing that certain amounts
3 shown in the budget document are appropriated for the various
4 departments specified in said budget; and declaring an emergency.
5 _____
6

7 WHEREAS, the City Manager has submitted a budget to City Council for the
8 Fiscal Year beginning July 1, 2020, and ending June 30, 2021, generally referred to as
9 "Fiscal Year 2020-2021;" and
10

11 WHEREAS, a public hearing was held on the budget on the 1st day of June,
12 2020.
13

14 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
15 SPRINGFIELD, MISSOURI, as follows, that:
16

17 Section 1 – A budget for Fiscal Year 2020-2021 for the City of Springfield,
18 Missouri, entitled "CITY OF SPRINGFIELD PROPOSED ANNUAL BUDGET, Fiscal
19 Year 2020–2021," (hereafter "Budget"), providing total revenues of \$368,036,459 and
20 appropriations for all funds of \$368,036,459, a copy of which is on file with the City
21 Clerk, is hereby adopted. Budgeted revenues and appropriations for Fiscal Year 2020-
22 2021 are detailed in "Exhibit A", which is attached hereto and incorporated herein by
23 reference.
24

25 Section 2 – The lease obligations under various agreements between the City
26 and the Public Building Corporation of the City of Springfield, Missouri, as well as all
27 other similar lease obligations subject to annual appropriations, are hereby authorized
28 for renewal for Fiscal Year 2020-2021, and the funds for such payments as set forth in
29 the Budget are hereby appropriated.
30

31 Section 3 – From July 1, 2020, the effective date of the Budget, the amounts
32 shown the Budget as adopted are hereby appropriated for the various departments,
33 offices, and agencies specified therein. All Fiscal Year 2020-2021 expenditures of the

City shall be limited to the appropriations provided for the departments, offices, and agencies, as detailed in the Budget.

Section 4 – The City Manager is directed to cause the proper accounting entries to be made in the books and records of the City so as to reflect the revenues and appropriations for Fiscal Year 2020-2021, and he is further directed to file a certified copy of the adopted Budget for said fiscal year with the City Clerk.

Section 5 – City Council hereby finds and declares that an emergency exists in that this Ordinance relates to the adoption of a budget for the City for the Fiscal Year beginning July 1, 2020, and ending June 30, 2021, and providing revenues and appropriations for the various functions and activities of City government. Therefore, this Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Ca H, Assistant City Attorney

Approved for Council action: Jason A. Hage, City Manager

EXPLANATION TO COUNCIL BILL 2020- 121

FILED: 05-26-20

ORIGINATING DEPARTMENT: Finance

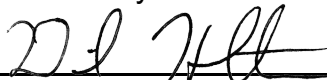
PURPOSE: Adopting a budget for the City of Springfield, Missouri, for the Fiscal Year beginning July 1, 2020, and ending June 30, 2021; providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget; and declaring an emergency.

REMARKS: The Finance Department recommends the adoption of a Proposed Budget totaling \$368,036,459 as submitted by the City Manager, which is on file with the City Clerk's office, entitled "CITY OF SPRINGFIELD PROPOSED ANNUAL BUDGET, Fiscal Year 2020–2021." The proposed budget was reviewed and discussed by City Council on February 25, 2020; May 5, 2020; May 12, 2020 and May 19, 2020. There was opportunity for public input at a public hearing held on June 1, 2020.

The proposed budget revenues and appropriations are detailed in "Exhibit A" of the Ordinance.

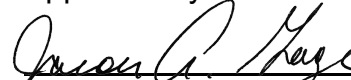
This Ordinance is presented as an emergency as it relates to and meets the requirements of adopting a budget for the City. City Council is not expected to vote on this Ordinance after the first reading. The Ordinance is presented as an emergency to allow changes to the Ordinance after the first reading and prior to final approval by City Council.

Submitted by:



David Holtmann, Director of Finance

Approved by:



Jason Gage, City Manager

Exhibit A

Revenues

Schedule of Actual and Projected Revenues (All Fund Types):

	General Fund	Special Revenue Funds	Grant Funds	Capital Projects Funds	Debt Service Funds
TAXES					
Sales (General)	\$ 44,319,500	\$ -	\$ -	\$ -	\$ -
Sales (Capital Improvement)	-	-	-	10,725,000	-
Sales (Law Enforcement)	-	7,650,000	-	-	-
Sales (Transportation)	-	-	-	5,375,000	-
Sales (Parks)	-	10,616,512	-	-	-
Sales (911)	-	6,397,774	-	-	-
Sales (Public Safety Pension)	-	32,125,000	-	-	-
Use	4,575,000	4,575,000	-	-	-
Property	-	13,028,261	-	-	9,353,220
Payment In Lieu of Taxes	14,669,000	-	-	-	-
Gross Receipts	4,570,000	512,081	-	-	-
Cigarette	600,000	-	-	-	-
Room	157,000	4,026,500	-	-	-
Tourism	-	1,455,860	-	-	-
	68,890,500	80,386,988	-	16,100,000	9,353,220
LICENSES AND FINES					
Occupational Licenses	4,358,000	-	-	-	-
Permits	1,929,000	490,647	-	-	-
Fines and Forfeitures	705,000	-	-	-	-
Court Costs	227,000	-	-	-	-
	7,219,000	490,647	-	-	-
CHARGES AND FEES					
Charges for Services	397,000	3,493,626	-	-	-
User Fees	-	8,419,210	-	-	230,200
Aviation Fuel Sales	-	-	-	-	-
Sale of Goods	75,000	677,250	-	-	-
Rentals	-	154,750	-	-	-
	472,000	12,744,836	-	-	230,200
INTERGOVERNMENTAL					
Gasoline Taxes	-	4,225,000	-	-	-
State of Missouri	-	2,125,795	-	-	-
Greene County	-	5,457,341	-	1,450,000	-
Grants -	-	-	-	-	-
Airport	-	-	-	-	-
Community Development	-	-	3,637,000	-	-
Workforce Development	-	-	5,220,087	-	-
WIC Program	-	-	1,591,240	-	-
Police	-	-	694,128	-	-
Other	-	304,150	3,834,212	-	-
	-	12,112,286	14,976,667	1,450,000	-
Interest on Investments	200,000	338,304	-	17,500	115,000
Special Assessment Tax Bills	-	-	-	-	1,321,659
Interest on Tax Bills	-	-	-	-	-
Bond and Loan Proceeds	-	-	-	-	-
Reserve	-	2,302,638	29,905	-	1,368,072
Other Miscellaneous Revenues	540,643	4,342,092	-	2,925,000	331,449
	740,644	6,983,034	29,905	2,942,500	3,136,180
REVENUES BEFORE TRANSFERS	77,322,144	112,717,791	15,006,572	20,492,500	12,719,600
TRANSFERS	3,618,895	8,342,021	68,000	434,000	9,539,300
LESS ELIMINATIONS	-	(251,320)	-	(210,000)	(4,467,000)
TRANSFERS FROM OTHER FUNDS	3,618,895	8,090,701	68,000	224,000	5,072,300
TOTAL REVENUES	\$ 80,941,039	\$ 120,808,492	\$ 15,074,572	\$ 20,716,500	\$ 17,791,900

Revenues

Schedule of Actual and Projected Revenues (All Fund Types):

	Enterprise Funds	Internal Service Funds	Proposed 2020-21 Total	Adopted 2019-20 Total	Actual 2018-19 Total
TAXES					
Sales (General)	\$ -	\$ -	\$ 44,319,500	\$ 47,207,000	\$ 46,473,135
Sales (Capital Improvement)	-	-	10,725,000	11,400,000	11,250,203
Sales (Law Enforcement)	-	-	7,650,000	8,255,000	8,018,712
Sales (Transportation)	-	-	5,375,000	5,700,000	5,626,555
Sales (Parks)	-	-	10,616,512	11,250,000	11,053,860
Sales (911)	-	-	6,397,774	6,094,124	5,309,486
Sales (Public Safety Pension)	-	-	32,125,000	34,933,000	33,691,589
Use	-	-	9,150,000	8,986,000	9,296,479
Property	-	-	22,381,481	22,109,747	22,385,497
Payment In Lieu of Taxes	-	-	14,669,000	15,966,000	15,617,426
Gross Receipts	-	-	5,082,081	5,715,000	6,349,589
Cigarette	-	-	600,000	680,000	681,649
Room	-	-	4,183,500	3,281,000	3,610,484
Tourism	-	-	1,455,860	2,963,000	2,911,698
	-	-	174,730,708	184,539,871	182,276,362
LICENSES AND FINES					
Occupational Licenses	-	2,500	4,360,500	4,423,500	4,207,326
Permits	115,000	-	2,534,647	2,177,500	1,986,601
Fines and Forfeitures	-	-	705,000	771,000	769,826
Court Costs	-	-	227,000	236,000	380,561
	115,000	2,500	7,827,147	7,608,000	7,344,314
CHARGES AND FEES					
Charges for Services	60,247,750	4,336,739	68,475,115	67,061,997	65,062,373
User Fees	10,462,150	-	19,111,560	22,251,463	23,572,997
Aviation Fuel Sales	3,815,000	-	3,815,000	4,735,000	4,252,863
Sale of Goods	188,600	40,000	980,850	808,250	1,692,684
Rentals	5,789,000	-	5,943,750	6,467,600	6,184,432
	80,502,500	4,376,739	98,326,276	101,324,310	100,765,349
INTERGOVERNMENTAL					
Gasoline Taxes	-	-	4,225,000	4,450,000	4,276,534
State of Missouri	-	-	2,125,795	2,244,495	2,096,526
Greene County	-	-	6,907,341	5,413,233	2,247,376
Grants -					
Airport	3,200,000	-	3,200,000	3,200,000	3,385,164
Community Development	-	-	3,637,000	3,287,460	3,139,818
Workforce Development	-	-	5,220,087	5,474,518	6,860,994
WIC Program	-	-	1,591,240	1,597,159	1,638,330
Police	-	-	694,128	631,511	965,852
Other	30,000	-	4,168,362	4,375,254	1,870,909
	3,230,000	-	31,768,953	30,673,630	26,481,504
Interest on Investments	1,850,000	-	2,520,804	2,320,650	5,063,042
Special Assessment Tax Bills	-	200,000	1,521,659	1,947,289	658,986
Interest on Tax Bills	-	-	-	-	142,487
Bond and Loan Proceeds	-	-	-	-	-
Reserve	1,226,420	4,062,480	8,989,515	6,306,413	-
Other Miscellaneous Revenues	327,200	8,000	8,474,384	11,684,820	11,569,001
	3,403,620	4,270,480	21,506,363	22,259,172	17,433,517
REVENUES BEFORE TRANSFERS	87,251,120	8,649,719	334,159,446	346,404,982	334,301,046
TRANSFERS	18,223,400	16,760,317	56,985,933	63,564,236	-
LESS ELIMINATIONS	(18,180,600)	-	(23,108,920)	(29,070,108)	-
TRANSFERS FROM OTHER FUNDS	42,800	16,760,317	33,877,013	34,494,128	34,527,254
TOTAL REVENUES	\$ 87,293,920	\$ 25,410,036	\$ 368,036,459	\$ 380,899,110	\$ 368,828,300

Appropriations

Summary of Expenditures and Appropriations (All Fund Types):

	2018-19 <u>Actual</u>	2019-20 <u>Adopted</u>	2020-21 <u>Proposed</u>
<u>GENERAL FUND</u>			
Building Development Services	\$ 3,454,839	\$ 3,231,981	\$ 3,023,780
City Attorney	1,851,462	2,200,366	2,063,378
City Clerk	425,880	534,555	502,327
City Manager	1,813,282	4,615,161	1,992,131
Finance	5,877,697	6,083,907	5,986,035
Fire	21,234,371	20,314,655	20,018,886
Human Resources	1,633,212	1,871,181	1,856,779
Information Systems	4,399,438	3,939,854	3,862,855
Mayor and City Council	232,068	219,528	173,858
Municipal Court	1,706,778	1,724,013	1,433,318
Planning and Development	2,050,270	2,153,128	2,174,862
Police	29,727,263	29,619,068	28,841,292
Public Information Department	803,895	582,869	557,587
Public Works	8,398,516	9,036,664	8,453,951
TOTAL GENERAL FUND	83,608,972	86,126,931	80,941,039
<u>SPECIAL REVENUE FUNDS</u>			
Art Museum	1,739,847	1,651,644	1,769,470
Community Improvement Districts	1,744,427	1,848,750	2,282,800
Convention and Visitors Bureau	3,521,934	3,755,400	3,837,650
Emergency Communications	5,309,157	6,094,124	6,397,774
Hotel/Motel Tax	2,463,779	2,963,000	1,455,860
Law Enforcement Sales Tax	7,816,387	8,315,574	8,049,440
Level Property Tax	2,842,716	4,883,105	6,379,241
Miscellaneous Special Revenue	2,543,357	5,233,500	2,299,876
Police Special Revenue	1,311,180	2,471,509	2,450,426
Public Health Services	6,857,586	10,044,337	10,350,309
Public Parks	12,086,894	11,809,240	11,434,803
Public Parks City/County Wide Sales Tax	15,045,311	17,025,586	15,845,797
Public Safety Pension Sales Tax	33,691,589	34,933,000	32,125,000
Public Works - Transportation	12,225,977	12,900,000	13,375,000
Road and Bridge Maintenance	3,283,898	2,045,000	2,100,000
Video Service Provider	681,389	657,967	655,048
TOTAL SPECIAL REVENUE FUNDS	113,165,428	126,631,736	120,808,492

Appropriations

Summary of Expenditures and Appropriations (All Fund Types):

	2018-19 <u>Actual</u>	2019-20 <u>Adopted</u>	2020-21 <u>Proposed</u>
<u>GRANT REVENUE FUNDS</u>			
Community Development	2,879,178	6,567,893	6,907,751
Fire Grants	363,112	383,524	-
Police Grants	1,169,678	631,511	694,128
Public Health Grants	792,151	665,640	650,088
WIC Program	1,520,561	1,608,507	1,602,519
Workforce Development	7,308,892	5,474,518	5,220,087
TOTAL GRANT REVENUE FUNDS	<u>14,033,573</u>	<u>15,331,593</u>	<u>15,074,572</u>
<u>CAPITAL PROJECTS FUNDS</u>			
Capital Improvements Sales Tax	12,122,016	17,100,000	16,100,000
Public Works/Other Improvements	1,303,172	3,414,990	4,616,500
TOTAL CAPITAL PROJECTS FUNDS	<u>13,425,188</u>	<u>20,514,990</u>	<u>20,716,500</u>
<u>DEBT SERVICE FUNDS</u>			
General Obligation Bonds	1,935,191	1,947,289	1,321,659
Leasehold Revenue Bonds	6,166,617	7,727,880	7,798,741
Special Obligation Bonds	10,213,206	7,088,000	8,671,500
TOTAL DEBT SERVICE FUNDS	<u>18,315,014</u>	<u>16,763,169</u>	<u>17,791,900</u>
<u>ENTERPRISE FUNDS</u>			
Airport	20,023,065	30,851,000	22,340,920
Clean Water Services	38,362,596	50,000,000	52,828,000
Golf	2,999,238	3,075,000	3,225,000
Solid Waste	6,767,098	8,125,000	8,900,000
TOTAL ENTERPRISE FUNDS	<u>68,151,997</u>	<u>92,051,000</u>	<u>87,293,920</u>
<u>INTERNAL SERVICE FUNDS</u>			
Print Shop	206,310	238,088	237,239
Self-Insurance	17,682,337	19,091,602	21,022,797
Service Center	3,312,698	4,150,000	4,150,000
TOTAL INTERNAL SERVICE FUNDS	<u>21,201,345</u>	<u>23,479,690</u>	<u>25,410,036</u>
TOTAL ALL FUND TYPES	<u><u>\$ 331,901,516</u></u>	<u><u>\$ 380,899,110</u></u>	<u><u>\$ 368,036,459</u></u>

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 05-26-20

Sponsored by: Ollis

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 122

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous
2 Business Regulations,' Article XIII, 'Special Business District,' and
3 Chapter 106, 'Traffic and Vehicles,' Article II, 'Administration and
4 Enforcement,' Division 2, 'Violations and Procedure Upon Arrest,'
5 Section 106-96, 'Authority of persons appointed as conservators of the
6 peace,' to delete all references to the now-terminated Downtown
7 Springfield Special Business District.
8
9

10 WHEREAS, in 1981, City Council established the Downtown Springfield Special
11 Business District ("SBD") by General Ordinance 3218; and
12

13 WHEREAS, the primary purpose of the SBD was to operate and maintain free
14 public parking lots in downtown Springfield, and SBD had the power to assess taxes to
15 fund these operations; and
16

17 WHEREAS, in 1999, City Council established the Downtown Springfield
18 Community Improvement District ("CID") by General Ordinance 4924, and the CID
19 assumed responsibility for the operation and maintenance of the parking lots; and
20

21 WHEREAS, the SBD has not collected taxes or been operational since 2000;
22 and
23

24 WHEREAS, in April 2019, City Council by General Ordinance 6523 authorized
25 staff to complete the necessary steps to terminate the SBD, including: initiating a
26 petition to be filed with the City Clerk, obtaining orders from the court to hold an
27 election; assisting the County Clerk with the election; engaging counsel as needed for
28 any court actions; and complying with any further conditions required by state law; and
29

30 WHEREAS, in August 2019, staff filed an action in Circuit Court to terminate the
31 SBD; and
32

WHEREAS, in November 2019, the Circuit Court entered an order for the Circuit Clerk to conduct a mail-in election among the registered voters within the SBD on the question of terminating the Special Business District; and

WHEREAS, in January 2020, the Circuit Clerk sent ballots via first class mail to each qualified voter in appropriate mail ballot secrecy envelopes as required by state law; ballots were due back on January 21 by 7:00 p.m. to be counted by a bipartisan team of four election judges; and

WHEREAS, in March 2020, the Circuit Clerk declared that the result of the election was the majority of the voters approved the termination of the SBD, and

WHEREAS, the Greene County Circuit Court entered an order dissolving the Special Business District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The Springfield City Code, Chapter 70 ‘Licenses, Permits, and Miscellaneous Business Regulations,’ Article XIII – ‘Special Business District,’ is hereby repealed in its entirety.

Section 2 – The Springfield City Code, Chapter 106, Article II, ‘Administration and Enforcement,’ Division 2, ‘Violations and Procedure Upon Arrest,’ Section 106-96, ‘Authority of persons appointed as conservators of the peace,’ is hereby amended as follows:

NOTE: Language to be added is underlined. Language to be deleted is ~~stricken~~.

Sec. 106-96. – Authority of persons appointed as conservators of the peace.

- (a) The city manager is hereby authorized to appoint handicapped parking control officers to act as conservators of the peace and may in addition appoint certain other persons as conservators of the peace provided such persons are employed as park rangers for the Springfield-Greene County Parks Department, security guards by or on behalf of a public library, or as public school, college or university security guards, office or office center, retail store or retail shopping center, hotel, motel, hospital or medical clinic, nursing or convalescent home, or industry or industrial center security guards, or security guards employed by or on behalf of a community improvement district, ~~special business~~, urban conservation district or historic district. Park rangers shall have upon appointment the authority to enforce city parking ordinances, enforce rules, regulations and ordinances pertaining to handicapped parking, and enforce all park rules, regulations and ordinances while on park property. Public library, school, college or university security guards shall have upon appointment the authority to issue citations for any parking violation of this Code. Handicapped parking control

79 officers shall have authority to issue citations and enforce rules, regulations and
80 ordinances pertaining to handicapped parking within the corporate limits of the
81 city. ~~Persons employed as security guards by or on behalf of a special business~~
82 ~~district shall, upon appointment, have authority to issue citations for any parking~~
83 ~~violations of this Code that occur within the limits of the special business district.~~
84 Persons employed as security guards by or on behalf of a community
85 improvement district shall, upon appointment, have authority to issue citations for
86 any parking violations of this Code that occur within the limits of the community
87 improvement district. Persons employed as security guards by or on behalf of a
88 historic district or urban conservation district shall upon appointment, have
89 authority to issue citations for any parking violations of this Code that occur within
90 the limits of the historic district or an urban conservation district and parking lots
91 1 and 2. Security guards employed by office or office centers, retail store or
92 shopping centers, hotels, motels, hospitals or medical clinics, industries or
93 industrial clinics, nursing or convalescent homes, industries or industrial centers
94 shall, upon appointment have, the authority to issue citations for any violation of
95 the ordinances of the city pertaining to handicapped parking or parking in a fire
96 lane, provided the fire lane has been previously designated and approved by the
97 fire chief of the city.

- 98
- 99 (b) Upon finding an illegally parked vehicle, the designated conservators of the
100 peace shall take its registration number and may take any other information
101 displayed on the vehicle which may identify its user, and shall conspicuously affix
102 to such vehicle a traffic citation on a form provided by the city for the driver or
103 registered owner to answer the charge against him during the hours and at the
104 place specified in the citation.
- 105
- 106 (c) The city manager shall have the power to place appropriate restrictions upon
107 such persons with respect to enforcement of these laws.
- 108
- 109 (d) Upon the city manager determining that there is a traffic problem caused by
110 employees leaving or entering an industrial facility during a change in work shift,
111 the city manager may appoint and authorize a conservator of the peace
112 employed by the industry or security service employed by such industry to direct
113 traffic at exits and entrances to the facility, provided the industry agrees to
114 indemnify and hold harmless the city from any and all liabilities arising therefrom.
115 The city manager may also authorize such conservators of the peace to enforce
116 section 106-79.
- 117
- 118 (e) College or university security guards shall have authority to enforce section 106-
119 452 when authorized by the city manager.
- 120
- 121 (f) The city manager is hereby authorized to appoint employees of the contract
122 manager of the Jordan Valley Car Park, and persons employed as security
123 guards under contract with the city for patrol of parking facilities in the Jordan
124 Valley Park Parking District, as conservators of the peace who shall have

125 authority to issue citations in accordance with this section for any off-street
126 violations of this Code within the limits of the Jordan Valley Parking District.
127

128 Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to
129 affect any suit or proceeding now pending in any court or any rights acquired or liability
130 incurred nor any cause or causes of action occurred or existing, under any act or
131 ordinance repealed hereby. Nor shall any right or remedy of any character be lost,
132 impaired, or affected by this Ordinance.
133

134 Section 4 – Severability Clause. If any section, subsection, sentence, clause, or
135 phrase of this Ordinance is for any reason held to be invalid, such decision shall not
136 affect the validity of the remaining portions of this Ordinance. City Council hereby
137 declares that it would have adopted the Ordinance and each section, subsection,
138 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
139 sections, subsections, sentences, clauses, or phrases be declared invalid.
140

141 Section 5 – This Ordinance shall be in full force and effect from and after
142 passage.
143

144 Passed at meeting: _____
145

146 _____
147 Mayor
148

149 Attest: _____, City Clerk
150

151 Filed as Ordinance: _____
152

153
154 Approved as to form: Kyle T. [Signature], Assistant City Attorney
155

156
157 Approved for Council action: Jason A. [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020- 122

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Amending Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XIII, 'Special Business District,' and Chapter 106, 'Traffic and Vehicles,' Article II, 'Administration and Enforcement,' Division 2, 'Violations and Procedure Upon Arrest,' Section 106-96, 'Authority of persons appointed as conservators of the peace,' to delete all references to the now-terminated Downtown Springfield Special Business District.

BACKGROUND INFORMATION: In 1981, City Council established the Downtown Springfield Special Business District ("SBD") by General Ordinance 3218, which encompasses a portion of the downtown area as shown on the attached map. See "Exhibit A." The primary purpose of the SBD was to operate and maintain free public parking lots in downtown Springfield. The SBD had the power to assess taxes to fund these operations. The Downtown Springfield Community Improvement District ("CID") assumed responsibility for the parking lots after it was established in 1999. While the SBD hasn't collected taxes or been operational since 2000, it remains a corporate entity.

In April 2019, City Council by General Ordinance 6523 authorized staff to take such steps necessary to comply with state law to terminate the Downtown Springfield SBD, including; initiating a petition to be filed with the Circuit Clerk; obtaining orders from the court to hold an election; assisting the County Clerk with the election; engaging counsel as needed for any court actions; and complying with any further conditions required by the statute.

In August 2019, City staff, working with outside counsel to represent the Petitioners (at least 8% of residents of the SBD), filed an action in Circuit Court to terminate the Special Business District.

In November 2019, the Circuit Court entered an order for the Circuit Clerk to conduct a mail-in election among the registered voters within the SBD on the question of terminating the Special Business District.

In January 2020, the Circuit Clerk sent ballots via first class mail to each qualified voter in appropriate mail ballot secrecy envelopes as required by state law. Ballots were due back on January 21 by 7:00PM to be counted by a bipartisan team of four election judges.

In March 2020, the Circuit Clerk declared the results of the election, that the majority of the voters approved the termination of the SBD. The Greene County Circuit Court entered an order dissolving the Special Business District.

REMARKS: Now that all steps needed to terminate the Special Business District have been completed, references to the Special Business District in City Code need to be removed by Council action.

Submitted by:

A handwritten signature in cursive script that reads "Sarah Kerner".

Sarah Kerner, Economic Development Director

Recommended by:

A handwritten signature in cursive script that reads "Mary Lilly Smith".

Mary Lilly Smith, Director

Approved by:

A handwritten signature in cursive script that reads "Jason Gage".

Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 05-26-20

Sponsored by: Fisk

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 123

SPECIAL ORDINANCE _____

AN ORDINANCE

1 ADOPTING an amendment to the City's Comprehensive Housing Assistance
2 Program Rules and Regulations by adding Chapter 12, 'Program
3 Rules During a Declared Emergency,' which authorizes the City
4 Manager to modify loan terms in response to certain federal, state
5 and/or local emergency declarations. (Planning staff recommends
6 approval.)
7 _____
8

9 WHEREAS, the City has loan-program regulations in the Comprehensive
10 Housing Assistance Program ("CHAP") as adopted by Ordinance 5810; and
11

12 WHEREAS, the CHAP regulations lack provisions for responding to emergencies
13 like the 2007 ice storm and the current COVID-19 Pandemic; and
14

15 WHEREAS, emergency provisions would establish the framework for providing
16 emergency loans to preserve the viability of existing affordable-housing and economic-
17 development programs in accordance with the U.S. Housing and Urban Development
18 ("HUD") Grant regulations for the HOME Investment Partnerships Program (24 CFR
19 92); and
20

21 WHEREAS, in times of urgent need, HUD may issue waivers to, or suspension
22 of, some HUD regulations to allow prompt use of HUD funds in response; and
23

24 WHEREAS, the City needs flexibility to modify use of HUD funds and, in some
25 cases, employ different loan terms; and
26

27 WHEREAS, HUD has offered several waivers and modifications for the COVID
28 situation nationwide; and
29

30 WHEREAS, the proposed changes to the CHAP regulations will add flexibility for
31 modifying loan terms quickly; and
32

33 WHEREAS, the proposed changes will only be used in the event of an actual
34 emergency declaration by the President of the United States, the Governor of the State

35 of Missouri, the Greene County Commission, and/or the Mayor of Springfield, Missouri,
36 and/or when the Director of the Department of Public Health and Welfare of the City of
37 Springfield, Missouri, exercises the power of quarantine and detention under City
38 Charter Section 9.2(3).

