



Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers General Councilmembers

Phyllis Ferguson, Zone 1 Jan Fisk, General A

Abe McGull, Zone 2 Craig Hosmer, General B

Mike Schilling, Zone 3 Andrew Lear, General C

Matthew Simpson, Zone 4 Richard Ollis, General D

Upcoming Council Meeting Agenda

November 2, 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. NOVEMBER 2, 2020 CITY COUNCIL MEETING AND OCTOBER 29, 2020, NOVEMBER 3, 2020, AND NOVEMBER 10, 2020 SPECIAL CITY COUNCIL MEETINGS.**

Documents:

10-29-20 SPECIAL CITY COUNCIL MEETING.PDF
11-03-20SPECIAL CITY COUNCIL MEETING.DOCX
11-10-20SPECIAL CITY COUNCIL MEETING.PDF
11-02-2020.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, OCTOBER 30, 2020**

OCTOBER 20, 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 2020-239 (McGull)**

A special ordinance approving the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area, generally located on 0.51 acres on the north side of the intersection of East Cherry Street and South Fremont Avenue; and authorizing the City Manager, or his designee, to execute an amended and restated redevelopment agreement with the developer, Say You Can, LLC, relating to the implementation of the Amended Redevelopment Plan. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and City staff recommend approval.)

Documents:

[2020-239.PDF](#)

8. **Council Bill 2020-240 (Schilling)**

A general ordinance amending the Springfield City Code, Chapter 40, 'Community Development,' Article II, 'Workable Program,' Section 40-11, 'Definitions,' and Section 40-14, 'Redevelopment Agreement,' by removing references to a tax abatement scorecard and a reduced level of tax abatement which are no longer part of the Workable Program by operation of the sunset clause previously contained in Section 40-15. (Staff recommends approval.)

Documents:

[2020-240.PDF](#)

9. **Council Bill 2020-241 (Ollis)**

A general ordinance amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I, 'In General,' Section 106-1, 'Definitions,' and Article VII, 'Pedestrians,' Section 106-450, 'Right-of-way in crosswalks,' to clarify the right-of-way between pedestrians, cyclists, and drivers at crosswalks; amending Article V, 'Operation,' Section 106-183, 'Right-of-way at intersections; left turns into alley, private road or driveway, speed limit near construction or maintenance operations,' to clarify the right-of-way between pedestrians, cyclists, and drivers when a vehicle is entering or leaving the street and crossing sidewalks or paths; and adding Section 106-211, 'Yielding to disabled persons with white cane or dog,' to

require drivers to yield to persons with disabilities carrying a white cane or using a guide, hearing, or service dog.

Documents:

[2020-241.PDF](#)

10. Council Bill 2020-242 (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to accept the Edward Byrne Memorial Justice Assistance Grant in the amount of \$146,272.00 from the United States Department of Justice and to enter into an interlocal agreement with Greene County outlining the division of the grant funds; and amending the budget for the Springfield Police Department for Fiscal Year 2020-2021 in the amount of \$146,272.00.

Documents:

[2020-242.PDF](#)

11. Council Bill 2020-243 (Ollis)

A special ordinance authorizing the City Manager, or his designee, to accept two Coronavirus Aid, Relief, and Economic Security ("CARES") Act grants through the U.S. Department of the Treasury and Greene County, Missouri, including \$4,000,000.00 for use by the Springfield-Greene County Health Department and \$2,170,227.41 for use by other City of Springfield departments; and amending the Fiscal Year 2020-2021 budget in the amount of \$6,170,227.41 for the purpose of appropriating the grant funds.

Documents:

[2020-243.PDF](#)

12. RESOLUTIONS. Citizens Have Spoken. May Be Voted On.

13. Council Bill 2020-236 (Schilling) Public Hearing Held At The October 19, 2020 City Council Meeting. Tabled Until The November 2, 2020 City Council Meeting.

A resolution approving the issuance of multifamily housing revenue bonds by the Industrial Development Authority of the City of Springfield, Missouri, in an amount not to exceed \$22,000,000 to finance the acquisition and rehabilitation of certain commercial housing facilities located in the City of Springfield, Missouri, to be named Keystone Family Homes.

Documents:

[2020-236.PDF](#)

14. EMERGENCY BILLS.

15. **PUBLIC IMPROVEMENTS.**

16. **GRANTS.**

17. **AMENDED BILLS.**

18. **COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.**

19. **Council Bill 2020-247 (McGull)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.9 acres of property, generally located at 1452 North Eastgate Avenue, from O-1, Office District with Conditional Overlay District No. 128 to Planned Development No. 375; and adopting an updated Official Zoning Map. (Planning and Zoning Commission and Staff recommend denial.) (By: Eastgate Office, LLC; 1452 North Eastgate Avenue; Planned Development 375.)

Documents:

[2020-247.PDF](#)

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

21. **Council Bill 2020-248 (Lear, Hosmer, And McGull)**

A general ordinance amending the Springfield City Code, Chapter 46, 'Elections,' Section 46-6, 'Campaign Finance,' and establishing an effective date. (Recommended by the Plans and Policies Committee.)

Documents:

[2020-248.PDF](#)

22. **Council Bill 2020-249 (McClure)**

A special ordinance amending Special Ordinances 23765, 24472, and 25460 establishing and defining the Police Civilian Review Board to increase the size of the Board from five members to seven members, to modify the process by which Board members are appointed, and to modify the minimum qualifications for Board members to be eligible for appointment.

Documents:

[2020-249.PDF](#)

23. **PETITIONS, REMONSTRANCES AND COMMUNICATIONS.**

Jean Knapp wishes to address City Council.