39
40 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
41 SPRINGFIELD, MISSOURI, as follows, that:

42
43 Section 1 – Chapter 12, ‘Program Rules During a Declared Emergency,’ attached
44 hereto and incorporated herein by this reference as "Exhibit 1," to be added to the Rules
45 and Regulations for the Comprehensive Housing Assistance Program, is hereby
46 adopted.

47
48 Section 2 – This Ordinance shall be in full force and effect from and after
49 passage.

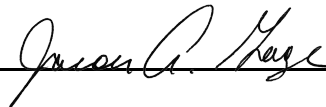
50
51 Passed at meeting: _____

52
53 _____
54 Mayor

55
56 Attest: _____, City Clerk

57
58 Filed as Ordinance: _____

59
60
61 Approved as to form: , Assistant City Attorney

62
63
64 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-123

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the City's Comprehensive Housing Assistance Program Rules and Regulations by adding Chapter 12, 'Program Rules During a Declared Emergency,' which authorizes the City Manager to modify loan terms in response to certain federal, state and/or local emergency declarations. (Planning staff recommends approval.)

BACKGROUND INFORMATION: The Comprehensive Housing Assistance Program ("CHAP") regulations establish the framework for providing affordable housing programs in accordance with the U.S. Housing and Urban Development ("HUD") Grant regulations for the Community Block Grant Program ("CDBG") (24 CFR 570) and the HOME Investment Partnerships Program (24 CFR 92).

Over the years there have been different types of emergencies (e.g., the 2007 Ice Storm and the current COVID-19 Pandemic) that required a quick response and the application of Affordable Housing Loan funds in ways that modify the normal loan process. In situations of urgent need such as these, HUD may issue waivers to, or suspension of, some HUD regulations to allow prompt use of HUD funds in response.

Accordingly, the City needs flexibility to modify use of CHAP loan funds and, in some cases, employ different loan terms. HUD has offered several waivers and modifications for the current COVID19 pandemic. The proposed changes to the CHAP regulations will add flexibility for modifying loan terms quickly.

This bill would establish a new chapter in the Comprehensive Housing Assistance Program Rules and Regulations (Program Rules During a Declared Emergency) and authorize the City Manager to modify loan terms and defer loan payments as may be necessary.

The policy changes proposed will only be used in the event of an emergency declaration by the President of the United States, the Governor of the State of Missouri, the Greene County Commission, and/or the Mayor of Springfield, Missouri, and/or when the Director of the Department of Public Health of the City of Springfield, Missouri, exercises the power of quarantine and detention under City Charter Section 9.2(3).

"Exhibit A" contains the new chapter to be added to the CHAP regulations, which provides the stated flexibility.

REMARKS: Staff recommends approval.

Submitted by:



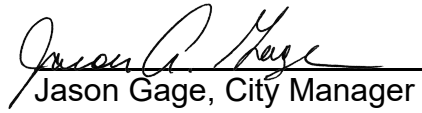
Brendan K. Griesemer, AICP
Assistant Director

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit A

CHAPTER 12

PROGRAM RULES DURING A DECLARED EMERGENCY

Background

The City of Springfield, Missouri has experienced natural disasters and emergencies. Examples of these include the Ice Storm of 2007, and the COVID-19 pandemic. In these situations, either the Mayor of Springfield, the Greene County Commission, the Missouri State Governor, and/ or the President of the United States declared that emergency conditions existed. These events are not predictable as to when they will occur or what will be their impact on Springfield's residents, businesses, and/ or community resources.

These situations may require immediate reallocation of HUD funds for urgent response to alleviate the dangerous conditions or stabilize the economy and augment local resources using the HUD funding for eligible activities.

Emergency Declarants

An emergency may be declared by the President of the United State, the Missouri State Governor, the Greene County, Missouri Commission and/or the Mayor of Springfield, Missouri. When the Director of the Department of Public Health of the City of Springfield, Missouri exercises the power of quarantine and detention under City Charter Section 9.2(3), such exercise will also be an emergency declaration.

Actions in response to the emergency

When a declaration of an emergency is made that impacts Springfield and subject to HUD grant requirements and any HUD-approved waivers or exceptions, the City Manager, or authorized designee, upon the Loan Committee's recommendation, may approve any of the following actions. These actions will take precedence over or modify some of the processes described in the previous chapters to these rules and regulations:

- Loan Committee may establish and implement revised loan activities that will support the needs of the current borrowers, non-profit agencies, or other community businesses, to the extent the needs are related to the declared emergency and eligible under any of HUD's national objectives, including Urgent Need. This includes establishing different loan terms for loans in support of the City's need to assist in alleviating the impact to the residents, businesses, or non-profit agencies in their response to, and recovery from, the emergency.
- Loan committee may defer loan payments for existing or future borrowers to assist the borrower's ability to sustain viability and recover from the emergency.

One-rdg. _____
P. Hmgs. _____
Pgs. 5
Filed: 05-26-20

Sponsored by: Lear

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-124

SPECIAL ORDINANCE _____

AN ORDINANCE

1 ADOPTING an addition to the City's Commercial Loan Program Rules and
2 Regulations by adding Chapter 10, 'Program Rules During a Declared
3 Emergency.' (Planning staff recommends approval.)
4 _____
5

6 WHEREAS, the City has loan-program regulations in the Commercial Loan
7 Program ("CLP") as adopted in Ordinance 26604; and
8

9 WHEREAS, the CLP regulations lack provisions for responding to emergencies
10 like the 2007 ice storm and COVID-19; and
11

12 WHEREAS, emergency provisions would establish the framework for providing
13 emergency loans to preserve the viability of existing affordable-housing and economic-
14 development programs in accordance with the U.S. Housing and Urban Development
15 ("HUD") Grant regulations for the Community Block Grant Program ("CDBG") (24 CFR
16 570); and
17

18 WHEREAS, in times of urgent need, HUD may issue waivers to, or suspension
19 of, some HUD regulations to allow prompt use of HUD funds in response; and
20

21 WHEREAS, the City needs flexibility to modify use of HUD funds and, in some
22 cases, employ different loan terms; and
23

24 WHEREAS, HUD has offered several waivers and modifications for the COVID
25 situation nationwide; and
26

27 WHEREAS, the proposed changes to the CLP regulations will add flexibility for
28 modifying loan terms quickly; and
29

30 WHEREAS, the proposed changes will only be used in the event of an
31 emergency declaration by the President of the United States, the Governor of the State
32 of Missouri, the Greene County Commission, and/or the Mayor of Springfield, Missouri,
33 and/or when the Director of the Department of Public Health and Welfare of the City of

Springfield, Missouri exercises the power of quarantine and detention under City Charter Section 9.2(3).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Chapter 10, ‘Program Rules During a Declared Emergency,’ attached hereto and incorporated herein by this reference as "Exhibit A," added to “The Commercial Loan Program Rules and Regulations,” is hereby adopted.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Duke M. Donald, Assistant City Attorney

Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020-124

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Adopting an addition to the City's Commercial Loan Program Rules and Regulations by adding Chapter 10, 'Program Rules During a Declared Emergency.' Staff recommends approval.

BACKGROUND INFORMATION: The Commercial Loan Program ("CLP") regulations establish the framework for providing economic development loan programs to local businesses in accordance with the U.S. Housing and Urban Development ("HUD") grant regulations for the Community Block Grant Program ("CDBG") ("24 CFR 570").

Over the years there have been different types of emergencies (e.g., the 2007 Ice Storm and the current COVID-19 Pandemic) that required a quick response and the application of Commercial Loan funds in ways that modify the normal loan process. In situations of urgent need such as these, HUD may issue waivers to, or suspension of, some HUD regulations to allow prompt use of HUD funds in response. Accordingly, the City needs flexibility to modify use of Commercial Loan funds and, in some cases, employ different loan terms. HUD has offered several waivers and modifications for the current COVID19 pandemic. The proposed changes to the CLP regulations will add flexibility for modifying loan terms quickly.

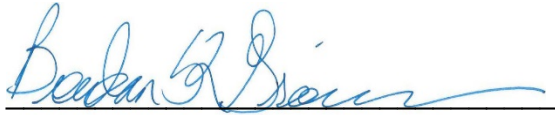
This bill would establish a new chapter in the Commercial Loan Program Rules and Regulations (Program Rules During a Declared Emergency) and authorize the City Manager to modify loan terms and defer loan payments as may be necessary.

The policy changes proposed will only be used in the event of an emergency declaration by the President of the United States, the Governor of the State of Missouri, the Greene County Commission, and/or the Mayor of Springfield, Missouri, and/or when the Director of the Department of Public Health of the City of Springfield, Missouri exercises the power of quarantine and detention under City Charter Section 9.2(3).

"Exhibit A" contains the new chapter to be added to the CLP regulations, which provides the stated flexibility.

REMARKS: Staff recommends approval.

Submitted by:



Brendan K. Griesemer, AICP
Assistant Director

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit 1

CHAPTER 10

PROGRAM RULES DURING A DECLARED EMERGENCY

Background

The City of Springfield, Missouri has experienced natural disasters and emergencies. Examples of these include the Ice Storm of 2007, and the COVID-19 virus. In these situations, either the Mayor of Springfield, the Greene County Commission, the Missouri State Governor, and/ or the President of the United States declared that emergency conditions existed. These events are not predictable as to when they will occur or what will be their impact on Springfield's residents, businesses, and/ or community resources.

These situations may require immediate reallocation of HUD funds for urgent response to alleviate the dangerous conditions or stabilize the economy and augment local resources using the HUD funding for eligible activities.

Emergency Declarants

An emergency may be declared by the President of the United States, the Missouri State Governor, the Greene County, Missouri Commission, and/ or the Mayor of Springfield, Missouri. When the Director of the Department of Public Health of the City of Springfield, Missouri exercises the power of quarantine and detention under City Charter Section 9.2(3), such exercise will also be an emergency declaration.

Actions in response to a declared emergency

When a declaration of an emergency is made that impacts Springfield and subject to HUD grant requirements and any HUD-approved waivers or exceptions, the City Manager, or authorized designee, upon the Loan Committee's recommendation, may approve any of the following actions. These actions will take precedence over or modify some of the processes described in the previous chapters to these rules and regulations:

- Loan Committee may establish and implement revised loan activities that will support the needs of the current borrowers, non-profit agencies, or other community businesses, to the extent the needs are related to the declared emergency and eligible under any of HUD's national objectives, including Urgent Need. This includes establishing different loan terms for loans in support of the City's need to assist in alleviating the impact to the residents, businesses, or non-profit agencies in their response to, and recovery from, the emergency.
- Loan committee may defer loan payments for existing borrowers to assist the borrower's ability to sustain viability and recover from the emergency.

One-rdg. _____
P. Hrngs. _____
Pgs. 12
Filed: 05-26-20

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-125

SPECIAL ORDINANCE _____

A SPECIAL ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to enter into an
2 Intergovernmental Agreement with the Board of Governors of
3 Missouri State University for the purpose of continuing to provide
4 enhanced law enforcement services within and around the Missouri
5 State University campus.
6 _____
7

8 WHEREAS, the need exists to staff a police substation on the campus of
9 Missouri State University ("MSU") on a continuous basis to promote public safety,
10 prevent crime and enhance the quality of life in and around the expanding MSU
11 campus; and
12

13 WHEREAS, the City of Springfield ("City") and MSU have worked together for
14 over 25 years in a partnership to meet that need by locating a substation of the
15 Springfield Police Department ("SPD") on MSU campus; and
16

17 WHEREAS, the City and MSU wish to continue working together to provide a
18 safe community in and around the MSU campus by renewing the Intergovernmental
19 Agreement Regarding Law Enforcement Services (hereinafter "IGA") for a police
20 substation on the MSU campus; and
21

22 WHEREAS, this IGA outlines the terms for the continued operation of the SPD
23 substation on the MSU campus.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The City Manager, or his designee, is hereby authorized to enter into
29 an Intergovernmental Agreement with the Board of Governors of Missouri State
30 University to continue providing enhanced law enforcement services, said agreement to
31 be substantially in the form and content as that document attached hereto and
32 incorporated herein by reference as "Exhibit A."
33

34 Section 2 – This Ordinance shall be in full force and effect from and after
35 passage.

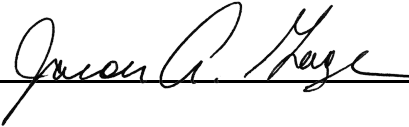
36
37 Passed at meeting: _____

38
39 _____
40 Mayor

41
42 Attest: _____, City Clerk

43
44 Filed as Ordinance: _____

45
46 Approved as to form: , Assistant City Attorney

47
48
49 Approved for Council action: , City Manager
50

EXPLANATION TO COUNCIL BILL 2020- 125

FILED: 05-26-20

ORIGINATING DEPARTMENT: Police

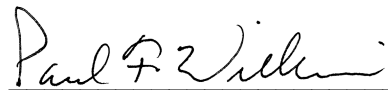
PURPOSE: To authorize the City Manager or his designee, to enter into an Intergovernmental Agreement with the Board of Governors of Missouri State University for the purpose of continuing to provide enhanced law enforcement services within and around the Missouri State University campus.

BACKGROUND INFORMATION: For over 25 years the City of Springfield ("City") has partnered with Missouri State University ("MSU") to staff an SPD substation on Missouri State University ("MSU") campus to promote public safety, prevent crime and to foster the coordination of services to enhance quality of life in and around the expanding MSU campus. This agreement is an annual renewal of that partnership, designed to meet the evolving needs of the SPD Substation located at MSU and the area it serves.

REMARKS: This renewal includes the costs of adding 5 e-Bikes for use by officers at the MSU Substation. It also gives MSU the option to add an additional officer to the Police Academy for the purpose of increasing permanent staffing at the MSU substation to reduce overtime costs. With overtime, the total contract amount is not anticipated to exceed \$824,331.78.

Submitted by:

Approved by:



Paul Williams, Chief of Police



Jason Gage, City Manager

Exhibit A

ROUTING	(1) ORIGINATING DEPARTMENT	(2) MISSOURI STATE UNIVERSITY	(3) FINANCE DEPARTMENT
ORDER	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFFICE	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE JULY 1, 2020	TERMINATION DATE JUNE 30, 2021	CONTRACT NUMBER:	
() NEW CONTRACT		(X) RENEWAL OF CONTRACT No. _____	
CITY		BOARD OF GOVERNORS OF MISSOURI STATE UNIVERSITY	
CITY OF SPRINGFIELD 840 BOONVILLE, PO Box 8368 SPRINGFIELD, MO 65802 PHONE (417) 836-7612 FAX (417) 836-4663 ATTN: SGT. MARK FOOS DEPT: MISSOURI STATE UNIV. POLICE SUBSTATION		BOARD OF GOVERNORS MISSOURI STATE UNIVERSITY 901 SOUTH NATIONAL SPRINGFIELD, MO 65897 PHONE (417) 836-4590 FAX (417) 836-7669 ATTN: PRESIDENT	

INTERGOVERNMENTAL AGREEMENT REGARDING LAW ENFORCEMENT SERVICES

THIS AGREEMENT, made and entered into this _____ day of _____, 2020, by the parties identified above.

WHEREAS, the City of Springfield, Missouri ("City"), a municipal corporation organized and operating under the Constitution and Laws of the State of Missouri and the Springfield City Charter, and the Board of Governors ("Board") of Missouri State University, a university organized and operating under the Constitution and Laws of the State of Missouri, are mutually desirous of revising, renewing, and extending the period of the preexisting intergovernmental agreement for providing police services within and around the immediate campus area of Missouri State University ("MSU"); and

WHEREAS, the City and the Board are resolved that an agreement providing for enhanced law enforcement services within and around the campus of Missouri State University will be of mutual benefit to the parties to this agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE TERMS AND CONDITIONS HEREIN STATED, THE CITY AND THE BOARD HEREBY ENTER INTO THE FOLLOWING AGREEMENT REGARDING LAW ENFORCEMENT SERVICES TO BE PROVIDED WITHIN AND AROUND THE CAMPUS OF MISSOURI STATE UNIVERSITY:

A. STAFFING OF THE POLICE SUBSTATION

1. The Board agrees to provide, at its expense, a facility deemed suitable by the City for a police substation, to be located on the MSU campus as defined in Section B.1. of this agreement.

2. The City agrees to staff the police substation located on the MSU campus as promised herein. The Springfield Police Department expressly reserves and retains the right to direct and supervise all police personnel assigned to the police substation at all times this agreement is in effect. If requested, the Board agrees to provide approximately 2 hours per week of clerical assistance for the substation operation. The City will provide personnel and equipment for the purpose of staffing the police substation in accordance with the following schedule:

a. The City agrees to staff the MSU substation with ten (10) full-time police officers. The minimum staffing of the MSU substation shall not fall below eight (8) full-time police officers, unless officers are reassigned pursuant to Section B, Paragraph 5 below. Those ten (10) police officers shall consist of: eight (8) police officers, one (1) police sergeant, and one (1) police corporal. In the event that the staffing is reduced to eight (8) full-time police officers, the officers shall consist of: seven (7) police officers, one (1) police sergeant or acting sergeant. The City agrees to provide 24-hour, 7-days per week police services on the campus. This will be accomplished through the assigned staff and the use of overtime. At the request of MSU, one (1) additional police officer may be added to bring the MSU substation to eleven (11) full-time police officers to reduce the overtime cost, provided sufficient notice is given to the Springfield Police Department to allow for the inclusion of the additional position into the recruit academy.

b. The division of costs for the ten (10) police officers provided to MSU under the terms of this agreement shall be that MSU fund 80% and the City fund 20% of the combined total of the salaries of the ten full-time officers assigned to the substation. The term "salaries" as used in this paragraph shall include: the officers' base salary and benefits. Should the parties agree in writing to increase the staffing of the substation to more than ten (10) officers, MSU shall be responsible for the entire salary of any additional officer assigned to the substation. If the staffing shall fall below ten (10) police officers pursuant to Section B, Paragraph 5 below for a period in excess of fourteen (14) days, MSU shall only be responsible for 80% of the total salaries of the remaining officers. (See Exhibit B attached hereto and incorporated herein by reference.)

c. Officers of the MSU substation who participate in special safety and enforcement projects agreed to between MSU safety and security staff and the Police MSU Substation Supervisor within and around the campus of MSU will be compensated at the guaranteed rate of time and one-half (money or compensatory time) for the actual time during which the officer is engaged in the performance of the special project. The cost of such compensation shall be reimbursed by the Board. Assignment of officers to such MSU special safety or enforcement projects is at the discretion of the Police MSU Substation Supervisor.

d. FISCAL YEARS SUBSEQUENT TO FY 13-14

(1) The parties may reassess the staffing needs for the police substation on an annual basis, or more frequently if either party deems it necessary to do so.

(2) The parties agree that the staffing levels designated in paragraph A.2.a will be continued for so long as this agreement is in effect, provided the staffing levels are not adjusted or revised in accordance with the terms and conditions of this agreement.

e. The City agrees to require all officers working on the MSU campus to attend MSU's Campus Security Authority training in compliance with the Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistics Act (Clery Act). In addition, the City agrees to notify MSU of incidents being investigated by the SPD that pose an imminent or impending threat to the campus. The notification will be made in a timely manner that allows MSU to notify the campus community to take protective actions as required in the Clery Act.

3. The City agrees to designate one (1) substation officer to participate in the University's Behavioral Intervention Team (BIT) meeting, occurring weekly on Wednesdays at 10:00 a.m. in room 415 of Plaster Student Union, and as may be otherwise modified from time to time. Such dedicated officer shall liaison with the University's BIT at no additional cost to the University and consistent to the University's obligations under the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. § 1232g; 34 CFR § 99 et seq. ("FERPA").

B. LAW ENFORCEMENT SERVICES TO BE PROVIDED BY THE CITY

1. The parties agree and understand that the primary purpose of the police substation is to bring the police and the campus community together in a unified effort to: (1) enhance public safety, (2) prevent crime, and (3) to make this, as a neighborhood, a better place to live. The parties therefore commit to exercise their best efforts to cooperate and communicate regarding matters of obvious concern. Recognizing the University may have helpful information, both parties are committed to open communication and, as appropriate, exchange of information. Nothing in this paragraph should be construed to require the divulgence of confidential or privileged information. The objective will be to create positive interaction and to establish a partnership between police and the campus community as defined in this section in the process of problem identification and problem resolution. MSU authorizes City of Springfield to enforce City of Springfield ordinances as well as state law on the campus.

a. The MSU campus is identified and delineated in the map, Exhibit A, and incorporated herein by reference. The MSU campus is generally described as two adjoining sections with the first area bounded by one block east of National Avenue on the east; Loren Street on the south; Kimbrough Avenue to the west; and St. Louis Street on the north; with the second area bounded by Benton Avenue/Kimbrough Avenue on the east; Walnut Street on the south; Main Avenue on the west and Tampa Street on the north. In addition, it is agreed that SPD officers assigned to the MSU Police Substation will routinely patrol and provide police services to all other satellite facilities owned or leased by MSU within the corporate city limits of the city of Springfield.

b. In addition to the defined area just described, the term "in and around the MSU campus area" shall include the

perimeter streets, and shall also include all recognized Greek fraternity and sorority houses, without regard to their location, whether inside or outside the defined area.

2. Springfield police officers assigned to the police substation will work flexible shifts in accordance with the calls for service and crime-problem identification demands, based upon a 40 hour work week for each officer assigned.

3. The Springfield Police Department will assign an extra officer to the substation when requested, on designated Friday and Saturday nights, such as at the beginning and end of the school year, as determined by the substation supervisor.

4. Springfield police officers assigned to the police substation will provide a visible police presence to the MSU campus area.

5. The parties expressly agree and stipulate that, notwithstanding any other provision of this agreement to the contrary, the Springfield Police Department reserves and retains the right to temporarily reassign police officers assigned to the police substation to other duties in the following situations:

a. Emergency situations. In cases of emergency, or extraordinary needs for service in other locations the Springfield Police Department reserves and retains the right to utilize those officers assigned to the MSU substation as needed, for the duration of the emergency, including below the minimum staffing noted in Section A.2.A, if needed.

b. Temporary reassignment. Temporary reassignment shall mean reassignment of any of the ten (10) police officer positions to another location other than the MSU substation on a full-time basis. In the event of reassignment, the City expressly agrees to restore the staffing of the police substation to the levels set out in Section A of this agreement as soon as possible in light of existing circumstances. Any temporary reassignment will adhere to the minimum staffing levels agreed to in Section A.2.A.

6. The parties agree and understand that police officers assigned to the police substation will on occasion be absent from their duties as a result of illness, vacation leave, personal leave, funeral leave, compensatory time, training time, court appearances, military leave, and other similar causes of absence. In such cases the existing workload will be assumed by other members of the police substation staff. In the event an absence of any officer assigned to the police substation exceeds fourteen (14) days, the City will review the staffing needs of the police substation and will assign such additional personnel as may be necessary to the effective functioning of the unit depending upon availability of personnel.

7. The parties agree and understand that assignment to the MSU Substation will not penalize assigned employees and will not in any way threaten employment rights, promotional opportunities, training opportunities, or fringe benefits.

8. The Chief of the Springfield Police Department and the MSU President, or their designees, shall be responsible for developing all necessary procedures for the coordination of services between the two agencies.

9. The substation will maintain records which are available to the President (or his designee) to include but not limited to:

- a. Substation payroll records.
- b. Time sheet and detailed billing information sufficient for invoice reconciliation.
- c. Work schedule of substation officers.
- d. Calls For Service data within the designated substation area as defined by this contract.
- e. Appropriate crime statistic information sufficient for Federal Clery reporting.
- f. Provide information consistent with legal restrictions from police reports.
- g. Equipment purchase orders.
- h. Data by city service center.

C. RESPONSIBILITIES OF THE BOARD OF GOVERNORS

1. The Board agrees to provide and maintain a facility mutually deemed suitable by the City and the Board for a police substation, to be located in the MSU campus area as defined in Section B.1. of this agreement. The Board agrees to bear

sole responsibility for the cost of operating and maintaining such facility for so long as this agreement is in effect.

2. The Board agrees to pay for services provided by the City in a total amount not to exceed Eight Hundred Twenty-Four Thousand, Three Hundred Thirty-One Dollars and Seventy-Eight Cents (\$824,331.78) based on the cost projections set forth in Exhibit B and C attached hereto and incorporated herein by reference.

3. The Board agrees to pay the cost of the overtime, uniform allowance, equipment depreciation, transportation, software and training costs of all full-time officers assigned to the substation based on the cost projections set forth in the attached Exhibits B and C, attached hereto and incorporated herein by reference.

4. The City will bill the Board on a monthly basis for law enforcement services provided pursuant to this agreement. The Board shall remit to the city, money owed to the City under the terms of this agreement, on or before thirty (30) days after the date of the invoice, unless there is a dispute regarding the amount of the invoice in which case the parties agree to meet and discuss in good faith the invoice amount.

D. OTHER TERMS AND CONDITIONS

1. Conflicts. No salaried officer or employee of the City, and no member of the City Council or the Board shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void.

2. Liability. The City hereby agrees to assume responsibility for the liabilities imposed by law on its employees, agencies, and institutions, including but not limited to all actions of its police officers undertaken on the MSU campus. The Board hereby agrees to assume responsibility for the liabilities imposed by law on its employees, agencies, and institutions. Nothing herein shall be construed to waive any sovereign, official or governmental immunity applicable to either party, its board or council members, officers or employees.

3. Notices. All notices required or permitted herein under and required to be in writing may be given by first class mail addressed to the Springfield City Manager, 840 Boonville, Springfield, Missouri 65802, and to the Board of Governors, Missouri State University, 901 South National, Springfield, Missouri 65897. The date of delivery of any notice shall be the date falling on the second full day after the date of its mailing.

4. Jurisdiction. This agreement and every question arising thereunder shall be construed and determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

5. Termination of Agreement. Either party shall have the right to terminate this agreement upon giving written notice of intent to terminate to the other party at least 180 days prior to the date of termination.

6. Failure of Appropriations and Cancellation of Agreement. The parties mutually agree and understand that continuation of this agreement is subject to annual budget appropriations. Subject to the requirements of Section D.5., should the Springfield City Council or the Board fail to appropriate funds to continue staffing of the police substation, this agreement may be terminated by either party as of the last date upon which appropriated funds are available to either or both parties for continuation of staffing under the agreement.

7. Nondiscrimination. The parties agree not to discriminate on the basis of age, sex, religion, disability, race, national origin, ancestry, veteran status, sexual orientation, gender identity, or color, in employment, accommodation or provision of services in carrying out the terms and provisions of this agreement.

8. Term of the Agreement. Subject to all of the foregoing terms and conditions, the term of this Agreement shall be from July 1, 2020 through June 30, 2021. Thereafter, the parties may annually renew the Agreement for successive periods under such terms and conditions as may be agreed to at that time. Each addendum or renewal of the Agreement shall be in written form, executed by the Springfield City Manager and the President for MSU, on such terms and conditions as may be agreed to by the City Manager and the President for MSU. Should the term of this contract end without a renewal being timely enacted, parties shall continue to follow these contract terms on a month-to-month basis until such time a new contract can be executed or one of the parties terminates the contract pursuant to Paragraph D.5 above.

9. Compliance with all laws. The parties agree to abide and follow all federal, state, and local laws in performing the duties set forth in this contract including, without limitation, Mo. Rev. Stat § 173.2050, which requires the parties to establish and follow certain policies and protocols regarding sexual assault, domestic violence, dating violence, and stalking involving Students and other members of MSU's campus community. Said policies and protocols are shown in Exhibit D, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

APPROVED AS TO FORM

The Board of Governors of Missouri State University

By: _____
Attorney for Board of Governors

By: _____
President of the University

APPROVED AS TO FORM

The City of Springfield, Missouri

By: _____
City Attorney or designee

By: _____
City Manager or designee

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or his designee

EXHIBIT A MSU CAMPUS MAP

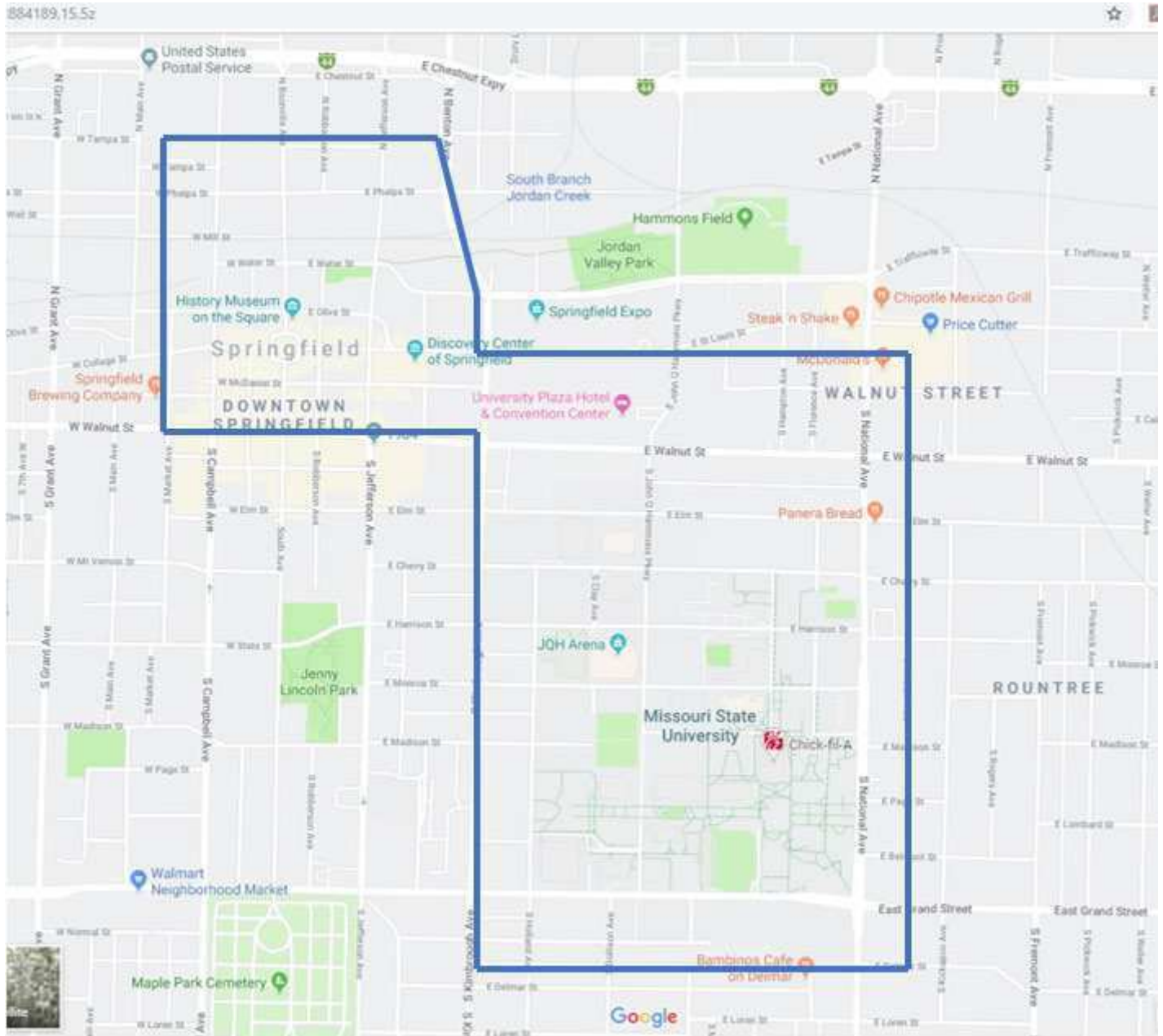


EXHIBIT B
Cost of MSU Substation Account
FY 2020-2021

	Totals
SALARIES / BENEFITS*	
Sergeant (1), Corporal (1), and Officers (8)	
MSU Cost – 80% of Total Cost _____	\$661,720.26
OVERTIME _____	\$106,553.00
Subtotal: _____	\$768,273.26
OVERHEAD:	
UNIFORM ALLOWANCE (10 Officers) _____	\$14,500.00
TRAINING COST _____	\$4,400.00
TRANSPORTATION AND SOFTWARE COST ** _____	\$37,158.52
Subtotal: _____	\$56,058.52
Total Contract Amount _____	\$824,331.78

* Salary information is calculated at actual officer's salaries and top step for vacant positions and includes longevity pay, education incentive, pension contribution, Medicare, workers' comp, etc.
Salaries and Benefits above is 80% of cost.

** (See Exhibit C)

EXHIBIT C
MSU Substation Transportation and Software Cost
FY 2020-2021

	2017	2016	2013
	Ford Explorer	Ford Explorer	Ford Explorer
Purchase cost w/equipment*	\$48,048	\$38,350.00	\$39,274.00
7 Year Depreciation	\$6,864.00	\$5,478.57	\$5,610.57

Annual Depreciation for all three (3) vehicles	\$17,953.14
Fuel Cost **	\$ 3,494.96
Maintenance and Repair Cost **	\$ 1,874.77
Vehicle Subtotal	\$23,322.87

Bicycles

Ten (10) Patrol Bicycles in Fleet and (5) e-Bikes

	10 Patrol Bicycles	5 e-Bikes
Purchase Cost	\$2,116.60	\$2,874.80
3 Year Depreciation	\$ 705.53	\$958.27

Annual Depreciation for ten (10) bicycles and (5) e-Bikes	\$7,055.30+\$4,791.35=\$11,846.65
Bicycle Subtotal	\$11,846.65

Software

Ten (10) Office 365 annual software license fees \$198.90 each
Software Subtotal **\$1,989.00**

Total Annual Transportation and Software Cost \$37,158.52

* Cost of the vehicle with standard law enforcement, including mobile data terminal and emergency equipment. All equipment will be maintained in good working order.

**Figure based on actual and averages for FY19 (July 2018-June 2019). Figures from Fleet Administrator.

EXHIBIT D
Policies and Protocols Regarding
Sexual Assault, Domestic Violence, Dating Violence, and Stalking

Consistent with the provisions of Title IX of the Education Amendments of 1972, 20 U.S.C.A. § 1681, *et seq.* (“Title IX”), and the Violence Against Women Act (“VAWA”), MSU will investigate all reports of sexual assault, domestic violence, dating violence and stalking that are brought to MSU’s attention, regardless as to where the conduct is alleged to occur, which involve member(s) of the MSU campus community. (Note: Such reports will be investigated by MSU regardless as to where the conduct is alleged to have occurred, in that MSU is obligated to determine whether the alleged conduct occurred in the context of an educational program or activity, or has continuing effects on the MSU campus or in an off-campus educational program or activity.)

Consistent with the requirements of Title IX and VAWA, and the directives of the Department of Education’s Office for Civil Rights (“OCR”), MSU will honor the wishes of a complainant/victim as to whether to notify the Springfield Police Department of an incident of alleged sexual assault, domestic violence, dating violence and or stalking. The reporting of any such offense will be the choice and the responsibility of the complainant/victim. Notwithstanding the foregoing, nothing in this Exhibit D shall be construed so as to preclude the Springfield Police Department from investigating any and all allegations of criminal activity – including allegations of sexual assault, domestic violence, dating violence, or stalking – that are reported to the Springfield Police Department or otherwise come to the attention of the Springfield Police Department.

Subject to its obligations under the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. § 1232g; 34 CFR § 99 *et seq.* (“FERPA”), MSU will cooperate with the Springfield Police Department, in terms of any law enforcement investigation of sexual assault, domestic violence, dating violence and or stalking involving members of the MSU campus community, if authorized by the complainant/victim or pursuant to a lawfully issued search warrant, subpoena, or court order. The Springfield Police Department agrees to use best efforts to communicate with MSU regarding investigations or reports of sexual assault, domestic violence, dating violence and or stalking involving members of MSU’s campus community, provided that such communication, in the reasonable estimation of the Springfield Police Department or the Greene County Prosecuting Attorney, will not jeopardize the integrity of an investigation, or subsequent prosecution, of sexual assault, domestic violence, dating violence and or stalking.

Depending on the facts and circumstances of an individual case, one or both parties may have jurisdiction to investigation incident of sexual assault, domestic violence, dating violence and or stalking involving members of the MSU campus community. The term jurisdiction, as used herein, means that MSU shall have jurisdiction to conduct investigations consistent with its Title IX/VAWA obligations and its educational interests, whereas SPD shall have jurisdiction to conduct investigations from a law enforcement/criminal perspective. Both parties understand and agree that such investigations are independent and may happen simultaneously, and agree to provide one another with as much courtesy and communication as may be possible, given the facts and circumstances of the individual case.

The parties acknowledge and agree that this Exhibit D is intended fully conform to the requirements of Mo. Rev. Stats. § 173.2050. The parties further acknowledge that, pursuant to Mo. Rev. Stat. § 173.2050.3, the Missouri Department of Public Safety has been charged with promulgating rules and regulations by August 28, 2016, to facilitate the implementation of the requirements of Mo. Rev. Stat. § 173.2050. Thus, the parties agree to evaluate any and all such promulgating rules and regulations, and to work together in good faith to modify their collaborative practices and, as necessary, this Exhibit D, to ensure continued legal compliance.

One-rdg. _____
P. Hmgs. _____
Pgs. 6
Filed: 05-26-20

Sponsored by: Lear

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 126

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to enter into a Memorandum of
2 Understanding with Willard R-II School District regarding law
3 enforcement services on Willard R-II School District properties
4 located within the City of Springfield.
5 _____
6

7 WHEREAS, Willard R-II School District ("School District") is in the process of
8 establishing its own police department pursuant to Missouri Revised Statutes Section
9 162.215; and
10

11 WHEREAS, in order to establish a police department, the School District must
12 enter into a Memorandum of Understanding with each municipal law enforcement
13 agency and county sheriff's office which has law enforcement jurisdiction over the
14 school district's premises and location of school activities; and
15

16 WHEREAS, the School District currently operates two school buildings within the
17 city limits of the City of Springfield ("City"); and
18

19 WHEREAS, to ensure the safety of School District students and staff, as well as
20 the community as a whole, the Springfield Police Department ("SPD") will continue to
21 respond to and investigate issues arising on School District properties in certain
22 situations.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The City Manager, or his designee, is hereby authorized to enter into
28 a Memorandum of Understanding Regarding Law Enforcement Services with the
29 Willard R-II School District, such agreement to be substantially the same as the
30 agreement attached hereto and incorporated herein by reference as "Exhibit A."
31

32 Section 2 – This Ordinance shall be in full force and effect from and after
33 passage.

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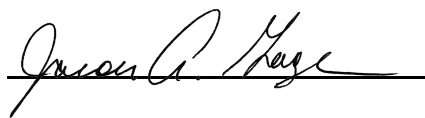
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020 -126

FILED: 05-26-20

ORIGINATING DEPARTMENT: Police

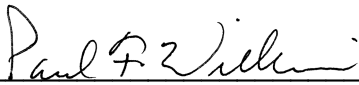
PURPOSE: Authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with Willard R-II School District regarding law enforcement services on Willard R-II School District properties located within the City of Springfield.

BACKGROUND INFORMATION: Willard R-II School District is in the process of establishing its own police force pursuant to Missouri Revised Statutes Section 162.215. In order for a school district to establish a police force, it must enter into a Memorandum of Understanding with each municipal law enforcement agency and county sheriff's office which has law enforcement jurisdiction over the school district's premises and location of school activities. Willard R-II School District currently operates two school buildings inside the city limits of the City of Springfield; therefore, a Memorandum of Understanding with the Springfield Police Department is required as part of this process.

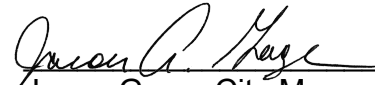
The proposed Memorandum of Understanding defines the services that will be provided on Willard R-II School District properties. In order to ensure the safety of students and the community, the Springfield Police Department will respond to and investigate in situations requiring their training, experience, and investigative equipment, as defined by the Memorandum of Understanding.

Submitted by:

Approved by:



Paul F. Williams, Chief of Police



Jason Gage, City Manager

Exhibit A

ROUTING ORDER	(1) ORIGINATING DEPARTMENT (4) LAW DEPARTMENT	(2) CONTRACTOR (5) CITY MANAGER'S OFFICE	(3) FINANCE DEPARTMENT (6) CITY CLERK'S OFFICE
EFFECTIVE DATE	TERMINATION DATE	CONTRACT NUMBER:	
☐ NEW CONTRACT ☐ RENEWAL OF CONTRACT NO. _____			
WILLARD R-II SCHOOL DISTRICT		CITY OF SPRINGFIELD, MISSOURI	
500 E. KIME WILLARD, Mo 65781		CITY OF SPRINGFIELD, MISSOURI 840 BOONVILLE AVE. SPRINGFIELD, MO 65802	
Attention: Assistant Superintendent of Operations		Attention: Chief of Police	
		Department: Police	
Phone: (417) 742-2584		Phone: (417) 864-1810	

MEMORANDUM OF UNDERSTANDING REGARDING LAW ENFORCEMENT SERVICES

THIS MEMORANDUM OF UNDERSTANDING (the "MOU"), is made and entered into this _____ day of _____, 20____, by the the City of Springfield, Missouri and Willard R-II School District ("School District").

WITNESSETH:

THAT, WHEREAS, the Springfield Police Department (SPD) provides Law Enforcement services for the City of Springfield; and

WHEREAS, the School District School District has, pursuant to Missouri Revised Statutes Section 162.215, commissioned school officers as licensed peace officers,

WHEREAS, Missouri law requires the parties to execute a Memorandum of Understanding because some of the locations at which School District's officers may be required to perform their police functions are located within the jurisdiction of SPD; and

WHEREAS, the parties agree and acknowledge that this MOU is intended to facilitate a clear understanding for the handling of school-related incidents, and serve the purposes contemplated by § 162.215, RSMo.;

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the School District and SPD as follows:

1. Law Enforcement in General. In accordance with § 162.215, RSMo., the School District will authorize and commission School Resources Officers ("SROs") whose authority is limited to crimes occurring on School District premises and property, on School District buses, and at School District activities.

- a. SROs shall be licensed peace officers, as defined in §590.010, RSMo. and shall comply with the provisions of Chapter 590. The powers and duties of a peace officer shall continue throughout the SROs' tenure as a commissioned School Resource Officer. The SROs will carry a firearm as part of normal duties while on District property, buses and at school functions within the purview of this MOU.

- b. Subject to paragraph 2 of this MOU SROs shall have the authority to conduct any justified stop on school property and enforce any location violation that occurs on School District grounds. SROs shall have the authority to stop, detain, and arrest for crimes committed on School District property, at School District activities, and on School District's buses.
- c. SROs shall abide by School District's Board Policies, Regulations, and Procedures and all terms and conditions defined within this MOU. SROs shall consult with and coordinate activities through the School District's superintendent or the superintendent's designee.
- d. The parties acknowledge and agree that this MOU does not grant an SRO statewide arrest authority

2. **Special Cases Requiring SPD Support.** SPD agrees to respond to, investigate, and otherwise handle all issues arising from the following types of cases on School District's premises and property, on School District's school buses, and at District's school activities located within SPD jurisdiction:

- a. Felonies involving the threat or use of force;
- b. Sex offenses;
- c. Weapons offenses;
- d. Misdemeanor marijuana possession if the suspect is an adult, and any other misdemeanors that potentially involve non-students;
- e. Investigations that might result in criminal charges being filed against a Willard SRO (including all officer-related shooting or use-of-force incidents resulting in serious injury or death);
- f. Serious injury or fatality motor vehicle accidents;
- g. Missing persons; and
- h. Any matter mutually agreed by Willard School Police and SPD Command Staff (with approval by the SPD Chief) to require SPD involvement.

3. **Request for SPD Services.** When any case involving one of the subject matters listed in Section 2 of this Agreement arises within SPD jurisdiction on School District property, the Willard School Police Officer responding to the case shall secure the scene, ensure the safety of persons involved (call EMT if necessary, etc.), and immediately request SPD's assistance through the E 911 dispatch.

4. **Exchange of Data.** All information, data, and reports in the School District's possession and necessary for the carrying out of the work, shall be furnished to the SPD without charge, and the parties shall cooperate with each other in every way possible in carrying out the work. Nothing in this MOU shall require School District to disclose information protected by the Family Educational Rights and Privacy Act (FERPA), the Health Insurance Portability and Accountability Act (HIPAA), or any other information in which the law recognizes a protection or privilege that may subject the School District to liability for unauthorized disclosure.

5. **Personnel.** SPD represents that it will secure, at its own expense, all personnel required to perform the services called for under this contract by SPD. Such personnel shall not be employees of or have any contractual relationship with the School District. All of the services required to be performed by SPD hereunder will be performed by SPD or under SPD's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the School District.

6. **Term.** The term of this Agreement shall be from January 1, 2020 to December 31, 2020. Thereafter the Agreement shall renew annually, unless either party terminates the Agreement by providing written notice to the other party no later than April 30 of the then-current annual term.

7. **Payment.** No payment shall be exchanged for the services described in this Agreement.

8. **Termination of Agreement.** Either party shall have the right to terminate this agreement upon giving written notice of intent to terminate to the other party at least 30 days prior to the date of termination. In the event

of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by SPD under this contract shall at the option of the School District become its property; provided, that SPD shall not be relieved of liability to the School District for damages sustained by the School District by virtue of any such breach of the contract by SPD.

9. **Conflicts.** No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void.

10. **Discrimination.** SPD agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

11. **Liability.** SPD hereby agrees to assume responsibility for the liabilities imposed by law on its employees, agencies, and institutions, including but not limited to all actions of SPD police officers undertaken on School District's premises and property, on School District's school buses, and at District's school activities. The School District hereby agrees to assume responsibility for the liabilities imposed by law on its employees, agencies, and institutions, including but not limited to all actions of School District SROs. Nothing herein shall be construed to waive any sovereign, official, qualified or governmental immunity applicable to either party, its Board or Council members, officers, agents or employees.

12. **Notices.** All notices required or permitted herein and required to be in writing may be given by first class mail addressed to the Springfield Police Department, 321 E. Chestnut Expressway, Springfield, Missouri 65802, and to the Willard R-II School District, Attn: Assistant Superintendent of Operations, 500 E Kime, Willard, MO 65781. The date of delivery shall be the date falling on the second full day after the date of mailing any such notice.

13. **Jurisdiction.** This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be litigated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

14. **Entire Agreement.** This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

APPROVED AS TO FORM

City of Springfield, Missouri

City Attorney or designee

By: _____

Name & Title: _____

Willard R-II School District

By: _____

One-rdg. _____
P. Hrngs. _____
Pgs. 16
Filed: 05-26-20

Sponsored by: Ollis

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 132

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, on behalf of the City of Springfield, to enter into an
2 Infrastructure Reimbursement Agreement with Costco Wholesale
3 Corporation, for improvements to South Eastgate Avenue and East
4 Olive Street to facilitate the development of the property for the Costco
5 development.
6 _____
7

8 WHEREAS, Costco Wholesale Corporation has indicated their desire to
9 construct an approximately 160,000 square foot wholesale and retail general
10 merchandise facility and vehicle fueling facility on property near the southeast corner of
11 U.S. 65 Highway and Chestnut Expressway; and
12

13 WHEREAS, in order to provide a suitable site for development, Eastgate Avenue
14 must be moved east, and Olive Street must be built from Eastgate to Pebble Beach
15 Avenue; and
16

17 WHEREAS, additional public improvements must be constructed, including
18 modifications to the existing traffic signal at Eastgate and Chestnut Expressway and
19 stormwater improvements associated with public right-of-way; and
20

21 WHEREAS, these public improvements are estimated to cost \$4.8 million; and
22

23 WHEREAS, Costco Wholesale Corporation has requested the City reimburse
24 Costco for these improvements using a portion of local sales taxes generated by the
25 facility; and
26

27 WHEREAS, Costco Wholesale Corporation has indicated the requested
28 incentives are necessary to make the project financially feasible; and
29

30 WHEREAS, development of a Costco wholesale and retail facility will strengthen
31 the employment and economic base of the City of Springfield.
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The City Manager, on behalf of the City of Springfield, Missouri, is
37 hereby authorized to enter into an Infrastructure Reimbursement Agreement with
38 Costco Wholesale Corporation, said agreement to be substantially in form and content
39 as that document attached hereto and incorporated herein by reference as “Exhibit 1.”
40

41 Section 2 – This Ordinance shall be in full force and effect from and after
42 passage.
43

44 Passed at meeting: _____
45

46 _____
47 Mayor
48

49 Attest: _____, City Clerk
50

51 Filed as Ordinance: _____
52

53
54 Approved as to form: Kyle Tiller, Assistant City Attorney
55

56
57 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020-132

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: To authorize the City Manager, on behalf of the City of Springfield, to enter into an Infrastructure Reimbursement Agreement with Costco Wholesale Corporation, for improvements to South Eastgate Avenue and East Olive Street to facilitate the development of the property for the Costco development.

BACKGROUND INFORMATION: Costco Wholesale Corporation has indicated their desire to construct an approximately 160,000 square foot wholesale and retail general merchandise facility and vehicle fueling facility on property near the southeast corner of U.S. 65 Highway and Chestnut Expressway. In order to provide a suitable site, Eastgate Avenue must be moved to the east and Olive Street must be built from Eastgate to Pebble Beach Avenue. Additional required public improvements include modifications to the existing traffic signal at Eastgate and Chestnut Expressway and stormwater improvements associated with public right-of-way.

The required public improvements are estimated to cost \$4.8 million. Costco has requested that the City reimburse Costco for these improvements using a portion of the local sales taxes generated by their facility. This Ordinance authorizes an Access and Infrastructure Agreement ("Exhibit A") that will reimburse Costco using one-half of the 1% general sales tax, 1/4% capital improvements sales tax and 1/8% transportation sales tax. The agreement has a term of 15 years and includes an interest rate on the unpaid balance of 5%.

The City has used Infrastructure Agreements in the past to reimburse the developer for public improvements associated with projects such as the Lowe's on North Highway 13 and the James River Towne Center/Walmart Supercenter on East Independence. The structure of these agreements is a contract between the City and the developer wherein the developer designs, funds and builds certain public improvements and is reimbursed through a portion of the local sales taxes generated by the development. Some communities call these agreements "sales tax rebate agreements." We have not used this tool recently, however, City Council has adopted policies to guide its use.

Economic Development Incentive Policy

City Council adopted policies for the use of economic development incentives in 2011 (Resolution 9855). The *Economic Development Incentives Policy Manual* was subsequently amended in 2014 (Resolution 10127) and 2018 (Resolution 10417). The following policies apply to this project. They are presented in tabular form with responses to each policy.

	General Policies	Response
1	It is the policy of the City of Springfield to consider the judicious use of incentives for projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of development that will, by creating new jobs and retaining existing employment; eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older neighborhoods, facilitate self-sufficiency, and implement the City's Comprehensive Plan and economic development strategy.	This project will construct public improvements necessary for the development of a Costco wholesale and retail facility. The facility will create a minimum of 125 jobs with an average hourly rate of pay of \$25.50. A full-time cashier's annual salary after five years is \$52,944. Since the nearest Costco is 150 miles away, Springfield is experiencing retail sales tax leakage as current local members travel to use their membership. Costco is expected to draw membership from well over 60 miles away, resulting in increased sales tax revenue.
2	All discretionary incentives will be subject to a "but for" test. There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided. Discretionary incentives will only be granted to those project that would not otherwise occur if incentives were not provided, unless the City council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.	Costco has indicated that the requested incentives are necessary to make the project financially feasible.
3	Discretionary incentives will be granted only at the level necessary to make the project financially feasible.	Costco has indicated that the requested incentives are necessary to make the project financially feasible.
4	All projects receiving incentives must be consistent with the City's Comprehensive Plan and must comply with all applicable City zoning and building codes.	The <i>Growth Management and Land Use Plan</i> identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing, except for the far northwest corner which is identified as appropriate for Low-Density Housing. The project site has subsequently been rezoned

		to permit commercial activity. Project is consistent with past Council actions and will comply with all zoning and building codes.
5	Since each project is unique, every proposal will be evaluated under the City's Policies on its individual merit and overall contribution to the local economy and the City's goals.	Costco is considered a quality employer, paying higher than average retail employee salaries and offering a robust benefit package. They also are viewed as a highly desirable retailer and will add to the attractiveness of Springfield as a regional shopping hub.
	Specific Policies	Response
6	Infrastructure Agreements will be used for public works improvements only.	Reimbursement will be for public improvements only.
7	Sales tax reimbursement contracts will typically use 50% of the City's 1% general sales tax to reimburse the developer for the public improvements. Dedicated taxes, such as the capital improvements and transportation sales taxes, will not typically be utilized in the sales tax reimbursement.	This ordinance will authorize reimbursing Costco using 50% of the 1% general sales tax as well as 50% of the ¼% capital improvements sales tax and 50% of the 1/8% transportation sales tax. Capturing a portion of the capital improvements and transportation sales tax streams is consistent with the intended purpose of those sales taxes. Capturing a portion of those streams in addition to a portion of the general sales tax will result in a faster reimbursement and less interest accrual.
8	City reimbursement to the developer will typically occur over a three (3) to five (5) year period and will be explicitly defined in the Infrastructure Agreement. Outstanding developer expenditures not reimbursed at the end of the Agreement term will be the developer's responsibility.	This ordinance will authorize a term not to exceed 15 years, however, it is anticipated that reimbursement will occur earlier. In any event, any expenditures not reimbursed at the end of 15 years will be the developer's responsibility. While the recommended term exceeds that "typically" recommended by the policy, it is the length necessary to fully reimburse the developer for the public improvements which are

		necessary to make the project financially feasible.
9	The City will pay the developer interest on the unpaid balance of the public improvement at a rate of two percent (2%) over the latest City general obligation bond issue.	The proposed 5% interest rate is consistent with the policy. The interest rate on the City's last general obligation bond issue was 3%.

REMARKS: Staff recommends approval.

Submitted by:


 Mary Lilly Smith, Director

Approved by:


 Jason Gage, City Manager

Exhibit 1

INFRASTRUCTURE REIMBURSEMENT AGREEMENT

THIS INFRASTRUCTURE REIMBURSEMENT AGREEMENT (this “**Agreement**”) is made and entered into this _____ day of _____, 2020 (the “**Effective Date**”), by and between COSTCO WHOLESALE CORPORATION, a Washington corporation (“**Costco**”) and the CITY OF SPRINGFIELD, MISSOURI, a constitutionally chartered home rule city in the state of Missouri (“**City**”).

WHEREAS, Costco intends to purchase the Costco Parcel (as defined below), and to develop, construct, and operate the Costco Development thereon;

WHEREAS, In connection with the construction of the Costco Development, the portion of Eastgate Avenue located within the Tract must be relocated, the portion of Olive Street located within the Tract must be completed, a detention pond serving the Tract, including Eastgate and Olive must be constructed and installed within the Tract and various related utilities and facilities must be installed within the Tract in order to facilitate development of the Tract for the Costco Development; and

WHEREAS, the Costco development would create a public benefit, and entering into this Agreement is necessary for Costco to pursue its proposed development; therefore it is mutually beneficial to both parties to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises made herein, and other good and valuable consideration, receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above are expressly incorporated into this Agreement by this reference thereto as if fully set forth in this Section 1.
2. Definitions. As used in this Agreement, the following terms are defined as follows:
 - a. “**City**” shall mean the City of Springfield, Missouri, a constitutionally chartered home rule city in the state of Missouri and its successors and assigns.
 - b. “**Costco**” shall mean Costco, and its successors and assigns.
 - c. “**Costco Development**” shall mean construction of an approximately 160,000 square foot wholesale and retail general merchandise facility, which facility also may include (without limitation) a pharmacy, tire sales and installation center, liquor sales, a vehicle fueling facility, related office space, related parking, and other improvements.
 - d. “**Costco Parcel**” shall mean Lot 1 depicted on the Preliminary Plat, and legally described on Schedule 2 attached hereto, and generally located in the 200 block of South Eastgate Avenue.
 - e. “**Costco Pre-Closing Agreement**” shall mean that certain Off-Site Improvements Construction and Promise to Convey Property Agreement mutually executed and effective by and between Costco and the owner of the Tract.
 - f. “**Parties**” shall mean, collectively, Costco and the City.

g. **"Party"** shall mean, individually, Costco or the City.

h. **"Preliminary Plat"** shall mean the preliminary plat submitted as Kirkland Commons Subdivision to the City for the Tract, a copy of which is attached hereto as Schedule 1.

i. **"Reimbursable Projects"** shall mean those specific projects set forth in "Exhibits A and B."

j. **"Tract"** shall mean Lots _____ depicted on the Preliminary Plat, and legally described on Schedule 3 attached hereto.

3. Reimbursable Project Costs. Prior to the opening of the Costco Development for business to its members, Costco agrees to perform or cause to be performed those Reimbursable Projects detailed on Exhibits "A" and "B" at Costco's sole cost and expense, subject to reimbursement from the City as provided herein. Costco shall provide all necessary design work for the Reimbursable Projects, and said design work shall be subject to the City's review and approval, which such approval shall not be unreasonably withheld, conditioned, or delayed. Costco agrees to comply with all laws regarding the payment of prevailing wages to contractors and subcontractors of Costco, as applicable, to the extent they are involved with the Reimbursable Projects. Costco agrees to indemnify and hold harmless the City from any damages or claims resulting from any failure of Costco or any contractor or subcontractor to pay prevailing wages pursuant to applicable law.

Upon completion of those Reimbursable Projects, Costco shall provide itemized invoices, receipts or other information to confirm that any cost qualifies as an actual cost of the Reimbursable Projects. If the City determines that the Reimbursable Projects have been completed in accordance with all relevant codes, regulations, statutes and laws, and that the costs submitted for reimbursement qualify as actual costs of the Reimbursable Projects (hereinafter called **"Reimbursable Project Costs"**), then the City shall approve the amounts stated therein for reimbursement.

4. Reimbursement of Costco's Costs. City agrees to reimburse Costco for the Reimbursable Project Costs, but in no event shall the City's obligation exceed the amount of Four Million Eight Hundred Thousand Dollars (\$4,800,000.00). Such reimbursement to Costco shall be made as funds become available from one-half of the City's 1% general sales tax, one-half of the City's 1/4 cent capital improvements sales tax, and one-half of the City's 1/8 cent transportation sales tax generated solely by the Costco Development, with interest on the unpaid balance at 5%, from the date of acceptance by the City of the Reimbursable Projects, which interest shall continue to accrue on the unpaid Reimbursable Project Costs on a quarterly basis (i.e., on January 1, April 1, July 1, and October 1) of each calendar year during the term of this Agreement until all of the Reimbursable Project Costs have been paid by the City. Said reimbursement shall be made monthly by the City, with the first reimbursement being made no later than six months from the later of the date of acceptance by the City of the last completed Reimbursable Project or the first date of retail sales at the Costco Development. Payments shall be applied first, to the payment of accrued interest, and second, to the reduction of the unpaid Reimbursable Project Costs. In no event shall the City be required to make more than 180 monthly reimbursement payments.

5. Incorporation of Documents. The following Schedules and Exhibits, attached hereto, are fully incorporated herein as express terms and conditions of this Agreement:

- a. Schedule 1: Preliminary Plat
- b. Schedule 2: Description of the Costco Parcel
- c. Schedule 3: Description of the Tract
- d. Exhibit A: Public Infrastructure Budget
- e. Exhibit B: Public Infrastructure Site Plan

6. Indemnity. Costco hereby agrees to defend, indemnify, and hold the City, its employees, agents, and officers harmless from and against any and all claims arising out of the performance of the Reimbursable Projects, except to the extent attributable to negligence or willful misconduct of the City.

7. Assignment. Costco shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or novation) without prior written consent of the City thereto.

8. Notice. Any notices, requests, or other communications required or permitted to be given under the terms of this Agreement shall be in writing and shall be deemed given when received provided that delivery is: (1) by hand delivery, (2) a widely recognized national overnight courier service, or (3) U.S. mail when sent registered or certified mail, return receipt requested, postage prepaid, and in each case addressed to each Party's address set forth below:

To Costco: Costco Wholesale Corporation
 999 Lake Drive
 Issaquah, WA 98027
 Attn.: Property Management

To City: City Attorney's Office
 Fifth Floor
 Busch Municipal Building
 840 North Boonville
 Springfield, MO 65802

Any such notice, request, or other communication shall be considered given or delivered, as the case may be, on the date of hand or overnight courier delivery or upon delivery by U.S. mail as provided above. Rejection or other refusal to accept or inability to deliver by U.S. mail because of change of address, of which no notice is given, shall be deemed to be receipt of the notice, request, or other communication. By giving at least five days prior notice thereof, any Party may change its mailing address herein.

9. Governing Law and Venue. This Agreement shall be interpreted in accordance with the laws of the State of Missouri and any action, breach, enforcement, or interpretation thereof shall be had only in the Circuit Court of Greene County, Missouri.

10. Full Force and Effect. This Agreement shall be in full force and effect following its execution by both Parties. Subject to this Section, this Agreement shall be binding upon and inure to the benefit of Costco and the City.

11. Contingency for Acquisition. Notwithstanding anything to the contrary contained in this Agreement, said Agreement is expressly contingent upon the mutual execution and effectiveness of the Costco Pre-Closing Agreement. In the event that the Costco Pre-Closing Agreement does not become effective within 24 months from the Effective Date of this Agreement, then said Agreement shall automatically terminate. Promptly following the mutual execution and effectiveness of the Costco Pre-Closing Agreement, this Agreement shall be recorded in the real property records for the County of Greene, Missouri, and thereafter this Agreement shall run with the Tract until such time as the Kirkland Commons Subdivision for the Tract has been recorded, at which time this Agreement shall run only with the Costco Parcel. Upon the recordation of the Kirkland Commons Subdivision for the Tract, the Parties agree to execute and record a termination of this Agreement as it pertains to the Tract other than the Costco Parcel. Further, upon satisfaction of all the requirements of this Agreement, the Parties agree to execute and record a termination of this Agreement as it pertains to the Costco Parcel.

12. Term. The term of this Agreement shall end on the first to occur of: (a) the fifteenth (15th) anniversary of the first reimbursement made to Costco by the City; or (b) the date Costco has been paid the entire amount of Reimbursable Project Costs up to a maximum of Four Million Eight Hundred Thousand Dollars (\$4,800,000.00) plus all interest that has accrued thereon.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

APPROVED AS TO FORM

CITY OF SPRINGFIELD, MISSOURI

City Attorney or designee

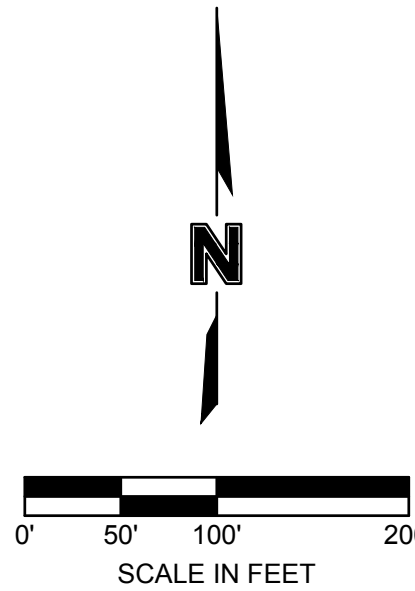
By: _____
Jason Gage, City Manager

COSTCO WHOLESALE CORPORATION,
a Washington corporation.

By: _____
Name:
Title:

PRELIMINARY PLAT
KIRKLAND COMMONS
PART OF THE NORTH HALF (N½), NORTHWEST QUARTER (NW¼)
SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

Schedule 1



BASIS OF BEARINGS
Grid North based on Missouri State Plane
Coordinate System 1983 by use of MoDOT
continuously operating GNSS RTK Network
Central Zone
Ref: NGS GR-16 (2012 Adjustment)

LINE TABLE		
#	DIRECTION	LENGTH
L1	S88°49'00"E	95.38'
L2	S02°32'31"W	26.70'
L3	S31°21'28"E	69.99'
L4	S01°21'58"W	50.13'
L5	S88°38'02"E	55.00'
L6	S88°38'02"E	6.28'
L7	S87°28'08"E	101.91'
L8	N78°30'16"E	65.91'
L9	N78°29'58"E	115.44'
L10	S87°28'08"E	74.26'
L11	S57°36'04"E	21.70'
L12	S46°20'06"W	35.37'
L13	S01°21'58"W	60.00'
L14	S43°38'02"E	35.38'
L15	N46°21'58"E	35.38'
L16	N43°39'40"W	35.34'
L17	N25°19'35"W	208.06'
L18	N00°57'49"E	128.35'

CURVE TABLE					
#	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	600.00'	354.99'	33°53'56"	349.83'	S14°24'27"E
C2	469.00'	267.86'	32°43'23"	264.23'	S14°59'44"E
C3	250.00'	413.31'	94°43'22"	367.82'	S48°43'38"W
C4	250.00'	231.11'	52°58'03"	222.97'	S69°36'18"W
C5	335.00'	314.24'	53°44'45"	302.85'	N64°29'35"E
C6	335.00'	313.75'	53°39'43"	302.41'	N64°27'04"E
C7	979.09'	353.46'	20°41'03"	351.54'	N11°42'59"E
C8	80.00'	125.67'	90°00'11"	113.14'	S42°26'10"E
C9	100.00'	145.97'	83°38'03"	133.35'	N50°48'25"E
C10	639.50'	215.01'	19°15'50"	214.00'	S16°40'21"E
C11	628.50'	74.19'	6°45'49"	74.15'	S31°22'37"E
C12	986.50'	63.66'	3°41'51"	63.65'	S32°54'36"E
C13	420.00'	236.87'	32°18'50"	233.75'	S14°54'16"E
C14	480.00'	222.83'	26°35'56"	220.84'	N12°01'37"W
C15	549.50'	105.64'	11°00'54"	105.48'	N19°49'08"W
C16	186.50'	44.29'	13°36'20"	44.18'	N07°30'31"W
C17	313.50'	65.70'	12°00'28"	65.58'	S01°02'12"E

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:
That I, Roddy G. Neff, do hereby certify to Costco Wholesale Corporation that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated April 24, 2020, and signed by Roddy G. Neff, PLS 2671, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Roddy G. Neff, PLS 2671, in accordance with Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri and the current Missouri Standards For Urban Property Boundary Surveys.

Roddy G. Neff, MO PLS 2671
Olsson Associates, MO LC 366
rgneff@olssonassociates.com

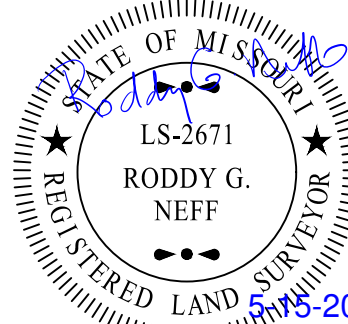
Date

SHEET 2 OF 2
Preliminary Plat of Kirkland Commons

olsson

Olsson, Inc. Survey MO Certificate of Authority #LC366
550 St. Louis St. TEL 417.890.8802
Springfield, MO 65806 FAX 417.890.8805
www.olsson.com

drawn by:	DATE	REVISION	BY
CDA			
surveyed by:	DDD/CO		
checked by:	RGN		
approved by:	RGN		
project no.:	019-2034		
file name:	V_PPLT_0192034		



1-800-DIG-RITE or 811
www.mot1call.com

PREPARED FOR
Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

BENCHMARKS

COS 216
SE quadrant of Eastgate @ Chestnut Expressway
N:501722.13 E:1429406.85 Elev=1379.85'

GR-16 (PID AC7156)
DNR aluminum GRS disk set in concrete near the
intersection of Cherry @ Hickory
N:499069.34 E:1431590.66 Elev=1361.92'

DEVELOPMENT NOTES

Total Area: 2,140,060± sf - 49.129± Acres
Total No. of Lots: 3
Smallest Lot: Lot 2 - 539,323± sf (12.381± Acres)
Largest Lot: Lot 1 - 799,440± sf (18.353± Acres)
Source of Title: Book 1604, Page 932
Prel. Plat Submittal: April 24, 2020
Current Zoning: PD 298

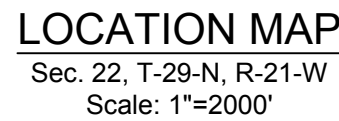
MO State Highway 65
(R/W Varies)

- LEGEND**
- Found MoDOT Alum. Monument (Except as Noted)
 - Set 1/2" Rebar w/Plastic Cap, "LC 366"
 - (M) Measured
 - (P) Platted
 - (R) Record Deed (Book 2016, Page 045692-16)
 - Fire Hydrant
 - Guy Wire
 - Light Pole
 - Power Pole
 - Sanitary Manhole
 - Storm Manhole
 - Telephone Manhole
 - P—OH— Overhead Electric
 - SS— Sanitary Sewer Line
 - SD— Storm Sewer Line
 - x— Barbed Wire Fence
 - Chainlink Fence
 - Tree Line
 - Asphalt Pavement
 - Concrete Sidewalk
 - Concrete Pavement

Schedule 2

Description of the Costco Parcel

Exact metes and bounds to be determined, but generally described as Lot 1 depicted on the Preliminary Plat, and generally located in the 200 block of South Eastgate Avenue.



VICINITY MAP
NOT TO SCALE

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	<u>x</u>	_____	Deed Book 1148, at page 281; R/W Deed 2019, at Page 006820-19
b) Filed Maps	<u>x</u>	_____	Hickory Hills Phase II (AAA-522); Menards East (AAA-487)
c) Title Search/Binder	<u>x</u>	_____	First American Title Insurance Company File No. NC5-971989-WA1; Effective date: 8/21/19; Revised date: 9/5/19

2. Certified To: Costco Wholesale Corporation

This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on August 28, 2019, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted herein, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named herein for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Olsson and the surveyor of record make no guarantees that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities shown on this plan. If additional underground utilities locations are required, they will have to be verified by field potholing the utilities. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket number 192170987, 192171110, 192171120, 192171220, 192171221, and 192171599. The companies listed on the ticket are ATT Distribution, City Utilities Electric/Gas/Water/Fiber, City of Springfield Sewer/Traffic, Level 3 now Centurylink, MoDOT SW District-Springfield, and Mediacom.

1. Sidewalks are to be constructed on both sides of Olive Street and a portion along the East side of Eastgate Avenue.
2. Maintenance of any area referred to as an easement or common area is the responsibility of the property owners associated.
3. The area shown hereon is not located in a storm sewer district as of the date of recording and may be subject to future assessment cost if included in future storm water benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is not being adequately managed by the existing storm sewer system.
4. Detention & Drainage Easement has been designed to accommodate storm water detention and water quality for each lot. Connection to the detention is being provided via the proposed storm system for Olive Street. If future development elects to not connect to the proposed storm system, for all or a portion of the Lot(s), then additional detention and water quality facilities may be required.
5. Traffic Impact Study will be required prior to development. Traffic Study may be limited to the specific proposed development.
6. No structures are to be built between right-of-way and setback lines.
7. No fences, plantings or obstructions other than mailboxes are permitted within the limits of any right-of-way or drainage easement.
8. Lot corner pins are 12" rebar with plastic cap marked "Olsson".
9. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0335E, Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

A parcel of land, being all that part of the North One-Half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty-Two (22), Township Twenty-Nine (29) North, Range Twenty-One (21) West, lying South of Chestnut Expressway (Mill Street), East of Highway 65 and West of Hickory Hills Phase II, a Final Plat recorded in Book AAA, at page 522, and being a part of the tracts of land described in Book 1148, at page 281 and all that part of the land described in Book 2019, at Page 006820-19 in the Greene County, Missouri Recorder's Office, Springfield, Greene County, Missouri, being more particularly described as follows:

[illegible]

That I, Roddy G. Neff, do hereby certify to Costco Wholesale Corporation that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated May 15, 2020, and signed by Roddy G. Neff, PLS 2671, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Roddy G. Neff, PLS 2671, in accordance with Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri and the current Missouri Standards For Urban Property Boundary Surveys.

Roddy G. Neff
Roddy G. Neff, MO PLS 2671
Olsson Associates, MO LC 366
rgneff@olssonassociates.com

Date 5-15-20

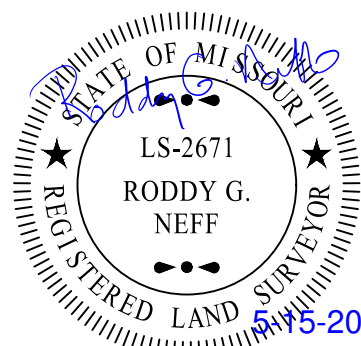
PREPARED FOR
Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

COS 216
SE quadrant of Eastgate @ Chestnut Expressway
N:501722.13 E:1429406.85 Elev=1379.85'

GR-16 (PID AC7156)
DNR aluminum GRS disk set in concrete near the
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N:499069.34 E:1431590.66 Elev=1361.92'

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Current Zoning:	PD 298



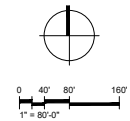
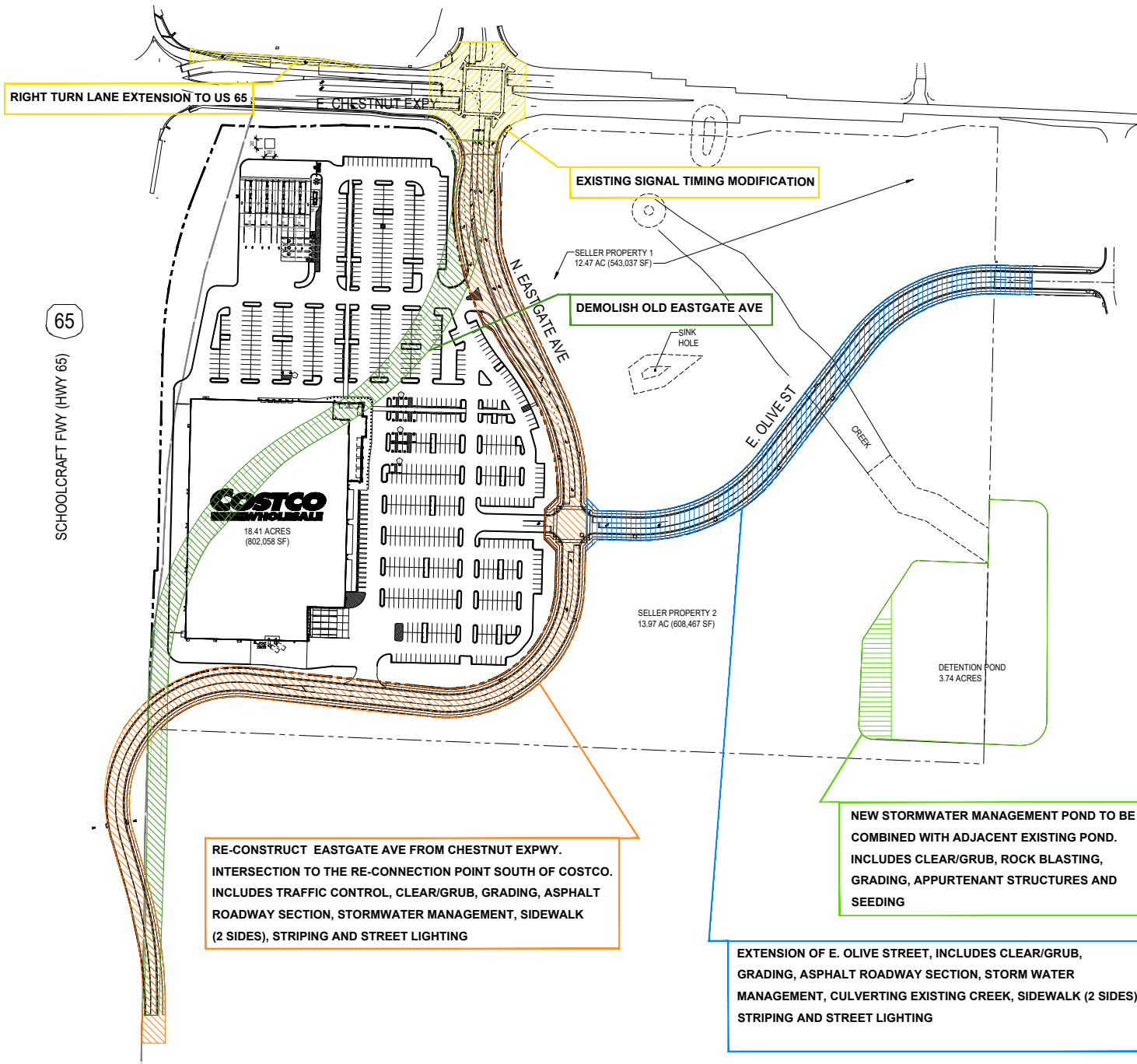
drawn by: CDA	DATE	REVISION	BY	 Olsson, Inc. Survey MO Certificate of Authority #LC366 550 St. Louis St. TEL 417.890.8802 Springfield, MO 65806 FAX 417.890.8805 www.olson.com
surveyed by: DDD/CO				
checked by: RGN				
approved by: RGN				
project no.: 019-2034	05.12.20	Revised Boundary Description	CDA	
file name: V_PLPT_0192034	04.24.20	Reconfigure Street & Lot Layouts	CDA	
	11.04.19	Original Preparation	CDA	

EXHIBIT A
PUBLIC INFRASTRUCTURE BUDGET

Springfield, MO
Costco Wholesale
5.18.2020
Public Infrastructure and Associated Site Development Costs

Chestnut and Eastgate	
Existing signal timing/modification, Right Turn Lane Extension to US65 (includes associated rock exc)	\$78,832
11% GC,OH&P	Included
Tax	Included
Subtotal	\$78,832
E. Olive Street	
Extension of E. Olive Street, includes clear/grub, grading, asphalt roadway section, gas line, underground power, water line, sanitary sewer, and storm sewer extensions, culverting creek, sidewalk, striping and street lighting.	\$1,632,971
11% GC,OH&P	Included
Tax	Included
Subtotal	\$1,632,971
N. Eastgate Avenue	
Extension of Eastgate from Chestnut/Eastgate intersection to point of connection back to the existing Eastgate Ave. (south of Costco property line), includes clear/grub, grading, asphalt roadway section, gas line, underground power, water line, sanitary sewer, and storm sewer extensions, sidewalk, striping, street lighting, telephone and fiber optic extensions, and traffic control.	\$1,706,598
11% GC,OH&P	Included
Tax	Included
Subtotal	\$1,706,598
Olive and Eastgate - Traffic Signal	
New Traffic Signal	\$250,000
11% GC,OH&P	Included
Tax	Included
Subtotal	\$250,000
Eastgate - Demo	
Demo and haul off of existing Eastgate Ave from Chestnut/Eastgate intersection to point of connection back to the existing Eastgate Ave. (south of Costco property line)	\$41,107
11% GC,OH&P	Included
Tax	Included
Subtotal	\$41,107
Pond	
New stormwater management pond to be combined with adjacent existing pond (includes associated rock excavation). Allocation of stormwater management pond for new public infrastructure, 10% of \$716,440.	\$71,644
11% GC,OH&P	Included
Tax	Included
Subtotal	\$71,644
Total	\$3,781,152
Contingency 10%	\$378,115
Subtotal	\$4,159,267
Soft Costs	
Off-Site Surface Improvement Plans/Profiles	\$250,000
Material Testing/Inspection	\$100,000
Construction Administration	\$10,000
Legal	\$25,000
11% GC,OH&P	N/A
Tax	Included
Subtotal	\$385,000
TOTAL	\$4,544,267

Exhibit B-1



Costco
WHOLESALE
SPRINGFIELD, MO

MG2

COSTCO WHOLESALE

SPRINGFIELD, MISSOURI

OFF-SITE SCOPE

EXHIBIT B-1

One-rdg. _____
P. Hrngs. _____
Pgs. 14
Filed: 05-26-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 127

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, as shown on the
3 Preliminary Plat of East Sunshine Property Group, generally located at
4 1750 South Campbell Avenue, upon the applicant filing and recording a
5 final plat that substantially conforms to the preliminary plat; and
6 authorizing the City Clerk to sign the final plat upon compliance with all
7 the terms of this Ordinance. (Staff recommends that City Council accept
8 the public streets and easements.)
9 _____

10
11 WHEREAS, an original preliminary plat of East Sunshine Property Group, dated
12 January 10, 2020, is on file with the City's Department of Planning and Development; and
13

14 WHEREAS, a public hearing was held before the Planning and Zoning Commission
15 on May 7, 2020, a copy of the Record of Proceedings from said public hearing being
16 attached hereto and incorporated herein by this reference as "Exhibit A," and said
17 Commission approved the Preliminary Plat of East Sunshine Property Group, generally
18 located at 1750 South Campbell Avenue, subject to conditions described in "Exhibit B –
19 Attachment 2".
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – City Council hereby authorizes the Director of Planning and
25 Development, on behalf of the City of Springfield, to accept the land, easements, and
26 improvements dedicated to the City, as shown on the Preliminary Plat of East Sunshine
27 Property Group, generally located at 1750 South Campbell Avenue, as approved by the
28 Planning and Zoning Commission. The original plat of East Sunshine Property Group is on
29 file in the Department of Planning and Development ("Approved Preliminary Plat"), a
30 reduced version of which is attached hereto for general reference as "Exhibit B - Attachment
31 3," and all of "Exhibit B" including attachments, is incorporated herein by this reference.
32

33 Section 2 – The Director of Planning and Development shall be authorized to accept
34 the land, easements, and improvements dedicated to the City, as shown on said plat, upon
35 the applicant filing and recording a final plat in accordance with this Ordinance and the
36 Subdivision Regulations of the City, which final plat shall substantially conform to the

37 Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment
38 2," and upon the Director of Public Works certifying to the Director of Planning and
39 Development and the City Clerk that the public improvements have been made in
40 accordance with City standards and specifications. Said public improvements shall not be
41 accepted until the occurrence of the above written conditions.

42
43 Section 3 – The final plat shall not be recorded until: (1) the public improvements
44 relating to the Approved Preliminary Plat have been constructed according to the
45 specifications of the City of Springfield, Missouri, and are approved by the Director of Public
46 Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in
47 connection with the construction of said improvements have been paid to the City; or (2) in
48 lieu of the construction of the improvements, that the Applicant has filed with the City
49 Manager, according to the terms of the Subdivision Regulations of the City, the prescribed
50 financial assurances in a form acceptable to the City to ensure the construction of the
51 improvements and the payment to the City of all engineering fees, permit fees, licenses,
52 and other fees occasioned by, or which will be occasioned by, the construction of the
53 improvements.

54
55 Section 4 – Upon compliance with all the requirements of this Ordinance, including
56 the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby authorized to
57 endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo.,
58 and such endorsement shall constitute the acceptance of the Public Improvements
59 contained therein.

60
61 Section 5 – This Ordinance shall be in full force and effect from and after its
62 passage.

63
64 Passed at meeting: _____

65
66 _____
67 Mayor

68
69 Attest: _____, City Clerk

70
71 Filed as Ordinance: _____

72
73
74 Approved as to form: Kyle Toth, Assistant City Attorney

75
76
77 Approved for Council action: James A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 - 127

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of East Sunshine Property Group, generally located at 1750 South Campbell Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of East Sunshine Property Group dated January 10th, 2020, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit B - Attachment 3."
- B. The Planning and Zoning Commission held a public hearing on May 7, 2020, and approved the preliminary plat by a vote of 5 to 0, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 - 4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per

the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

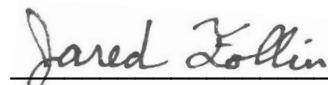
Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat ("Exhibit B – Attachment 3"), and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission ("Exhibit B").

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for High Intensity Retail, Office or Housing. The subdivision divides the property in such a way that will facilitate commercial development. The Major Thoroughfare Plan classifies Sunshine Street and Campbell Avenue as Primary Arterials which support the proposed land use.

REMARKS:

Staff recommends approval.

Submitted by:



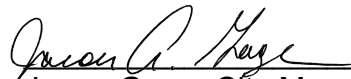
Jared Follin, Associate Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Conditions of Plat Approval

Attachment 3, Preliminary Plat

Exhibit A

RECORD OF PROCEEDINGS
PRELIMINARY PLAT – EAST SUNSHINE PROPERTY GROUP
Planning and Zoning Commission – May 7, 2020

Preliminary Plat of East Sunshine Property Group
1750 South Campbell Avenue

Applicant: East Sunshine Property Group, LLC

(King Coltrin and Joel Thomas recused)

Mr. Hosmer stated that this is a request to approve a 1.53 acre 2-lot commercial subdivision located at 1750 South Campbell Avenue. The Comprehensive Plan identifies this area as appropriate for High Intensity Retail, Office or Housing. The Transportation Plan classifies Sunshine Street and Campbell Avenue as Primary Arterials which support the proposed land use. Current zoning district is General Retail. A Traffic Impact Study was not required. Proposed lots meet all zoning and subdivision requirements. Mr. Doennig opened the public hearing. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Dane Seiler, 5051 S. National, applicant’s representative cleaned up the area is looking into dividing into lots and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Conditional Use Permit 443 (2851 West Republic Road). Ms. Ogilvy seconded the motion. Ayes: Doennig, Jobe, Ogilvy, Shuler, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

(King Coltrin and Joel Thomas recused)



Bob Hosmer, AICP
Planning Manager

Exhibit B

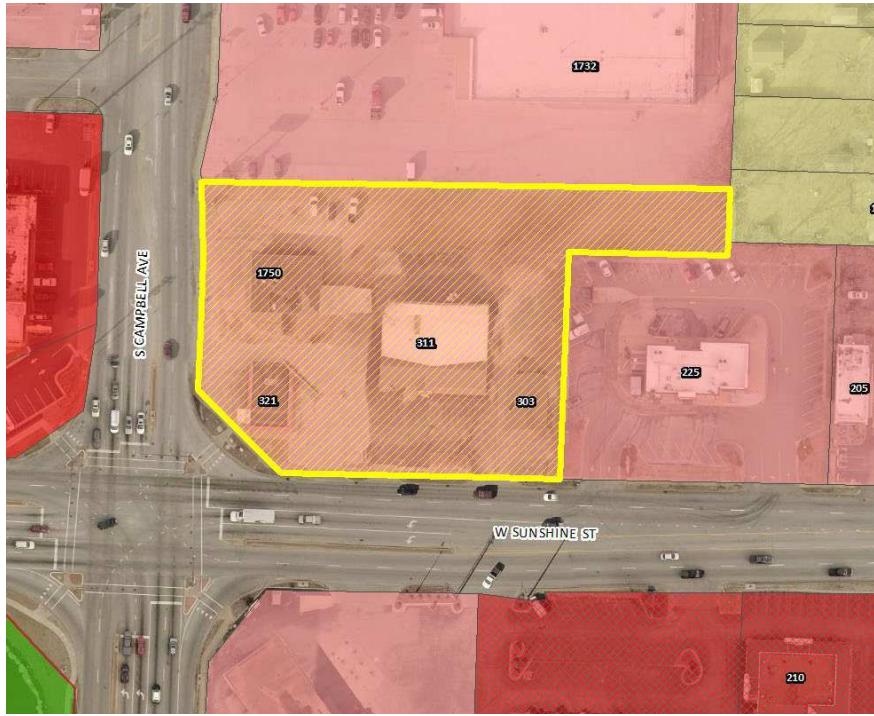
Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

April 9, 2020

CITY COUNCIL PUBLIC HEARING:

May 4, 2020



CASE NO.: Preliminary Plat of East Sunshine Property Group

ACRES: 1.53

LOCATION: 1750 South Campbell Avenue

EXISTING LAND USE: Commercial

APPLICANT: East Sunshine Property Group, LLC

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

The applicant is proposing to subdivide approximately 1.53 acres of property generally located at the northeast corner of Sunshine and Campbell.

FINDINGS FOR STAFF RECOMMENDATIONS:

The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

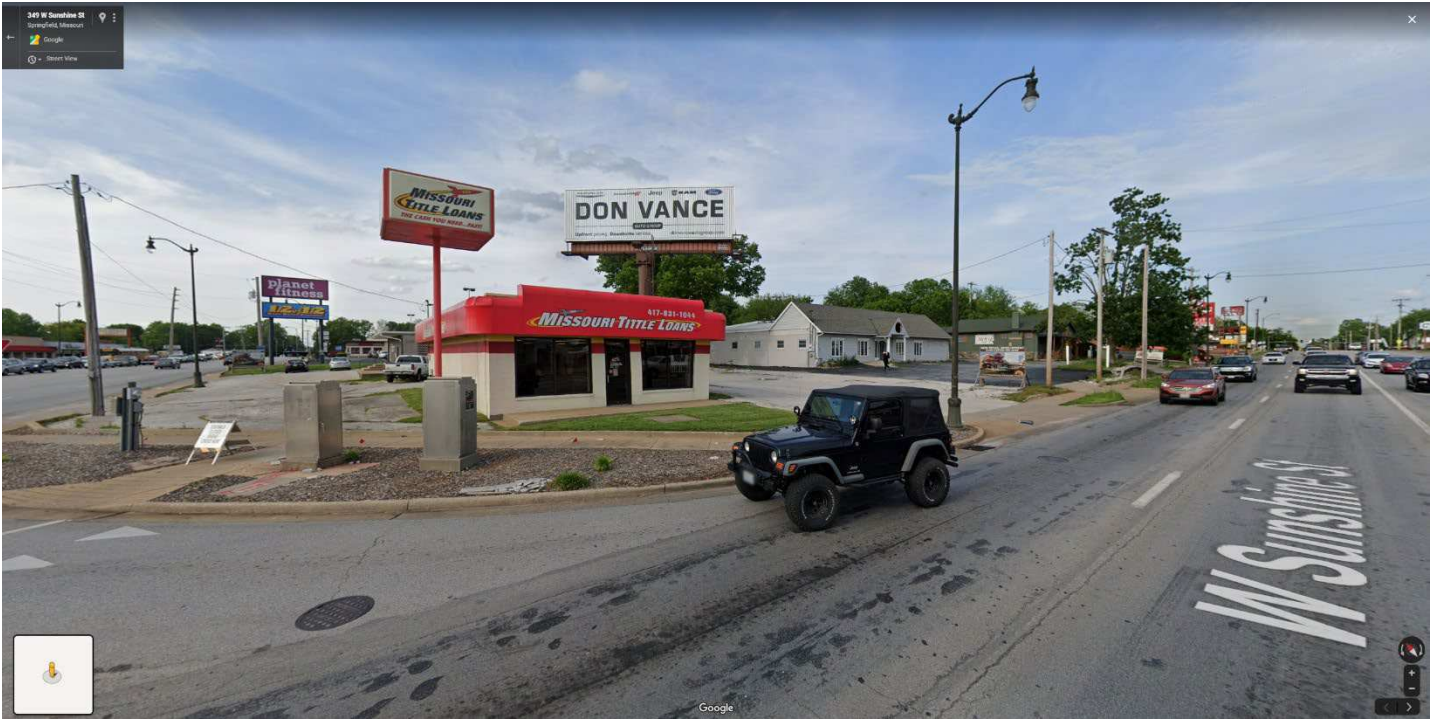
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR/HC	GR	HC
LAND USE	Retail Sales	Retail Sales	Eating and Drinking Establishment	Retail Sales/Eating and Drinking Establishment

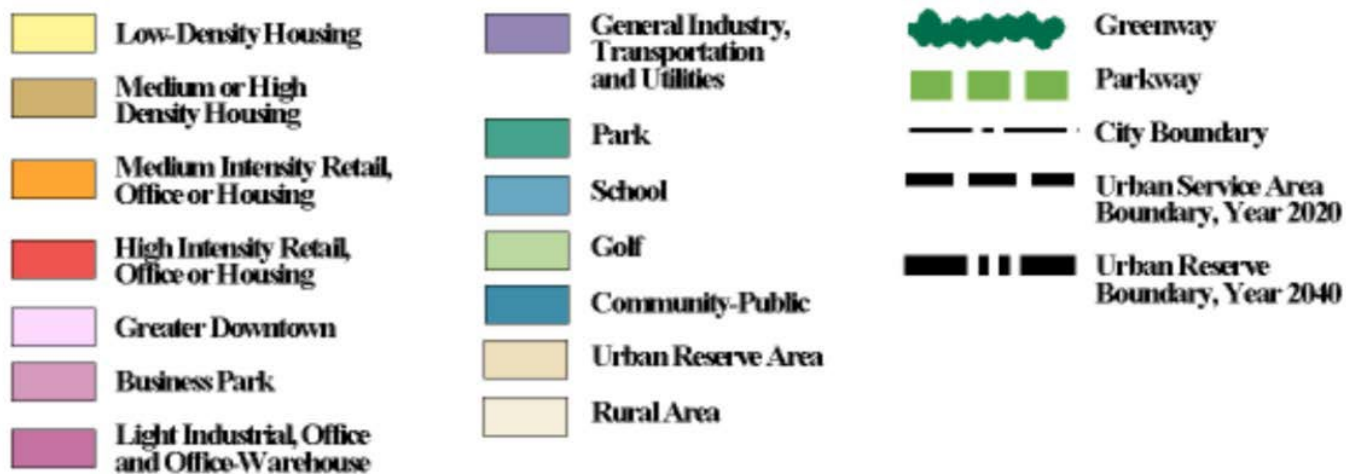
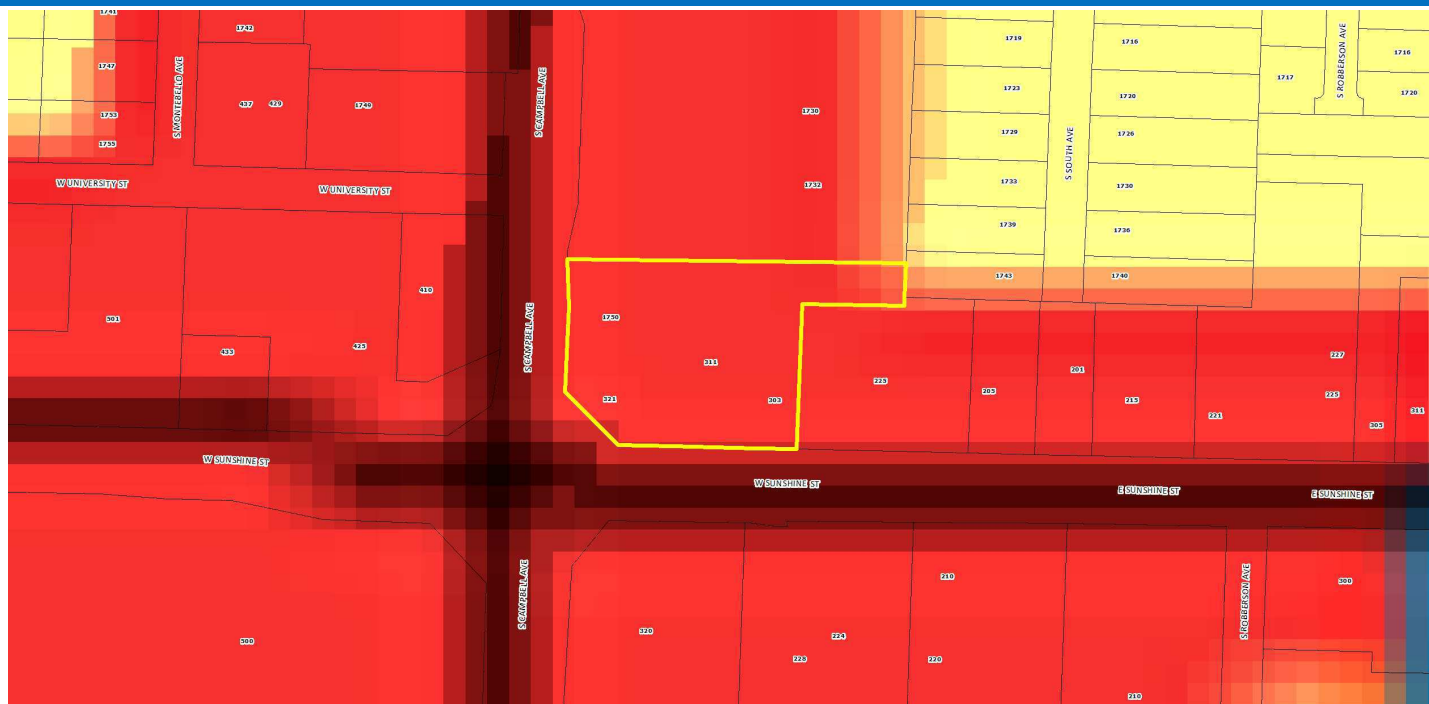
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

Subject property was annexed in 1926.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE AND SUBDIVISION REGULATION STANDARDS:

CODE ITEM	REQUIREMENTS FOR GR
Minimum Lot Size	None
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Front Yard Setback	25 feet
Side and Rear Setbacks	None, except as required by section 36-453, supplemental open space and yard regulations, and the buffer yard requirements in subsection 36-421(8)
Street Classification	Sunshine Street – Primary Arterial Campbell Avenue – Primary Arterial
Sidewalks (Per Sec.36-471)	There is existing sidewalk along the property frontage of S. Campbell Avenue and along the property frontage of E. Sunshine Street. The existing infrastructure meets current City Standards.
Open Space Requirement	Not less than 20 percent of the gross floor site area

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High Intensity Retail, Office or Housing. The subdivision divides the property in such a way that will facilitate commercial development. The Major Thoroughfare Plan classifies Sunshine Street and Campbell Avenue as Primary Arterials which support the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 1.53 acres into a 2-lot subdivision named “East Sunshine Property Group.”
2. Proposed lots meet all zoning and subdivision requirements. Current zoning district is General Retail.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years but may be extended one-time for another two years by applying for a Preliminary Plat Renewal.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2.

PUBLIC NOTIFICATIONS:

The property was posted by the applicant at least 10 days prior to the public hearing.

DEPARTMENT COMMENTS:

ATTACHMENT 1

Building Development Services

There are no issues with the proposed major subdivision as shown.

City Utilities

No issues with proposed subdivision.

Environmental Services – Clean Water Services

No issues with the proposed plat. Both lots have access to public sewer.

Public Works – Stormwater

No issues with stormwater

Public Works – Traffic

Traffic has no issues with the preliminary plat.

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Campbell Avenue as a Primary Arterial roadway and E. Sunshine Street as a Primary Arterial roadway. The standard right-of-way width for S. Campbell Avenue is 50 feet from the centerline. The standard right-of-way width for E. Sunshine Street is 50 feet from the centerline. It appears additional right-of-way is not needed along S. Campbell Avenue or E. Sunshine Street. A survey is recommended to determine the exact amount of existing right-of-way. S. Campbell Avenue and E. Sunshine Street are both city-maintained streets.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Campbell Avenue and one onto the property from E. Sunshine Street. All other existing drives have been closed.

SIDEWALK

There is existing sidewalk along the property frontage of S. Campbell Avenue and along the property frontage of E. Sunshine Street. The existing infrastructure meets current City Standards.

IMPROVEMENTS

None required. A Traffic Impact Study was not required.

TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. Campbell Avenue	Primary Arterial	No	50	50
Street 2	E. Sunshine Avenue	Primary Arterial	No	50	50

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

ATTACHMENT 3

PRELIMINARY PLAT
OF
EAST SUNSHINE PROPERTY GROUP
NORTHEAST CORNER OF SUNSHINE STREET AND CAMPBELL AVENUE
PROPERTY ADDRESS: 321 W. SUNSHINE STREET, SPRINGFIELD, MO 65807

POINT OF COMMENCING
SOUTHEAST CORNER OF PARCEL A
OF THE AMENDED PLAT OF
WEDGEWOOD SQUARE

OWNER/DEVELOPER

JP COMPANIES
C/O JASON PULLMAN
707-2 SW CAPRINGTON ST
BENTONVILLE, AR 72712
479-640-8440
JPCOMPANIES@GMAIL.COM

UTILITY PROVIDERS

SANITARY SEWER - CITY OF SPRINGFIELD
WATER - CITY OF UTILITIES
ELECTRIC - CITY UTILITIES
GAS - CITY UTILITIES

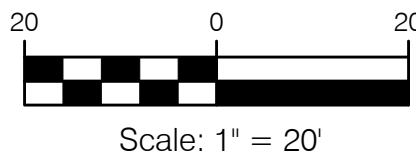


LOCATION MAP
SEC. 25, TWP. 29N, RNG. 22W
1" = 2,000'

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

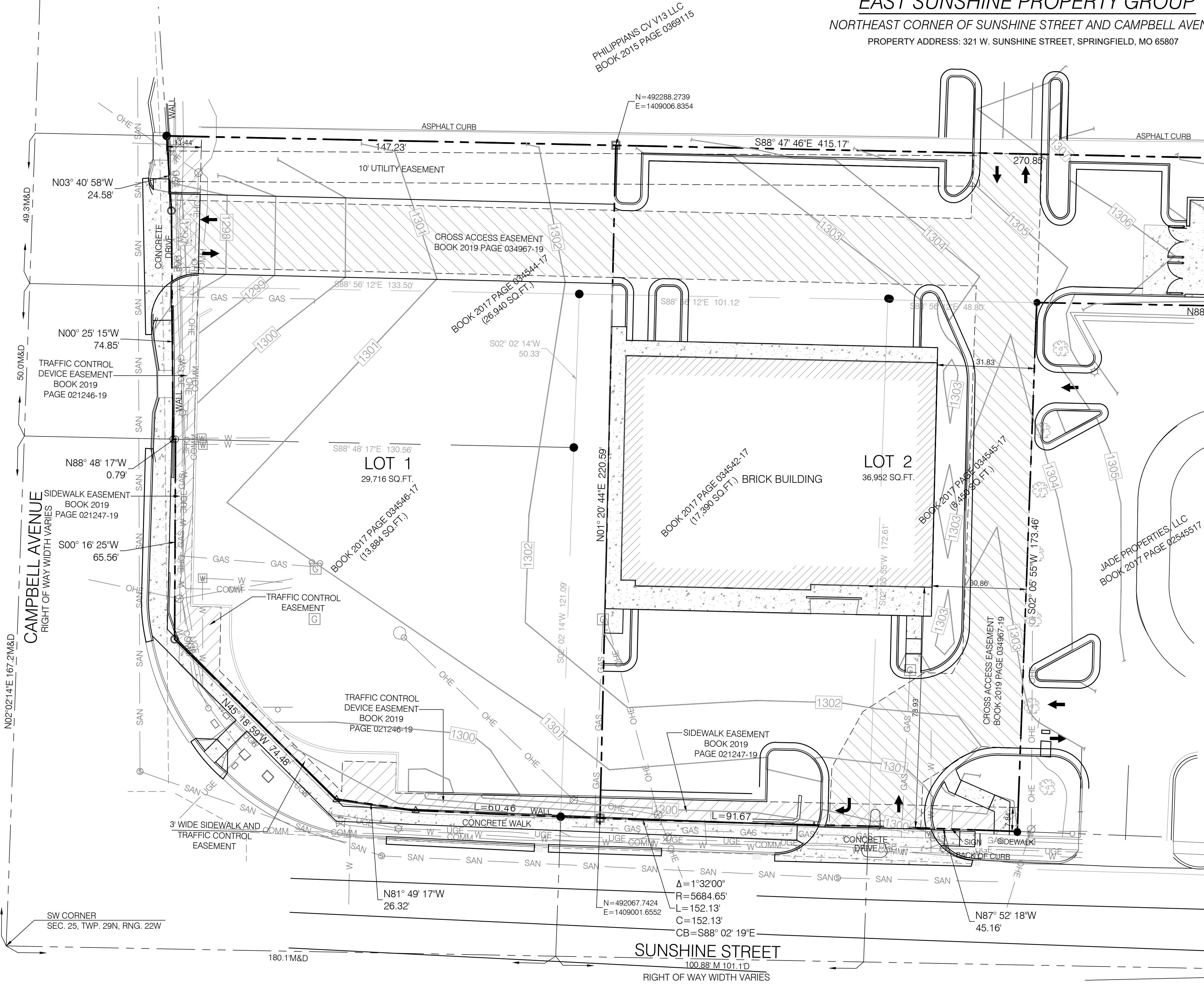
COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 'A' OF THE AMENDED PLAT FOR WEDGEWOOD SQUARE, A SUBDIVISION IN SPRINGFIELD, MISSOURI, RECORDED IN PLAT BOOK II PAGE 65, GREENE COUNTY RECORDERS OFFICE; THENCE SOUTH 02°20'00" WEST, ALONG THE EAST LINE OF A TRACT OF LAND RECORDED IN BOOK 2015 PAGE 3691-15, GREENE COUNTY RECORDERS OFFICE, A DISTANCE OF 344.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°47'46" EAST, LEAVING SAID EAST LINE A DISTANCE OF 2.91 FEET; THENCE SOUTH 02°03'08" WEST, A DISTANCE OF 48.29 FEET; THENCE NORTH 88°56'12" WEST, A DISTANCE OF 131.15 FEET; THENCE SOUTH 02°05'55" WEST, A DISTANCE OF 173.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SUNSHINE STREET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 87°52'18" WEST, A DISTANCE OF 45.16 FEET; (2) A DISTANCE OF 152.13 FEET ALONG A 5684.65 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 88°02'19" WEST, 152.13 FEET; (3) NORTH 81°49'17" WEST, A DISTANCE OF 26.32 FEET; (4) NORTH 45°18'59" WEST, A DISTANCE OF 74.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE NORTHERLY, LEAVING SAID NORTH RIGHT OF WAY LINE OF SUNSHINE STREET AND ALONG SAID EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°25'15" EAST, A DISTANCE OF 65.56 FEET; (2) NORTH 88°48'17" WEST, A DISTANCE OF 0.79 FEET; (3) NORTH 00°25'15" WEST, A DISTANCE OF 74.85 FEET; (4) NORTH 03°40'58" WEST, A DISTANCE OF 24.58 FEET; THENCE SOUTH 88°47'46" EAST, LEAVING SAID EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE, A DISTANCE OF 415.17 FEET TO THE POINT OF BEGINNING. CONTAINING 1.53 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



GRID NORTH MISSOURI STATE PLAN COORDINATE
SYSTEM 1983: CENTRAL ZONE
MISSOURI GRS MONUMENT GR-91
ELEVATION 1287.40

NOTES:

- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.
- BEARINGS FOR SURVEY ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983: CENTRAL ZONE.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE OF, OR THE LOCATION OF, FLOODWAYS AND SINKHOLES. THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN, IS BASED ON INFORMATION PROVIDED BY OTHERS. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING DEPTH, CONDITION, OR CAPACITY OF ANY UNDERGROUND UTILITY.
- PROPERTY ZONED GR - GENERAL RETAIL
- AREA - 1.53 ACRES OR 66,664 SQ. FT.
- SMALLEST LOT - LOT 1 (29,715 SQ. FT.)
- THIS SURVEY MEETS OR EXCEEDS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0341E, DATED DECEMBER 17, 2010 THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BOTH LOTS IN SUBDIVISION ARE IN APPROVED SANITARY SEWER DISTRICTS.



LEGEND

	TELEPHONE PEDESTAL		IRON PIN SET CAPPED "LC 2007008003"
	FIRE HYDRANT		EXISTING IRON PIN
	WATER VALVE		EXISTING RIGHT-OF-WAY MARKER
	GAS VALVE		PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
	GAS METER		MEASURED
	POWER POLE		PLATTED
	ELECTRIC METER		DEEDED
	GUY ANCHOR		SANITARY SEWER
	PULL BOX		OVERHEAD ELECTRIC LINE
	2 PED		UNDERGROUND ELECTRIC LINE
	WATER METER		UNDERGROUND COMMUNICATION LINE
	GAS METER		FIBER-OPTIC CABLE
	AIR CONDITIONER		CHAIN LINK FENCE
	SIGN		WOOD PRIVACY FENCE
	LIGHT POLE		BARBED WIRE FENCE
	POST		ELECTRIC TRANSFORMER
	MAIL BOX		SANITARY SEWER MANHOLE
	TREE DECIDUOUS		STORM SEWER MANHOLE
	TREE EVERGREEN		WATER MANHOLE

No.:	Revision:	Date:
PRELIMINARY PLAT OF EAST SUNSHINE PROPERTY GROUP		
SW1/4 SW1/4 SEC. 25, TWP. 29N, RNG. 22W SPRINGFIELD, GREENE COUNTY, MISSOURI		
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=20' VERT. N/A
DATE 01-10-2020	DRAWN CJW	SHEET 1 OF 1 SHEETS
DWG 8138 PRELIM PLAT	CHECKED CJW	FILE NO. 18138

Prepared by:
CJW
CJW Transportation Consultants,
L.L.C.
5051 S. National Suite 7A Springfield, MO 65810 Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com

One-rdg. _____
P. Hrngs. _____
Pgs. 16
Filed: 05-26-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-128

SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Degraffenreid-Wood Subdivision, generally located at 2001 West Walnut Lawn Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

WHEREAS, an original preliminary plat of Degraffenreid-Wood Subdivision, dated March 2, 2013, is on file with the City's Department of Planning and Development; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on May 7, 2020, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit A," and said Commission approved the Preliminary Plat of East Sunshine Property Group, generally located at 2001 West Walnut Lawn Street, subject to conditions described in "Exhibit B – Attachment 2".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby authorizes the Director of Planning and Development, on behalf of the City of Springfield, to accept the land, easements, and improvements dedicated to the City, as shown on the Preliminary Plat of Degraffenreid-Wood Subdivision, generally located at 2001 West Walnut Lawn Street, as approved by the Planning and Zoning Commission. The original plat of Degraffenreid-Wood Subdivision is on file in the Department of Planning and Development ("Approved Preliminary Plat"), a reduced version of which is attached hereto for general reference as "Exhibit B - Attachment 3," and all of "Exhibit B" including attachments, is incorporated herein by this reference.

Section 2 – The Director of Planning and Development shall be authorized to accept the land, easements, and improvements dedicated to the City, as shown on said plat, upon the applicant filing and recording a final plat in accordance with this Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the

37 Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment
38 2," and upon the Director of Public Works certifying to the Director of Planning and
39 Development and the City Clerk that the public improvements have been made in
40 accordance with City standards and specifications. Said public improvements shall not be
41 accepted until the occurrence of the above written conditions.

42
43 Section 3 – The final plat shall not be recorded until: (1) the public improvements
44 relating to the Approved Preliminary Plat have been constructed according to the
45 specifications of the City of Springfield, Missouri, and are approved by the Director of Public
46 Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in
47 connection with the construction of said improvements have been paid to the City; or (2) in
48 lieu of the construction of the improvements, that the Applicant has filed with the City
49 Manager, according to the terms of the Subdivision Regulations of the City, the prescribed
50 financial assurances in a form acceptable to the City to ensure the construction of the
51 improvements and the payment to the City of all engineering fees, permit fees, licenses,
52 and other fees occasioned by, or which will be occasioned by, the construction of the
53 improvements.

54
55 Section 4 – Upon compliance with all the requirements of this Ordinance, including
56 the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby authorized to
57 endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo.,
58 and such endorsement shall constitute the acceptance of the Public Improvements
59 contained therein.

60
61 Section 5 – This Ordinance shall be in full force and effect from and after its
62 passage.

63
64 Passed at meeting: _____

65
66
67 _____
68 Mayor

69 Attest: _____, City Clerk

70
71
72 Filed as Ordinance: _____

73
74 Approved as to form: Kyle Tuller, Assistant City Attorney

75
76
77 Approved for Council action: James C. Hayes, City Manager
78

EXPLANATION TO COUNCIL BILL 2020 - 128

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Degraffenreid-Wood Subdivision, generally located at 2001 West Walnut Lawn Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Degraffenreid-Wood Subdivision dated March 2, 2013, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit B - Attachment 3."
- B. The Planning and Zoning Commission held a public hearing on, May 7, 2020, and approved the preliminary plat by a vote of 6 to 0, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works, including;
 - a. The width of the sidewalk along Cox Road should be 5 feet.
 - b. The plat needs a note stating that the driveway approach on lot 1 will need to be moved west to meet current city spacing requirements which is 150 feet from the intersection of Kansas Expressway at the time of redevelopment of lot 1.
 - c. Cox Avenue is classified as a collector and requires 30 feet of right of way from the centerline. It appears an additional 10 feet is needed.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

REMARKS:

Staff recommends approval.

Submitted by:



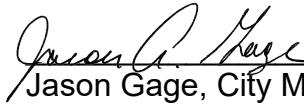
Michael Sparlin, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Conditions of Plat Approval

Attachment 3, Preliminary Plat

Exhibit A

RECORD OF PROCEEDINGS
PRELIMINARY PLAT – DEGRAFFENREID-WOOD SUBDIVISION
Planning and Zoning Commission – May 7, 2020

Preliminary Plat of Degraffenreid-Woods
2001 West Walnut Lawn Street

Applicant: Wood Holdings, LLC & Glenn Degraffenreid

(Britton Jobe recused)

Mr. Hosmer stated that this is a request to approve a 11.62 acre 2-lot commercial and residential subdivision located at 2001 West Walnut Lawn Street. The Comprehensive Plan identifies this area as appropriate for Medium or High-Density Housing. However, the current zoning allows commercial (GR) uses and PD (MF and SF) uses. The Transportation Plan classifies Kansas Expressway, Walnut Lawn Street as a Secondary Arterial and Cox Road as a Collector roadway. A stream buffer easement is required (90 feet on each side measured from the top of bank) and a sinkhole report will be required with final plat. The property owners have created an illegal lot split with the sale of the property to the west prior to the recording of the final plat. The preliminary plat and final plat will bring the property into compliance. The width of the sidewalk along Cox Road should be 5 feet. The plat needs a note stating that the driveway approach on lot 1 will need to be moved west to meet current city spacing requirements which is 150 feet from the intersection of Kansas Expressway at the time of redevelopment of lot 1. Cox Avenue is a classified as a collector and requires 30 feet of right of way from the centerline. It appears an additional 10 feet is needed. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, applicant representative stated that this is a point of clarification from 1993 and reinstated the staff recommendations and here to answer any questions.

Mr. Patrick Platter, 2144 E. Republic Road, representing the owners and the only issue here is the right-of-way that has been worked out and they will dedicate 10' on Cox Road and the right-of-way on Walnut Lawn is not an issue and will work out the final plat with staff.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. King motioned to **approve** Preliminary Plat of Degraffenreid-Woods (2001 West Walnut Lawn Street).

Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Thomas, and Rose. Nays:

None. Abstain: None. Absent: Broekhoven and Cox. (Britton Jobe recused)

A handwritten signature in black ink, appearing to read "Bob Hosmer", enclosed within a thin black rectangular border.

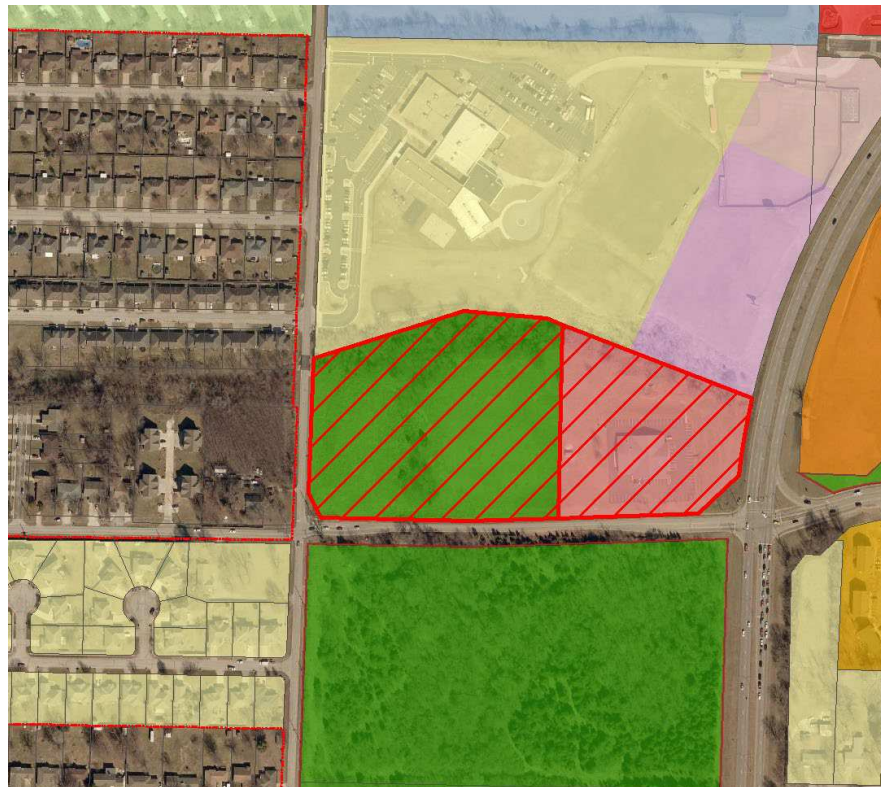
Bob Hosmer, AICP
Planning Manager

Exhibit B

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

CITY COUNCIL PUBLIC HEARING:



MAY 7, 2020

June 1, 2020

CASE: Preliminary Plat of Degraffenreid Wood Subdivision

ACRES: 11.62 acres

LOCATION: 2001 West Walnut Lawn Street

EXISTING LAND USE: Funeral Home and undeveloped land

APPLICANT: Wood Holdings LLC, Glenn Degraffenreid

STAFF: Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a 2-lot commercial subdivision named "Degraffenreid-Wood Subdivision".

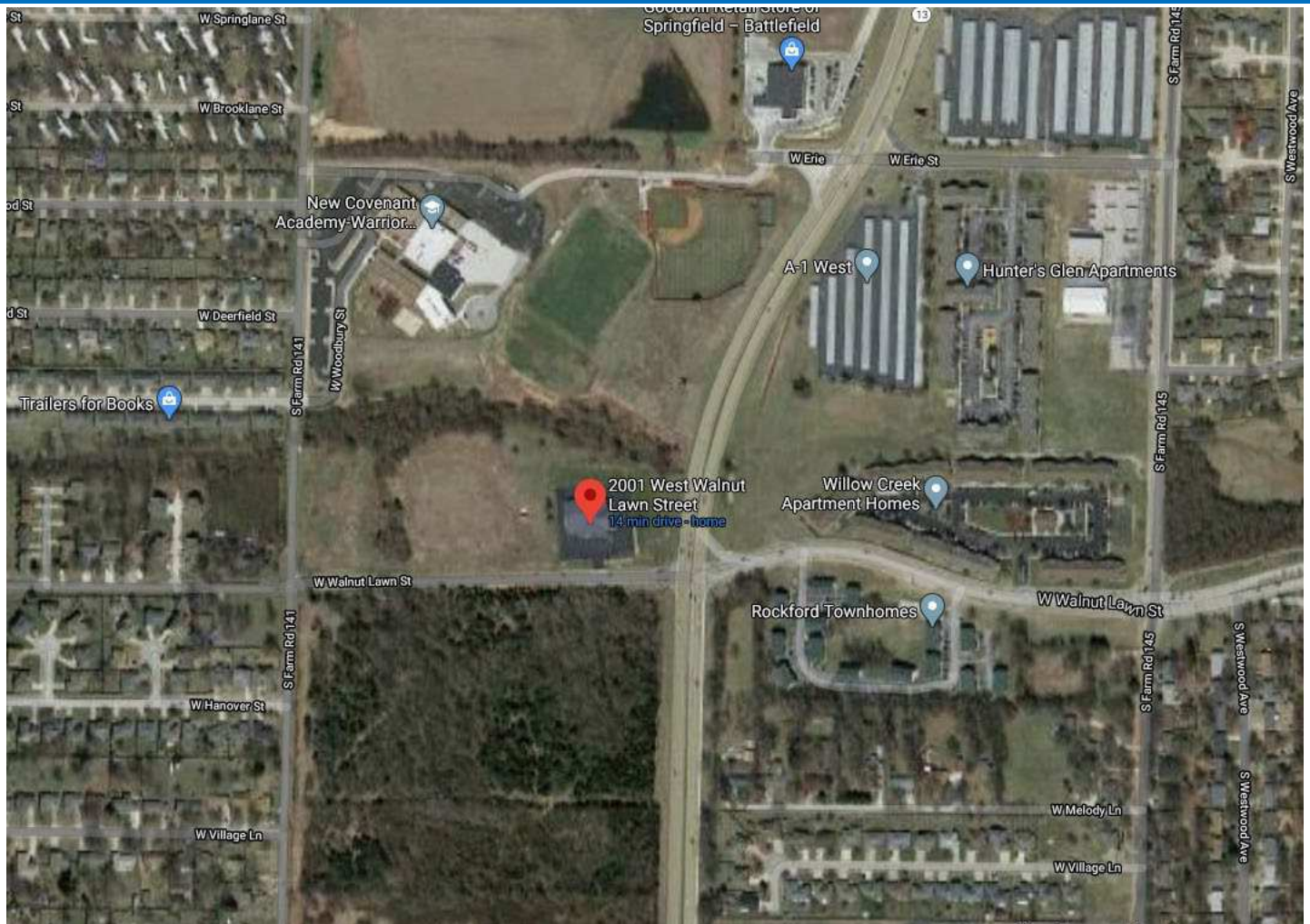
FINDINGS FOR STAFF RECOMMENDATIONS:

The applicant's proposal, with the conditions listed below, is consistent with the City's *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	O-1, R-SF	PD 342	R-MD, PD 157	County R-1
LAND USE	New Covenant Academy	Undeveloped Land	Multi-family apartments	Single-family residences

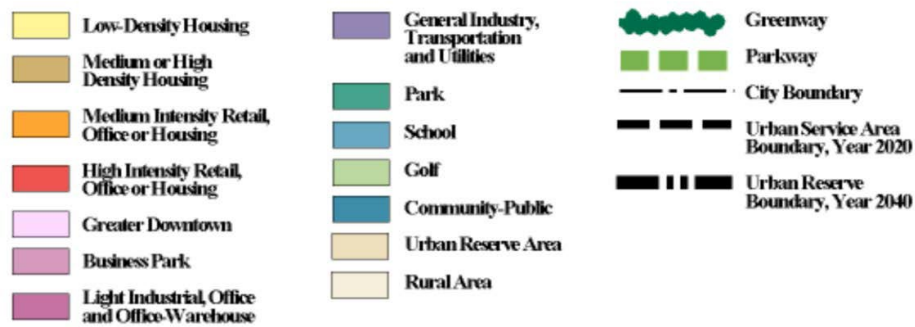
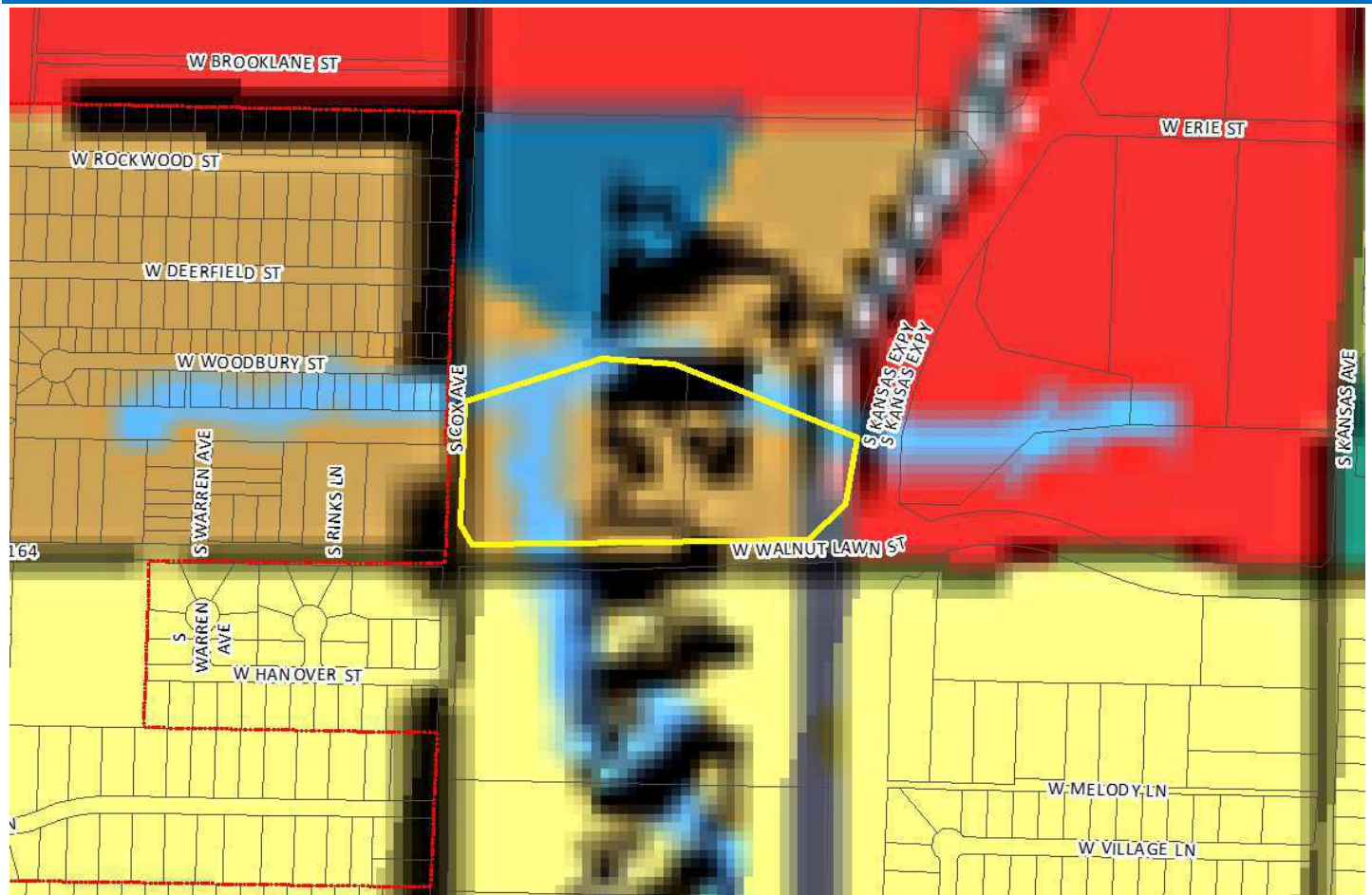
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

City Council approved the same Preliminary Plat in May 2013. The Preliminary Plat expired after two (2) years when the applicant did not submit an application for the Final Plat.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE AND SUBDIVISION REGULATION STANDARDS:

CODE ITEM	REQUIREMENTS FOR GR
Minimum Lot Size	None
Maximum Structure Height	None, except all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district
Front Yard Setback	Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations.
Side and Rear Setbacks	None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8).
Street Classification	Kansas Expressway – Expressway Walnut Lawn Street – Secondary Arterial Cox Road - Collector
Sidewalks (Per Sec.36-471)	
Open Space Requirement	Not less than 20 percent of the gross site area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.

CODE ITEM	REQUIREMENTS FOR PD 103
Permitted uses	High Density Residential and Single Family uses (attached and detached) 18 du/ac
Minimum Lot Size	None
Maximum Structure Height	No structure shall exceed a height greater than its horizontal distance from any district boundary
Front Yard Setback	Fifty (50) feet for both building and parking lot purposes along Kansas Expressway. Twenty-five (25) feet for both building and parking lot purposes along both Cox Road and Walnut Lawn Street
Side and Rear Setbacks	Fifty (50) feet for both building and parking lot purposes along Kansas Expressway. Twenty-five (25) feet for both building and parking lot purposes along both Cox Road and Walnut Lawn Street
Street Classification	Kansas Expressway – Expressway Walnut Lawn Street – Secondary Arterial Cox Road - Collector
Sidewalks	Per Section 36-471 sidewalk standards
Open Space Requirement	The impervious surface ratio shall not exceed 0.80.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium or High-Density Housing. However, the current zoning allows commercial uses.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 4.78 acres into a 2-lot subdivision named "Degraffenreid-Wood Subdivision."
2. The property owners have created an illegal lot split with the sale of the property prior to the submission of a final plat. An application for a preliminary and final plat will bring the property into compliance with the Subdivision Regulations. The final plat will need to have all existing property owners sign the final plat once submitted.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years but may be extended one-time for another two years by applying for a Preliminary Plat Renewal.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2.

PUBLIC NOTIFICATIONS:

The property was posted by the applicant at least 10 days prior to the public hearing.

DEPARTMENT COMMENTS:

ATTACHMENT 1

BUILDING DEVELOPMENT SERVICES COMMENTS

No issues with preliminary plat.

CLEAN WATER SERVICES COMMENTS

No objection. Both tracts are served by public sewer.

CITY UTILITIES COMMENTS

No issues with preliminary plat.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS

1. The width of the sidewalk along Cox Road should be 5 feet.
2. The plat needs a note stating that the driveway approach on lot 1 will need to be moved west to meet current city spacing requirements which is 150 feet from the intersection of Kansas Expressway at the time of redevelopment of lot 1.
3. Cox Avenue is classified as a collector and requires 30 feet of right of way from the centerline. It appears an additional 10 feet is needed. Please show the existing and dedicated right of way on the plat.

PUBLIC WORKS STORMWATER DIVISION COMMENTS

1. In the final plat, designate the drainage easement indicated as a stream buffer easement. It needs to be 90 feet on each side measured from the top of bank and you show 60 ft - make sure this is still meeting our requirement.
2. There is a sinkhole indicated on our GIS and a sinkhole report will be required with final plat.

MODOT COMMENTS

No comments

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

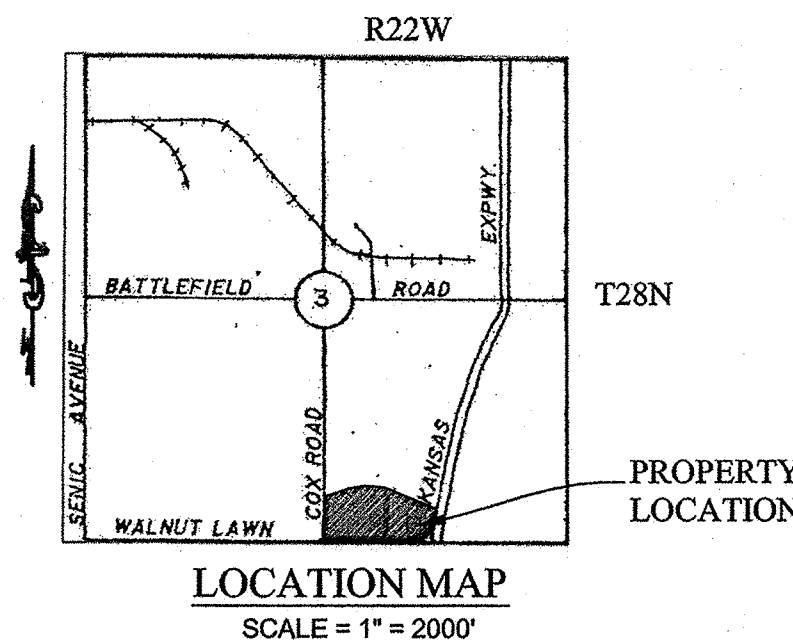
PRELIMINARY PLAT
DEGRAFFENREID - WOOD SUBDIVISION

2001 W. WALNUT LAWN STREET
BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 28 NORTH, RANGE 22 WEST
OF THE 5TH PRINCIPAL MERIDIAN
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

DESCRIPTION
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW1/4)
OF THE SOUTHEAST QUARTER (SE1/4) SECTION 3, TOWNSHIP 28 NORTH,
RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY MISSOURI
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4, SE1/4, BEING THE
SOUTH QUARTER CORNER OF SAID SECTION 3,
THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3 S 89° 31' 53" E A DISTANCE
OF 30.89';
THENCE N 00° 28' 22" E A DISTANCE OF 35.00' TO THE POINT OF BEGINNING
SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF COX ROAD,
THENCE N 01° 54' 36" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 428.78'
TO A POINT FOR CORNER;
THENCE N 73° 01' 06" E A DISTANCE OF 77.76' TO AN EXISTING IRON PIN (J. DAY);
THENCE N 68° 42' 21" E A DISTANCE OF 175.29' TO A POINT FOR CORNER;
THENCE N 79° 24' 00" E A DISTANCE OF 149.24' TO AN EXISTING IRON PIN (J. DAY);
THENCE S 89° 59' 08" E A DISTANCE OF 222.32' TO AN EXISTING IRON PIN (J. DAY);
THENCE S 68° 52' 53" E A DISTANCE OF 588.54' TO A POINT ON THE WESTERLY
RIGHT OF WAY OF KANSAS EXPRESSWAY;
THENCE ALONG SAID WESTERLY RIGHT OF WAY WITH A NON TANGENT CURVE
TURNING TO THE LEFT WITH AN ARC LENGTH OF 303.59', WITH A RADIUS OF 1974.86',
WITH A CHORD BEARING OF S 07° 43' 11" W, WITH A CHORD LENGTH OF 303.29' TO A
POINT ON THE NORTHERLY RIGHT OF WAY OF WALNUT LAWN STREET;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING THREE (3)
CURSES:
1.) S 87° 36' 49" W A DISTANCE OF 470.88';
2.) S 87° 36' 51" W A DISTANCE OF 231.79';
3.) N 89° 31' 53" W A DISTANCE OF 427.19' TO SAID POINT OF BEGINNING,
CONTAINING 534,272 SQUARE FEET, 12.27 ACRES MORE OR LESS AND SUBJECT
TO ALL EASEMENTS AND/OR RIGHTS-OF-WAY.

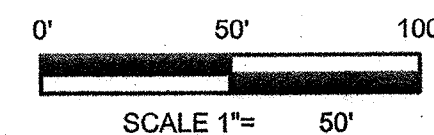
OWNER/DEVELOPER:

LOT 1:
BOOK 2822 PAGE 052046;
PHYLLIS RUTH WOOD TRUSTEE OF THE PHYLLIS RUTH
WOOD REVOCABLE LIVING TRUST ESTATE
& BOBBY DEAN WOOD REVOCABLE LIVING TRUST
ESTATE
2001 W WALNUT LAWN ST.
SPRINGFIELD, MO 65807
LOT 2:
BOOK 2022 PAGE 1191
BOBBY DEAN WOOD AND RUTH WOOD &
GLEN F. DEGRAFFENREID AND BEVERLY R. DEGRAFFENREID
2001 W. WALNUT LAWN ST
SPRINGFIELD, MO 65807



NOTES

1. CURRENT ZONING: PD 103.
2. GENERAL ORDINANCE NO. 3985 DATED 1/16/89
3. ACREAGE: 12.27 ACRES
4. WATER SERVICE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD
5. ELECTRIC SERVICE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD
6. GAS SERVICE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD
7. SANITARY SEWER SERVICE SUPPLIED BY PUBLIC WORKS OF SPRINGFIELD
8. SIDEWALKS CONSTRUCTED ON ONE SIDE OF COX AVENUE SUBJECT TO SUBDIVISION VARIANCE REQUEST.



BASIS OF BEARINGS

GRID NORTH AS ESTABLISHED BY
THE MISSOURI COORDINATE
SYSTEM OF 1983, CENTRAL ZONE.

CONVERSION FROM DEED TO STATE PLANE BASIS OF
BEARINGS: SOUTHERLY LINE OF LOT 2
DEED: N 88° 59' 32" W
STATE PLANE COORDINATES: N 89° 31' 53" W

BENCHMARKS

DNR GR-92
SOUTHEAST CORNER OF BATTLEFIELD ROAD AND
SOUTH KANSAS AVENUE, 27.5 FT. EAST OF THE CENTER
OF SOUTH KANSAS AVENUE; 13.8 FT. NORTHEAST OF A
CUT CROSS ON THE CURB; 8.0 FT. SOUTHEAST OF A
CUT CROSS ON THE CURB AND 8.3 FT. SOUTH OF A
CARSONITE WITNESS POST.
ELEVATION 1283.79

AZIMUTH MARK: 0.7 MILES SOUTH OF THE STATION AND
NEAR SOUTH KANSAS AVENUE AND WINKLER STREET
AT THE SE CORNER OF A CHURCH PARKING LOT, 20 FT.
WEST OF THE CENTER OF SOUTH KANSAS AVENUE, 22
FT. SOUTH OF THE DRIVE INTO THE PARKING LOT; 38.5
FT. SOUTHEAST OF A NAIL AND SHINER IN A POWER
POLE; AND 12.1 FT. NORTHEAST OF A CARSONITE
WITNESS POST AT A FENCE CORNER.

FLOODPLAIN NOTE:

According to FEMA Flood Insurance Rate Map for the City of
Springfield, Greene County, Missouri (Community-Panel
Number 29077C0339E, Dated: December 17, 2010), the
property lies within Zone "X" (other areas) and is determined
to be outside the 0.2% annual chance floodplain.

STANDARD LEGEND

- MONUMENT
- EXISTING IRON PIN
- SET IRON PIN
- MEASURED
- DEED
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- LIGHTPOLE
- MANHOLE
- GAS
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- RIGHT OF WAY LINE
- FENCE
- BUILDING
- EASEMENT
- EXISTING PAVING
- BUILDING SETBACKS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, KENNETH M.
HEITHAUS, DO HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY
KENNETH M. HEITHAUS, DATED FEBRUARY 20, 2013 AND
SIGNED BY KENNETH M. HEITHAUS L.S. NO. 1918 AND THAT
THE CORNER MONUMENTS AND LOT CORNER PINS
SHOWN HEREIN WERE PLACED UNDER THE PERSONAL
SUPERVISION OF KENNETH M. HEITHAUS L.S. NO. 1918 IN
ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION
REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI, AND IN
ACCORDANCE WITH THE MINIMUM STANDARDS OF THE
STATE OF MISSOURI.



3/2/2013
KENNETH M. HEITHAUS L.S. NO. 1918
DATE PREPARED:

Design: HEI
Drawn: ANB
Checked: KMH/TAD
Date: 3/22/13
Job No.: 89046p
Dwg# Prel Plat
Scale: 1" = 50'

SHEET
1
OF 1 SHEETS

DEGRAFFENREID - WOOD SUBDIVISION
2001 W. WALNUT LAWN ST.
BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 3,
TOWNSHIP 28 NORTH, RANGE 22 WEST
OF THE 5TH PRINCIPAL MERIDIAN
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI
PRELIMINARY PLAT

535 W. Battlefield St.
Springfield, MO 65807
(417) 887-2328
FAX: (417) 887-1940
http://www.heithaus.com
HEI@heithaus.com

Heithaus Engineering & Assoc., Inc.
MO COA #2010021970 (E), #2010018087 (LS)

One-rdg. _____
P. Hrngs. _____
Pgs. 24
Filed: 05-26-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-129

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, as shown on the
3 Preliminary Plat of Troy Acres 1st Addition, generally located at 500 block
4 of South Troy Avenue, upon the applicant filing and recording a final plat
5 that substantially conforms to the preliminary plat; and authorizing the
6 City Clerk to sign the final plat upon compliance with all the terms of this
7 Ordinance. (Staff recommends that City Council accept the public streets
8 and easements.)
9 _____

10
11 WHEREAS, an original preliminary plat of Troy Acres 1st Addition, dated March 2,
12 2020, is on file with the City's Department of Planning and Development; and
13

14 WHEREAS, a public hearing was held before the Planning and Zoning Commission
15 on May 7, 2020, a copy of the Record of Proceedings from said public hearing being
16 attached hereto and incorporated herein by this reference as "Exhibit A," and said
17 Commission approved the Preliminary Plat of Troy Acres 1st Addition, generally located at
18 500 block of South Troy Avenue, subject to conditions described in "Exhibit B – Attachment
19 2".
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – City Council hereby authorizes the Director of Planning and
25 Development, on behalf of the City of Springfield, to accept the land, easements, and
26 improvements dedicated to the City, as shown on the Preliminary Plat of Troy Acres 1st
27 Addition, generally located at 500 block of South Troy Avenue, as approved by the Planning
28 and Zoning Commission. The original plat of Troy Acres 1st Addition is on file in the
29 Department of Planning and Development ("Approved Preliminary Plat"), a reduced version
30 of which is attached hereto for general reference as "Exhibit B - Attachment 3," and all of
31 "Exhibit B" including attachments, is incorporated herein by this reference.
32

33 Section 2 – The Director of Planning and Development shall be authorized to accept
34 the land, easements, and improvements dedicated to the City, as shown on said plat, upon
35 the applicant filing and recording a final plat in accordance with this Ordinance and the
36 Subdivision Regulations of the City, which final plat shall substantially conform to the

37 Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment
38 2," and upon the Director of Public Works certifying to the Director of Planning and
39 Development and the City Clerk that the public improvements have been made in
40 accordance with City standards and specifications. Said public improvements shall not be
41 accepted until the occurrence of the above written conditions.

42
43 Section 3 – The final plat shall not be recorded until: (1) the public improvements
44 relating to the Approved Preliminary Plat have been constructed according to the
45 specifications of the City of Springfield, Missouri, and are approved by the Director of Public
46 Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in
47 connection with the construction of said improvements have been paid to the City; or (2) in
48 lieu of the construction of the improvements, that the Applicant has filed with the City
49 Manager, according to the terms of the Subdivision Regulations of the City, the prescribed
50 financial assurances in a form acceptable to the City to ensure the construction of the
51 improvements and the payment to the City of all engineering fees, permit fees, licenses,
52 and other fees occasioned by, or which will be occasioned by, the construction of the
53 improvements.

54
55 Section 4 – Upon compliance with all the requirements of this Ordinance, including
56 the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby authorized to
57 endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo.,
58 and such endorsement shall constitute the acceptance of the Public Improvements
59 contained therein.

60
61 Section 5 – This Ordinance shall be in full force and effect from and after its
62 passage.

63
64 Passed at meeting: _____

65
66
67 _____
68 Mayor

69 Attest: _____, City Clerk

70
71 Filed as Ordinance: _____

72
73
74 Approved as to form: Kyle Tolles, Assistant City Attorney

75
76
77 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 - 129

FILED: 05-26-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Troy Acres 1st Addition, generally located at 500 block of South Troy Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Troy Acres 1st Addition dated March 2, 2020, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit B - Attachment 3."
- B. The Planning and Zoning Commission held a public hearing on May 7, 2020, and approved the preliminary plat by a vote of 7 to 0, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 - 4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per

the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

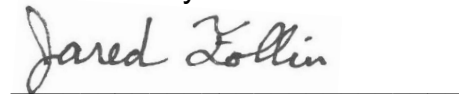
Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report ("Exhibit B") to the Planning and Zoning Commission.

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low-Density Housing. Single-Family residential developments are an appropriate land use for this designation. The Major Thoroughfare Plan classifies Troy Avenue as a Local Street which supports the proposed land use.

REMARKS:

Staff recommends approval.

Submitted by:



Jared Follin, Associate Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Conditions of Plat Approval

Attachment 3, Preliminary Plat

Exhibit A

RECORD OF PROCEEDINGS
PRELIMINARY PLAT – TROY ACRES 1ST ADDITION
Planning and Zoning Commission – May 7, 2020

Preliminary Plat of Troy Acres 1st Addition
500 blk South Troy Avenue

Applicant: Crawford-Mace Properties, LLC

Mr. Hosmer stated that this is a request to approve a 1.13 acre six-lot residential subdivision located in the 600 Block of South Troy Avenue. The Comprehensive Plan identifies this area as appropriate for Low-Density Housing. Single-Family residential developments are an appropriate land use for this designation. The Major Thoroughfare Plan classifies Troy Avenue as a Local Street which supports the proposed land use. The property is zoned R-SF. The minimum lot size for the R-SF District is 6,000 square feet. The proposed subdivision will have lot sizes between 7,895 to 8,477 sf. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jerry Crawford, developer, here to answer any questions.

Mr. John Shinpoch, 505 South Troy and is in opposition to the proposed preliminary plat. He voiced his concern for the number of homes proposed (6), however would not object to the normal amount of homes (3) for that size and noted that Troy Avenue width reduces in size and there are no drains along the street so all the storm water goes right into the proposed development and does cause problems. He also noted that his neighborhood is a stabilized area and that starter houses are not a good fit for this area.

Ms. Anita Cotter read off a list of individuals who submitted written comments/testimony which are reflected with the staff report.

Chris Scott	Dennis Whiteside	James Gilmore	Randall Willoughby
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Mr. Doennig closed the public hearing.

Mr. Thomas asked about minimum square foot per lot per Residential Single-Family

Mr. Hosmer noted that the zoning code does not legislate the size of the home itself, but the lot. The minimum lot is 6000' and those lots average 7000' to 8000'.

Mr. Coltrin asked confirming lots that exist.

Mr. Hosmer stated that the subdivision codes meet the standards, and if some neighbors do not want those type of people in the neighborhood, we would not get involved

COMMISSION ACTION:

Mr. King motioned to **approve** Preliminary Plat of Troy Acres 1st Addition (500 blk South Troy Avenue).

Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Jobe, Thomas, and Rose.

Nays: None. Abstain: None. Absent: Broekhoven and Cox.

A handwritten signature in black ink, appearing to read "Bob Hosmer", is written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

Exhibit B

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

May 7, 2020

CITY COUNCIL PUBLIC HEARING:

June 1, 2020



CASE NO.: Preliminary Plat of Troy Acres 1st Addition

ACRES: 1.13

LOCATION: 500 blk South Troy Avenue

EXISTING LAND USE: Vacant

APPLICANT: Crawford-Mace Properties, LLC

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

The applicant is proposing to subdivide approximately 1.13 acres of property into six residential lots generally located at 500 blk South Troy Avenue.

FINDINGS FOR STAFF RECOMMENDATIONS:

The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-Family residential	Single-Family residential	Single-Family residential	Single-Family residential

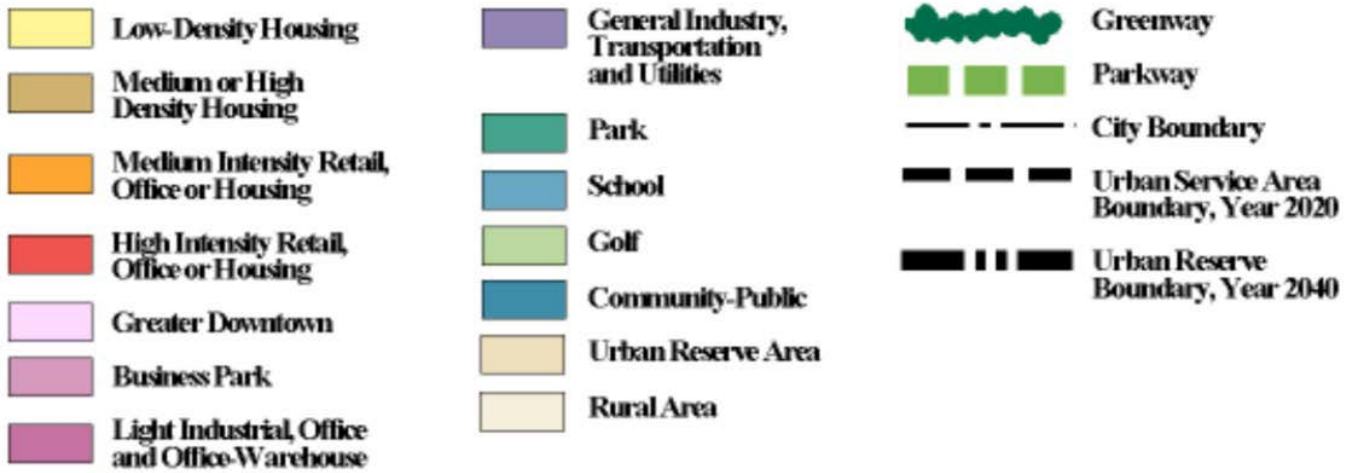
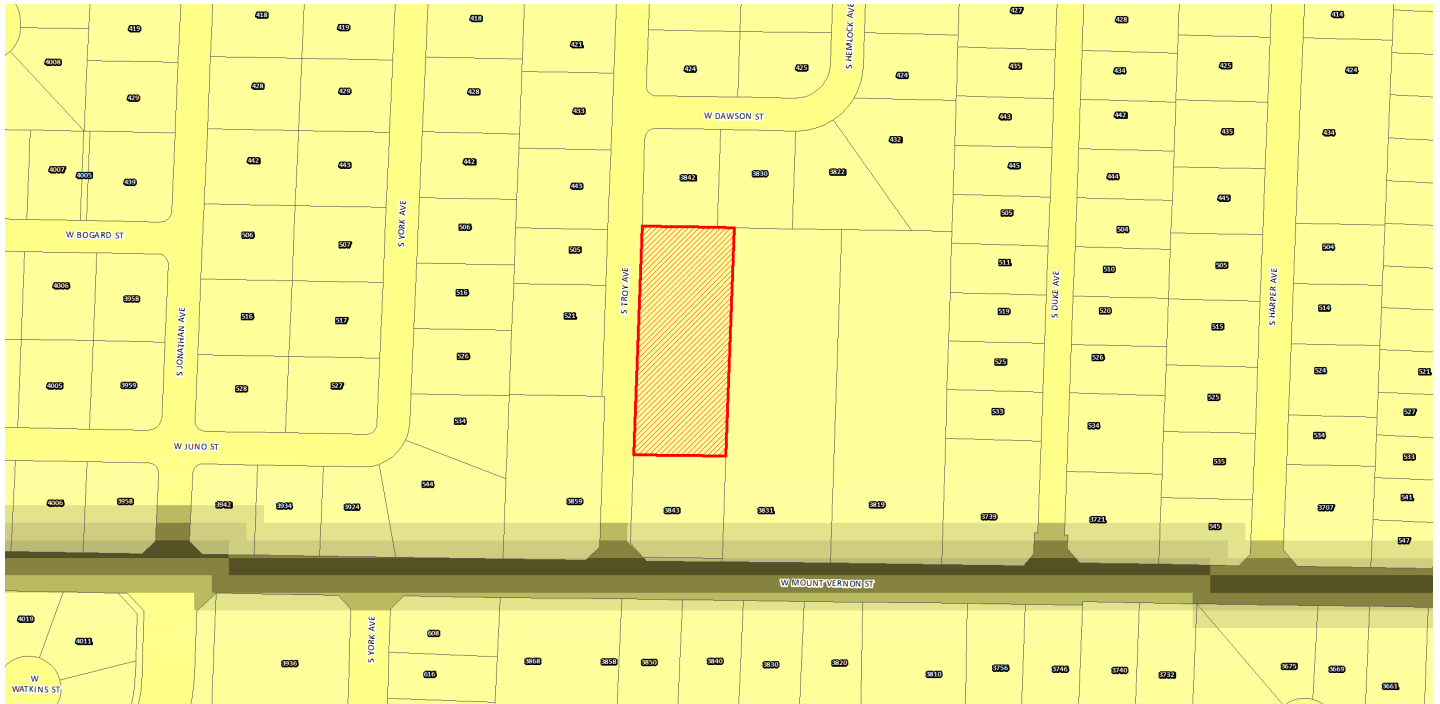
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

Subject property was annexed into the City of Springfield in 1968 and was first subdivided in 2019 as "Lot 1" under Troy Acres subdivision.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE AND SUBDIVISION REGULATION STANDARDS:

CODE ITEM	REQUIREMENTS FOR R-SF
Minimum Lot Size	Minimum lot area: 6,000 square feet Minimum lot width: 50 feet Minimum lot depth: 80 feet
Maximum Structure Height	When side yards are less than 15 feet in width: 35 feet or two and one-half stories When side yards are 15 feet in width or greater: 45 feet or three stories
Front Yard Setback	15 feet
Side and Rear Setbacks	Side yard: 5 feet Rear yard: 10% of lot depth
Street Classification	Troy Avenue: Local Street
Sidewalks (Per Sec.36-471)	Sidewalk is required to be constructed along the west side of S. Troy Avenue as a portion of sidewalk already exists along the west side.
Open Space Requirement	Not less than 30 percent of the gross floor site area

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. Single-Family residential developments are an appropriate land use for this designation. The Major Thoroughfare Plan classifies Troy Avenue as a Local Street which supports the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 1.13 acres into a six-lot subdivision named "Troy Acres, 1st Addition" for the purpose of constructing single-family residential dwellings.
2. In 2019, the property was processed as a Major Subdivision as Troy Acres subdivision with two lots. Since the new plat will create six new lots, the applicant is required to submit a new Major Subdivision application.
3. Proposed lots meet all zoning and subdivision requirements. Current zoning district is Single-family residential.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years but may be extended one-time for another two years by applying for a Preliminary Plat Renewal.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2.

PUBLIC NOTIFICATIONS:

The property was posted by the applicant at least 10 days prior to the public hearing.

DEPARTMENT COMMENTS:

ATTACHMENT 1

City Utilities

Electric and gas (if needed main extensions will be required to serve all proposed lots. Additional easements will be required. Water can be served as shown, and the cost would be \$700.00 per lot.

Environmental Services – Clean Water Services

Preliminary Plat is approvable. The laterals for lots 2 and 5 will need to be constructed before the final plat can be approved. These can be shown on the public improvement plans. Cleanouts and tracer wire will be required for each new lateral according to city detail SAN24 & 25. Checking with the street department to determine if the street can be open cut or if boring is required.

Fire Department

Fire hydrant(s) must be installed per 2018 IFC Section 507 & Appendix C.

Public Works – Construction Inspection

If required, PW plans must be constructed and accepted prior to approval of final plat. If allowed, a security (escrow) could be placed in lieu of construction prior to approval of final plat.

Public Works – Stormwater

There are no issues with storm water

The property is in the Upper Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will be allowed and detention is not required. Water quality will be required if adding an additional acre of impervious area. The property is not located in a stream buffer area. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Upper Wilsons Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	Yes

Public Works – Traffic

Since there will be public improvement plans, sidewalk should be on the public improvement plans and constructed with the public improvements.

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Troy Avenue as a Local roadway and W. Mt. Vernon Street as a Secondary Arterial roadway. The standard right-of-way width for S. Troy Avenue is 25 feet from the centerline. The standard right-of-way width for W. Mt Vernon Street is 35 feet from the centerline. It appears additional right-of-way is not needed along S. Troy Avenue or W. Mt Vernon Street. A survey is recommended to determine the exact amount of existing right-of-way. S. Troy Avenue and W. Mt. Vernon Street are both city-maintained streets.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Troy Avenue. Any new proposed driveway approaches must meet the minimum spacing requirements for a Local roadway.

SIDEWALK

There is not existing sidewalk along the property frontage of S. Troy Avenue. The existing infrastructure meets current City Standards. There is currently sidewalk along the property frontage of W. Mt Vernon Avenue. Sidewalk is required to be constructed along the west side of S. Troy Avenue as a portion of sidewalk already exists along the west side.

IMPROVEMENTS

None required.

TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. Troy Avenue	Local	Yes	25	25
Street 2	W. Mt Vernon Street	Secondary Arterial	No	35	35

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

Follin, Jared

From: cscott@cslcnw.com
Sent: Thursday, May 7, 2020 1:17 PM
To: Zoning@springfieldmo.gov
Subject: Troy Acres 1st Addition

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I am Chris Scott and reside at 306 S Troy Avenue. I am responding to the notice posted in the 500 block of S Troy which is in reference to a public hearing on adding 6 homes on a lot where 1 or 2 would mirror the surrounding homes/neighborhood. Traffic flow will be an issue and there is no room for on-street parking in that stretch of roadway, where it's already narrow! I read the plans included on your site and someone seems to think there will be but they are not the ones that drive this road every day and sounds like they need to retake measurements.

I would agree in other comments in that the Public hearing process for this was not communicated well with signage which you still have to look for. At one time it wasn't even posted. The mere thought of this project being proposed as an idea is not acceptable to the Orchard Crest residents and would hope that the council exhibits the same sound judgement they have for decades now in this same area. Our home values will be negatively affected causing many to move away from the area in which we have raised our children and have grown to love our neighbors over the years.

I would ask that this proposal be denied as it would only place a cloud over our beautiful neighborhood. Please send a message to developers like this that are only thinking of profit & feel they can buy and build anything and anywhere they want. Lastly, I would like to know of any appeal process that exists if this does get approved.

Respectfully,

Chris Scott
417-894-2350

From: [Dennis Whiteside](#)
To: [Follin, Jared](#)
Cc: [Randall Willoughby](#)
Subject: Troy Acres Addition 1
Date: Thursday, April 30, 2020 9:10:10 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I'm Dennis Whiteside and I live at 425 S. Hemlock Ave., Springfield, Missouri. I am opposed to the current proposal to subdivide the existing 1 acre lot into 6 tiny lots. This proposal should be denied completely as presented.

A public meeting on May 7 I can not attend but I request my comments be included in the May 7 meeting minutes and that my concerns be addressed.

Number 1: this "Troy Acres Addition number 1" proposal appears to have been an attempt to sneak in additional housing without our neighborhood's awareness. Essentially there was no opposition from us as at the time it was first proposed to be a single lot. The proposal quickly changed and in a sloppy manner. Now, it is 6 lots with NO answers to obvious questions! The residents of the neighborhood and I did not notice the newest postings as it was subdued and, again, sloppily handled. This caught the residents off guard. New public notice signage was requested to be posted once it was determined how the meetings would proceed. This was not done and only upon continued inquiry did we discover the May 7 meeting was still moving forward. The current public notice posting (as of 4/29/20) still shows April 9 as the commission meeting and May 4th as council. Can "sloppy" be explained more clearly?? It is unfair to the residents that we were not made aware of the scheduling changes. There has never been a public posting to include a May 7th meeting. I request that the proposed zoning be denied as the public participation was unfairly conducted. The City has failed in this process. Expecting our neighborhood to dutifully submit and to pay the price of your neglect is completely unacceptable.

Number 2: the proposed lots do not fit within the existing settings of the neighborhood. The surrounding homes are on larger lots and any new residential structures should support existing settings. Putting 6 homes within the spacing of what should only be 2-3 in keeping with current surroundings is not acceptable. The proposed zoning needs to be denied as to not negatively impact the setting of the surrounding neighbors. Financial incentive to a developer and sloppy zoning/planning by the city of Springfield should not come at a cost to existing residents.

Number 3: Troy road at this location is narrow and confining compared to the street's entire length down to Dover ave. Potential crowding on this narrow section and the inclusion of more street parking is opposed. Any future development must consider this and establish the roadway as a posted with no parking zone and proper drainage from additional housing in the area.

I request that the zoning for this property be denied as proposed. I am not opposed to housing on that lot but the housing needs to fit within the existing setting. The development needs to be redrafted and the new proposal properly posted again. The plan needs to fit within the surrounding neighborhood, both in lot and house size, and consider roadway usage and parking. Consideration to driveway length needs to be given to account for setback to roadway.

Please acknowledge receipt of this email and assurance all of my comments will be addressed by commission/council at the meeting.

Thank you,
Dennis Whiteside
479-692-3372

Proposed Troy Acres Addition 1

Dennis Whiteside <streamguide@gmail.com>

Sat 3/28/2020 12:24 PM

To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

My name is Dennis Whiteside. My wife Lynn and I live at 425 S. Hemlock Ave here in Springfield. I have so many concerns and issues with the proposed "Addition 1" just down the street from our house that I don't have enough words to even start to list them.

First: one acre plus subdivided into six residential lots? Your immediate thoughts on that being proposed in your backyard??

Second: Of course we don't really know the plan, do we? Your meetings are planned in the middle of this COVID-19 virus and that should help everyone understand it even better, correct? Who in the world is in charge of this planning circus, anyway? "The planning commission" is in charge. Wow!!

Third: I'm opposed to your zoning as proposed and I've not even started on all the reasons yet.

Fourth: I will be visiting every neighbor in the neighborhood to make my thoughts clear.

Waiting on your response to my concerns and in getting the name of the person that's in charge here of this fiasco.

Troy Acres 1st Addition

James Gilmore <gilmore493@yahoo.com>

Tue 3/31/2020 9:27 PM

To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I am responding to the notice posted on S Troy St just north of Mt. Vernon St. regarding a zoning hearing for an area known as Troy Acres 1st Addition. I as well as many other residents object to a low income settlement so close to homes valued at much more than buildings being considered for Troy Acres. Appearance as well as reduced property values are our concerns. Buildings in other areas of similar construction as those being planned do not belong in our Orchard Crest area.

These buildings go downhill both in appearance and value, taking our property values down also.

Please reconsider this project as now planned and place in another area. Hopefully other residents will be in contact with you regarding this. I understand why the developer of Troy Acres would like to be located as planned. Really nice homes some of which are directly across Troy St. make a beautiful setting for a home, but not for the type planned. Not compatible is a good way to put it.

Thanks for your consideration.

James Gilmore
305 S Hemlock St.
Springfield, Mo. 65802

TroyAcres 1st Addition

James Gilmore <gilmore493@yahoo.com>

Tue 3/31/2020 9:11 PM

To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I am responding to the notice posted on S Troy St. just north of Mt. Vernon regarding a hearing. This concerns Troy Acres 1st Addition consisting of a few low income houses in an otherwise higher quality homes. Lotsof folks in this area which is in the Orchard Crest area are objecting to this change, which would reduce property values of such homes so close to other more desirable.

The hearing is scheduled first week of April. It may not happen now because of the stay at home order due to the Coronavirus scare, however.

Please know we are not in favor of this project in our neighborhood. You should be receiving more responses in addition to mine. Thank You.

Jim Gilmore
305 S Hemlock
Springfield,Mo. 65802

From: [RANDALL WILLOUGHBY](#)
To: [Follin, Jared](#); Zoning@springfieldmo.gov; [Werland, Amy](#)
Cc: [Randall Willoughby](#)
Subject: Opposition to Troy Acres Addition 1
Date: Wednesday, April 29, 2020 3:44:21 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

My name is Randall Willoughby and I live at 3830 W Dawson. My property adjoins a portion of the land being proposed as Troy Acres Addition 1. I am opposed to the current proposal to subdivide the existing 1 acre lot into 6 and request the proposal be denied.

I will be unable to attend the public meeting but I request my comments included in the May 7 meeting minutes and my concerns addressed.

Firstly, this appears to have been an attempt to sneak in additional housing. This lot was just recently divided from the adjoining house to the south. There was no opposition from us as at that time it was only proposed to be the single lot. Within a very short time it is now being sought to divide into 6. The residents of the neighborhood and I did not notice the newest posted signage and had believed them to be the previous postings that weren't removed. This had caught the residents off guard. I had previously requested that new public notice signage be posted once it was determine how the meetings would proceed. This was not done and only upon my continued inquiry did I discover the May 7 meeting was still moving forward. The current public notice posting (as of 4/29/20) still shows April 9 as the commission meeting and May 4th as council. It is unfair to the residents that we were not made aware of the scheduling changes. There has never been a public posting to include a May 7th meeting. I request that the proposed zoning be denied as the public participation was unfairly conducted. The City has failed in this process for this development and the residents should not have to pay the price.

Second, the proposed lots do not fit within the existing settings of the neighborhood. The surrounding homes are on larger lots and any new residential structures should support existing settings. Putting 6 homes within the spacing of what should only be 2-3 in keeping with current surroundings is not acceptable. The proposed zoning needs to be denied as to not negatively impact the setting of the surrounding neighbors. Financial incentive to a developer should not come at a cost of existing residents.

Third, Troy road at this location is narrower than the rest of Troy just north of the proposed site. I am concerned about crowding on the road and definitely would oppose any street parking at these sites. Any future development must consider this and establish the roadway as a posted no parking zone.

I request that the zoning for this property be denied as proposed. I am not opposed to housing on that lot but the housing needs to fit within the existing setting. The development needs to be redrafted and the new proposal properly posted again. The plan needs to fit within the surrounding neighborhood, both in lot and house size, and consider roadway usage and parking. Consideration to driveway length needs to be given to account for setback to roadway.

Please acknowledge receipt of this email and assurance all of my comments will be addressed by commission/council at the meeting.

Randall Willoughby
417-818-2630

Public Notice - Proposed Troy Acres Addition 1 - Concerns

RANDALL WILLOUGHBY <rhs6605@sbcglobal.net>

Fri 3/27/2020 7:59 PM

To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

My name is Randall Willoughby and I live at 3830 W. Dawson Springfield Missouri. My property partly adjoins to the proposed Troy acres first edition. I just observed the public notice signs that were posted on the lot. I originally thought these postings were from the previous proposal creating said lot that just had not been taken down.

I am concerned with the new proposal of taking this lot from the single 1.13 acres and subdividing that into six residential lots. That will make each lot less than 2/10 of an acre.

I am concerned given that the recent zoning indicated a single residential lot was to be made and that within just a few months this new proposal taking one lot into six.

I am equally concerned that the current commission meeting schedule for April 9 may not be available for attendance given the COVID-19 epidemic. As well as the council meeting on May 4.

I oppose this zoning as proposed and request my concerns to be addressed.

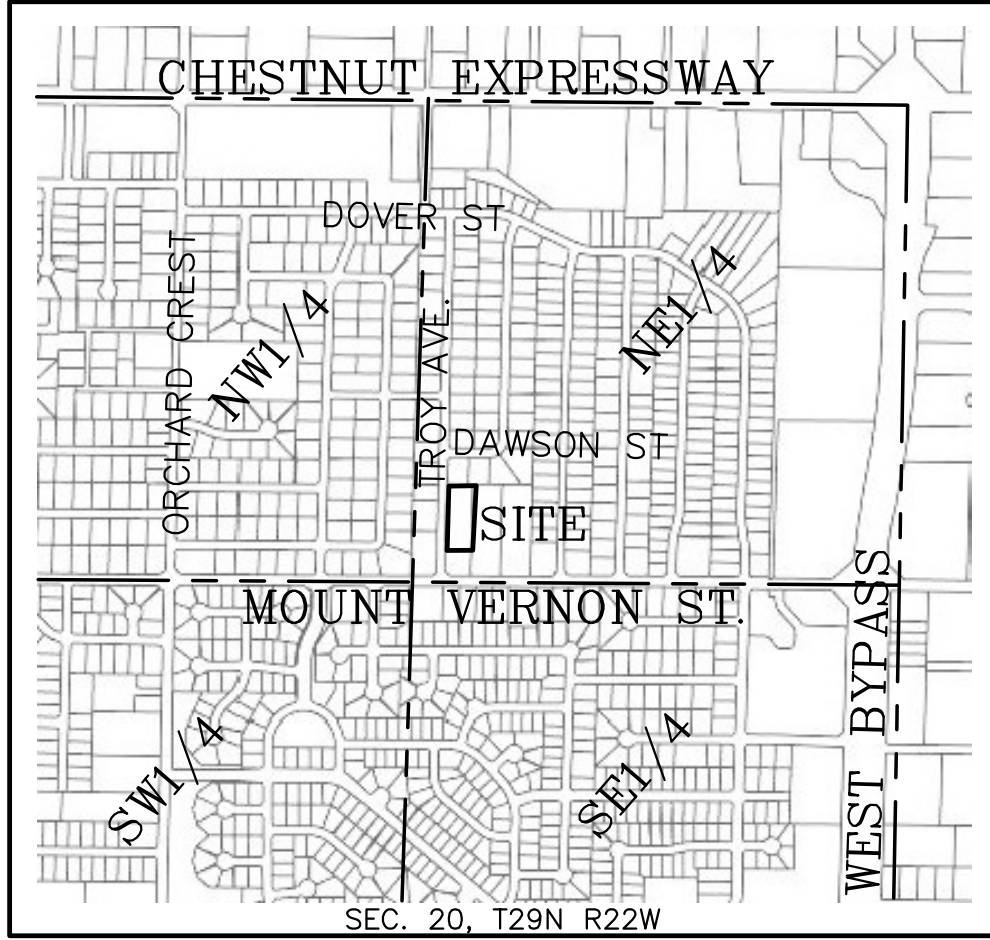
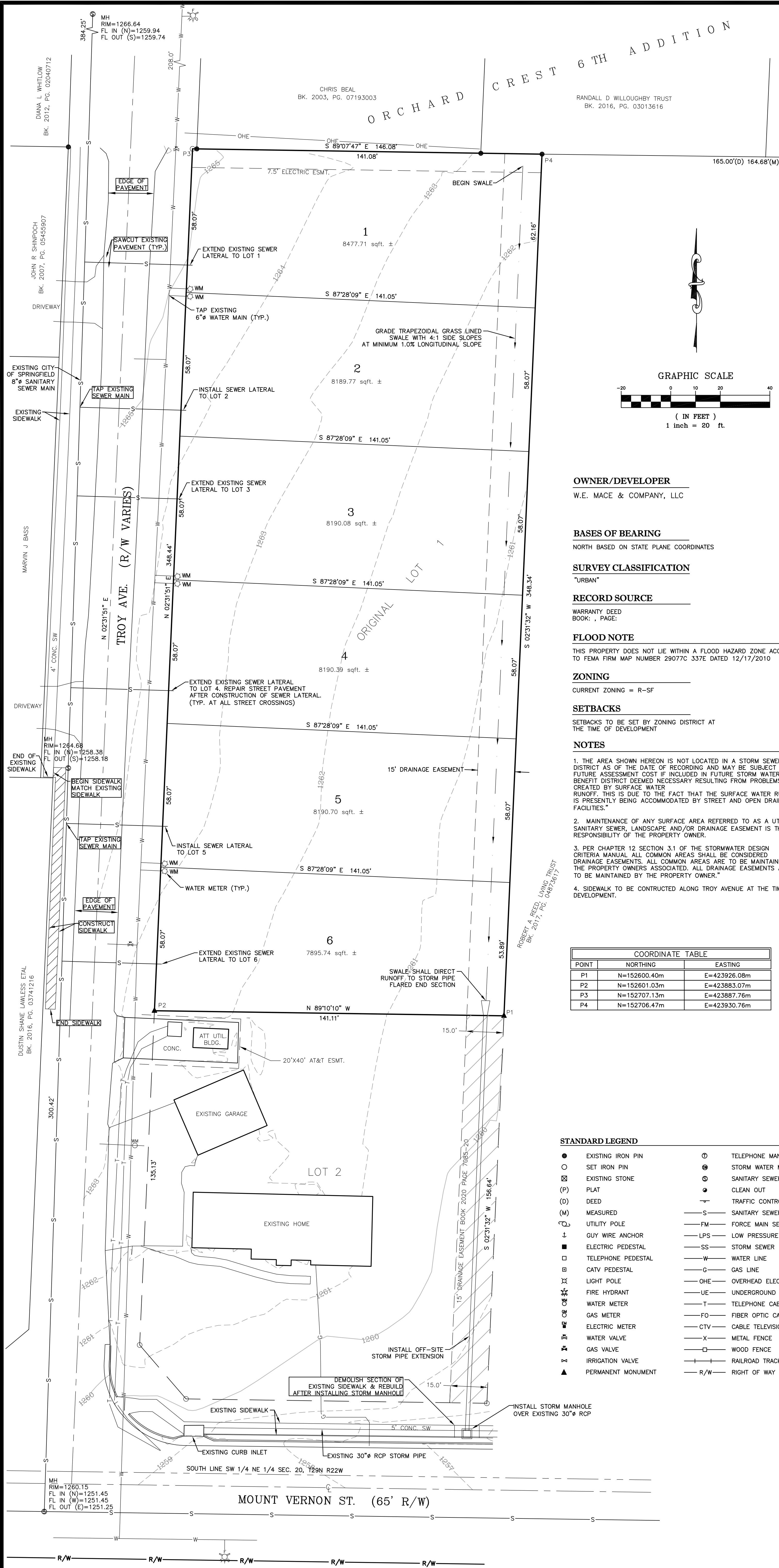
I request that a copy of the proposed plat showing the six residential lots be provided. I request clarification on the type of residential zoning/building that will be allowed on the proposed six lots.

Given the current COVID-19 situation I request these be provided to my email prior to the currently proposed commission meeting.

Thank you and I look forward to your response.

Randall Willoughby
417-818-2630
Sent from my iPhone

ATTACHMENT 3



OWNER/DEVELOPER
W.E. MACE & COMPANY, LLC

BASES OF BEARING
NORTH BASED ON STATE PLANE COORDINATES

SURVEY CLASSIFICATION
"URBAN"

RECORD SOURCE
WARRANTY DEED
BOOK: , PAGE:

FLOOD NOTE
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO FEMA FIRM MAP NUMBER 29077C 337E DATED 12/17/2010

ZONING
CURRENT ZONING = R-SF

SETBACKS
SETBACKS TO BE SET BY ZONING DISTRICT AT THE TIME OF DEVELOPMENT

- NOTES**
1. THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES."
 2. MAINTENANCE OF ANY SURFACE AREA REFERRED TO AS A UTILITY, SANITARY SEWER, LANDSCAPE AND/OR DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. PER CHAPTER 12 SECTION 3.1 OF THE STORMWATER DESIGN CRITERIA MANUAL ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATED. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER."
 4. SIDEWALK TO BE CONSTRUCTED ALONG TROY AVENUE AT THE TIME OF DEVELOPMENT.

COORDINATE TABLE		
POINT	NORTHING	EASTING
P1	N=152600.40m	E=423926.08m
P2	N=152601.03m	E=423883.07m
P3	N=152707.13m	E=423887.76m
P4	N=152706.47m	E=423930.76m

STANDARD LEGEND	
●	EXISTING IRON PIN
○	SET IRON PIN
⊗	EXISTING STONE
(P)	PLAT
(D)	DEED
(M)	MEASURED
⊙	UTILITY POLE
⌵	GUY WIRE ANCHOR
■	ELECTRIC PEDESTAL
▣	TELEPHONE PEDESTAL
⊞	CATV PEDESTAL
⊙	LIGHT POLE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	GAS METER
⊙	ELECTRIC METER
⊙	WATER VALVE
⊙	GAS VALVE
⊙	IRRIGATION VALVE
▲	PERMANENT MONUMENT
⊙	TELEPHONE MANHOLE
⊙	STORM WATER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	CLEAN OUT
⊙	TRAFFIC CONTROL SIGN
—S—	SANITARY SEWER
—FM—	FORCE MAIN SEWER
—LPS—	LOW PRESSURE SEWER
—SS—	STORM SEWER
—W—	WATER LINE
—G—	GAS LINE
—OHE—	OVERHEAD ELECTRIC
—UE—	UNDERGROUND ELECTRIC
—T—	TELEPHONE CABLE
—FO—	FIBER OPTIC CABLE
—CTV—	CABLE TELEVISION
—X—	METAL FENCE
—□—	WOOD FENCE
—+—	RAILROAD TRACKS
—R/W—	RIGHT OF WAY

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF GREENE

ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED WILLIAM MACE, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE OWNER, AND THAT SAID INSTRUMENT WAS SIGNED BY HER AND ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF WILLIAM MACE.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN _____ THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____
PRINTED NAME: _____

APPROVAL PLANNING AND DEVELOPMENT

APPROVED THE _____ DAY OF _____, 2020, BY THE PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI.

MARY LILLY SMITH
DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVAL CITY COUNCIL

I, ANITA COTTER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF TROY ACRES FIRST ADDITION SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF SPRINGFIELD, AND APPROVED BY SPECIAL ORDINANCE NO. _____ ON THIS _____ DAY OF _____, 2020.

ANITA J. COTTER
CITY CLERK

RECORD DESCRIPTION (PARENT TRACT)

ALL OF LOT 1 TROY ACRES, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DESCRIPTION AND EXECUTION OF PLAT:

I, THE UNDERSIGNED, WILLIAM MACE, IS THE OWNER IN FEE SIMPLE OF THE PROPERTY DESCRIBED BELOW:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 TROY ACRES SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION SHALL HEREAFTER BE KNOWN AS TROY ACRES FIRST ADDITION SUBDIVISION, ALL EASEMENTS, ADDITIONAL RIGHTS-OF-WAY SHOWN ON PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC USE ARE HEREBY SO DEDICATED.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SPRINGFIELD, MISSOURI TO LOCATE AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE, OR USE OF CONDUITS, FOR ALL AND ANY PURPOSE, WATER, GAS, AND SEWER MAINS, POLES, WIRES, ANCHORS AN APPURTENANCES THERETO, OR ANY OR ALL OF THEM OPEN, UNDER AND ALONG THE STRIP OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "UTIL. ESMT."

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET LINE, DESIGNATED "BUILDING SETBACK", "BLDG. SETBACK", OR "B.L."

ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, THE UNDERSIGNED TRUSTEE HAS HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 2020.

WILLIAM MACE

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DIANE KAY DIEBOLD, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY DIANE KAY DIEBOLD DATED MARCH 21, 2017 AND SIGNED BY DIANE KAY DIEBOLD L.S. NO. 2424 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACE UNDER THE PERSONAL SUPERVISION OF DIANE KAY DIEBOLD L.S. NO. 2424 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DATE PREPARED
DATE REVISED

SIGNATURE *Diane Kay Diebold*
DIANE KAY DIEBOLD MISSOURI L.S. NO. 2424



ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

TROY ACRES FIRST ADDITION 3843 W. MT VERNON STREET

CITY OF SPRINGFIELD
GREENE COUNTY, MISSOURI

REVISIONS



ROZELL SURVEY CO.
4270 S. HILLCREST STE 211
SPRINGFIELD, MISSOURI 65810
PHONE: (417) 881-0505
FAX: (417) 881-0564



DIANE KAY DIEBOLD
MISSOURI L.S. NO. 2424

One-rdg. _____
P. Hrngs. _____
Pgs. 8
Filed: 05-12-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 107

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager or his designee to enter into a First Supplemental
2 Municipal and Cost Apportionment Agreement with the Missouri
3 Highways and Transportation Commission to modify the payment
4 schedule between the City of Springfield and the Missouri Highways
5 and Transportation Commission.
6 _____
7

8 WHEREAS, City Council previously passed Special Ordinance 27183 authorizing
9 the execution of a cost share agreement with the Missouri Highways and Transportation
10 Commission ("MHTC") for intersection improvements at West Bypass and Kearney
11 Street; and
12

13 WHEREAS, the First Supplemental Agreement will modify the payment schedule
14 between the City and MHTC; and
15

16 WHEREAS, the modification does not change the previously approved
17 contribution amounts.
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – City Council hereby authorizes the City Manager or his designee to
23 enter into a Municipal and Cost Apportionment Agreement, First Supplemental
24 Agreement in substantial conformity with "Exhibit 1," which is attached hereto and
25 incorporated herein by reference.
26

27 Section 2 – This Ordinance shall be in full force and effect from and after
28 passage.
29

30 Passed at meeting: _____
31
32
33

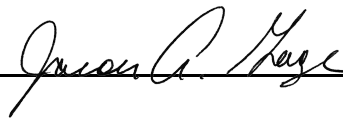
Mayor

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Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, City Manager

EXPLANATION TO COUNCIL BILL 2020-107

FILED: 05-12-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Authorizing the City Manager or his designee to enter into a First Supplemental Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to modify the payment schedule between the City of Springfield and the Missouri Highways and Transportation Commission.

BACKGROUND INFORMATION: Missouri Highways and Transportation Commission ("MHTC") and the City previously entered into an agreement (Special Ordinance 27183) for the purpose of sharing the costs associated with improvements to the intersection of West Bypass and Kearney Street. The total project cost is estimated at \$2,614,508 with the City contributing 50 percent (\$1,307,254). Of the City's share, 80 percent (\$1,045,803) will be funded from Surface Transportation Block Grant ("STBG") funds and 20 percent (\$261,451) will be funded from the 1/4-Cent Capital Improvements Sales Tax.

This First Supplemental Agreement will change the payment responsibilities paragraph to include two separate payments from the City to MHTC. The first payment will be made prior to beginning right-of-way acquisition and utility relocations. The second payment will be made prior to construction. The estimated project cost has not changed. MHTC and the City will share equally in any cost overruns or underruns.

Supports the following City Council Priorities:

- Public safety
- Economic vitality
- Fiscal sustainability

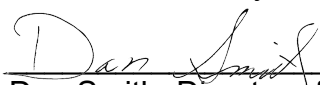
REMARKS: Public Works recommends approval of this Council bill.

Submitted by:



Martin Gugel, Assistant Director of Public Works

Recommended by:



Dan Smith, Director of Public Works

Approved by:



Jason Gage, City Manager

Exhibit 1

CCO Form: DE63
Approved: 12/17 (BDG)
Revised: 12/18 (BDG)
Modified: 03/20 (BDG)

Municipal and Cost Apportionment Agreement
Route: US 160 & MO 744
County: Greene
Job No.: 8P3087D
eAgreement No. 2020-02-55943

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION MUNICIPAL AND COST APPORTIONMENT AGREEMENT FIRST SUPPLEMENTAL AGREEMENT

THIS FIRST SUPPLEMENTAL AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Springfield, Missouri, a municipal corporation (hereinafter, "City").

WITNESSETH:

WHEREAS, on September 18, 2019 the Commission and the City previously entered into *Municipal and Cost Apportionment, eAgreement 2019-03-48088*, as to public improvements designated as 8P3087D, for the construction of intersection improvements, (hereinafter, "Original Agreement"); and

WHEREAS, the Commission and the City now desire to revise the Original Agreement as provided in this First Supplemental Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties agree as follows:

(1) REVISION TO PARAGRAPH (7) OF ORIGINAL AGREEMENT:
Paragraph (7) PAYMENT RESPONSIBILITIES of the Original Agreement is hereby removed and replaced with the following:

(7) PAYMENT RESPONSIBILITIES: With regard to payment responsibilities under this Agreement, the parties agree to as follows:

(A) The total project cost is estimated to be two million six hundred fourteen thousand five hundred eight dollars (\$2,614,508). The total project cost will include preliminary engineering, right of way, incidentals, utilities, construction and inspection. The details of the estimated cost breakdown are listed in "Exhibit B", which is attached hereto and made part hereof.

(B) The Entity will be responsible for fifty percent (50%) of the total project cost. The current estimate of the Entity's responsibilities is one million three hundred seven thousand two hundred fifty-four dollars (\$1,307,254). The Entity agrees that the Commission may program eighty percent (80%) of the Entity's share of its responsibilities up to a maximum of one million forty-five thousand eight

hundred three dollars (\$1,045,803) from Surface Transportation Block Grant - Urban (STBG-U) funds allocated by the Ozarks Transportation Organization in partial fulfillment of the Entity's obligation for payment for the project. The remainder of the Entity's contribution shall consist of the twenty percent (20%) match for the Entity's STBG-U funds, currently estimated to be two hundred sixty-one thousand four hundred fifty-one dollars (\$261,451). The Entity shall remit a check in the amount of fifty-seven thousand four hundred sixty-seven and 6/100 dollars (\$57,467.06) to cover right-of-way and utility costs no later than July 31st of the of the year in which right-of-way funding is programmed in the Commission's Statewide Transportation Improvement Program. The Entity shall remit a check in the amount of two hundred three thousand nine hundred eighty-three and 74/100 dollars (\$203,983.74) to cover estimated construction costs no later than five (5) days prior to the Commission's advertisement of the project for bids. This check should be made payable to the *Missouri Highway and Transportation Commission – Local Fund*. If the Entity fails to make the required deposit, the Commission is under no obligation to continue with the project.

(C) The Commission will pay for fifty percent (50%) of the total project cost, currently estimated to be one million three hundred seven thousand two hundred fifty-four dollars (\$1,307,254). The Commission will receive a credit for engineering services and right-of-way incidentals, currently estimated to be five hundred forty-nine thousand dollars (\$549,000), to be applied toward the Commission's responsibilities for this agreement through all project phases. The remainder of the Commission's responsibilities will come its Southwest District distributed funds.

(D) The Entity and Commission shall share responsibility for the balance of the project cost in excess of two million six hundred fourteen thousand five hundred eight dollars (\$2,614,508) equally. Underruns will be based on the prorata share of the investment.

(2) ADDITION OF PARAGRAPH (43) TO ORIGINAL AGREEMENT: The following is hereby added to the Original Agreement:

(43) CONCURRENCE WITH AWARD: Once the Commission has let the project and the Entity had been notified of the amounts bid on the project, the Entity will have five (5) calendar days to reject or recommend award of the bid. If the Entity does not respond within five (5) calendar days, the Entity shall be deemed to have automatically concurred in a Commission decision to award the construction contract. If the Commission has solicited bids twice or more, and these lettings have not resulted in award, the Commission may terminate this Agreement to void all contractual obligations without being in breach hereof, and the Entity's deposited funds shall be refunded for the discontinued project.

(3) REVISION TO "EXHIBIT B" OF THE ORIGINAL AGREEMENT: "Exhibit B" of the Original Agreement is hereby removed and replaced with "Exhibit A to the First

Supplemental Agreement”, attached hereto and made part thereof.

(4) ORIGINAL AGREEMENT: Except as otherwise modified, amended, or supplemented by this First Supplemental Agreement, the Original Agreement and all previous Supplemental Agreements between the parties shall remain in full force and effect and shall extend and apply to this First Supplemental Agreement as if fully written in this First Supplemental Agreement.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ____ day of _____, 20__.

Executed by the Commission this ____ day of _____, 20__.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF SPRINGFIELD

By: _____

By: _____

Title: _____

Title: _____

ATTEST:

ATTEST:

Secretary to the Commission

By: _____

Title: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Commission Counsel

By: _____

Title: _____

Ordinance Number _____

EXHIBIT A TO THE FIRST SUPPLEMENTAL AGREEMENT

Project Name: Kearney & West Bypass Intersection
MoDOT Job Number: J8P3087D
Description: Turn lane and signal improvements at the intersection of Kearney Street (Rte. 744) and West Bypass (Rte. 160)

Definition of "Total Project" for Cost Apportionment Includes:

Preliminary Engineering	ROW Incidentals	Utilities
ROW	Construction	Construction Engineering

Project Estimate

	Current Estimate and Inflation	Cost Apportionment Eligible
Preliminary Engineering	\$ 275,000	\$ 275,000
Right-of-way	\$ 200,000	\$ 200,000
Right-of-way Incidentals	\$ 30,000	\$ 30,000
Utilities	\$ 254,000	\$ 254,000
Construction w/ Contingency	\$ 1,611,508	\$ 1,611,508
Non-contractuals	\$ -	\$ -
Inspection and Letting	\$ 244,000	\$ 244,000
Total	\$ 2,614,508	\$ 2,614,508

Project Responsibilities

Preliminary Engineering	MoDOT
ROW Acquisition	MoDOT
Letting	MoDOT
Inspection	MoDOT

Financial Responsibilities

City of Springfield Local Funds	\$ 261,451	Total Local Share
City of Springfield STBG-U	\$ 1,045,803	\$ 1,307,254
Local Reserved 3	\$ -	50.0%
Local Reserved 4	\$ -	
Local Reserved 5	\$ -	
Local Reserved 6	\$ -	
MoDOT SW in-kind	\$ 549,000	Total MoDOT Share
MoDOT Flexible Funds	\$ 758,254	\$ 1,307,254
MoDOT Reserved 3	\$ -	50.0%
MoDOT Reserved 4	\$ -	

How are overruns and underruns handled?

The City and Commission shall share responsibility for the balance of the project cost in excess of \$2,614,508 equally. The City will pay local funds for its share of overruns. The Commission and City will share cost underruns equally, with the City's share of underruns based on their prorata share of the investment.