Carl Hawn wishes to address City Council.

24. NEW BUSINESS.

The Mayor recommends the following appointment to the Land Clearance for Redevelopment Board: Stephanie Shadwick with term to expire March 1, 2023.

The Mayor recommends the following reappointments to the Land Clearance for Redevelopment Board: Ryan Cosby and Dan Scott with terms to expire March 1, 2024.

The Mayor recommends the following appointment to Mayor's Commission for Children: Amy Chenoweth with term to expire November 29, 2022.

The Mayor recommends the following reappointment to Mayor's Commission for Children: Jennifer McClure with term to expire November 29, 2023.

The Mayor recommends the following reappointments to Mayor's Commission on Human Rights and Community Relations: Heather Hardinger and Pamela Hernandez with terms to expire October 1, 2023.

The Mayor recommends the following appointment to Springfield Convention and Visitors Bureau, Inc.: Missy Handyside with term to expire January 1, 2022.

The Mayor recommends the following appointment to Traffic Advisory Board: Rachel Weinhaus with term to expire April 1, 2023.

The Mayor recommends the following appointment to Tree City USA Citizen Advisory Board: Brandon Cook with term to expire December 1, 2022.

The Mayor recommends the following appointment to Tree City USA Citizen Advisory Board: Dr. Cameron LaBarr with term to expire December 1, 2023.

The Mayor recommends the following reappointments to Tree City USA Citizen Advisory Board: Mandy Spitz and Mandi Young with terms to expire December 1, 2023.

25. UNFINISHED BUSINESS.

26. MISCELLANEOUS.

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

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

29. Council Bill 2020-250 (Fisk)

A resolution granting a new liquor license to sell retail liquor in the original

A resolution granting a new liquor license to sell retail liquor in the original package, including Sunday sales, to Filipino Market LLC, d/b/a Filipino Market, for their location at 3448 South Campbell Avenue, Springfield, Missouri.

Documents:

[2020-250.PDF](#)

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

31. Council Bill 2020-244 (Fisk)

A general ordinance amending Section 2 of General Ordinance 6595 to allow the suspension of enforcement of the parking ratios for restaurants set forth in Section 36-455(2)(b)18 of the Zoning Ordinance to continue while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

Documents:

[2020-244.PDF](#)

32. Council Bill 2020-245 (Lear)

A general ordinance amending the Springfield City Code, Chapter 98, 'Streets, Sidewalks, and Public Places,' Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain encroachments authorized by the director of public works—Procedures related thereto,' to waive application and permit fees for encroachment permits for temporary sidewalk cafés while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

Documents:

[2020-245.PDF](#)

33. END OF CONSENT AGENDA.

34. 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.

October 19, 2020
Springfield, Missouri

The City Council met in regular session October 19, 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.

Minutes The minutes of October 5, 2020 City Council meeting and October 8, 2020 and October 13, 2020 Special City Council meeting were approved as presented.

Consent Agenda The Consent Agenda was approved as presented.

CEREMONIAL MATTERS

City Manager Report Jason Gage, City Manager, noted today the Springfield Police Department (SPD) released its Crime Report for the first six months of 2020. He noted this year SPD began recording crime reports differently, and more thoroughly and noted the new system is administered by the FBI and called the National Incident Based Reporting System (NIBRS). Mr. Gage noted the new system allows for a more comprehensive look at crime by the numbers and explained the new reporting system tracks 52 types of crime, compared to the eight tracked by the previous system.

Mr. Gage noted the Tough Talk collaborative will continue the Tough Talks series this Thursday and the following Thursday, October 22 and October 29, 2020. He noted the focus is on racism, with people sharing their lived experience in our community.

Mr. Gage noted listening sessions requested by City Council will kick off Monday, October 26, 2020 at 6 p.m. at Parkview High School's Little Theater. He noted an additional two sessions have been scheduled at Drury University on November 9 and 23, 2020 (both at 6 p.m.).

Mr. Gage noted congratulations are in order for Mayor McClure. He noted at a Friday meeting, Missouri State President Clif Smart announced the MSU Board of Governors voted to honor Mayor McClure with the university's Governmental Excellence Award.

Mr. Gage noted a new study ranks Springfield, Missouri among the best cities for startup businesses in the Midwest. He noted the ranking comes from M25, an early-stage venture firm based in Chicago. Mr. Gage explained M25 evaluates cities based on multiple factors, including startup

activity, access to resources and business climate. He noted Springfield ranked 37th in the study, improving two spots from last year.

Mr. Gage noted the City of Springfield and Greene County Clerk, Shane Schoeller, partnered to make sure citizens understand the voting options available to them for the November 3, 2020 election and played the public service announcement.

Councilman Simpson echoed Mr. Gage's congratulations to Mayor McClure. He asked for year to date report on sales tax revenue.

Mr. Gage noted from the time a purchase is made to sales tax revenues being remitted to the City is a two-month process. He noted the October report would be from sales made in August. Mr. Gage noted sales tax revenues have exceeded revenues collected in the prior year.

Mayor McClure noted the State of Missouri revenue receipts have also been higher than anticipated. He also noted Missouri State University had higher enrollment than anticipated.

Clay Goddard, Director of Public Health and Welfare, noted yesterday there were 37 new cases of COVID-19 making this is the lowest daily total since the middle of August. He noted numbers are trending down and noted the White House Coronavirus Task Force has downgraded the severity in Greene County from red to orange. Mr. Goddard noted counties around Greene County continue to struggle with COVID-19 and Missouri is remaining relatively high. He noted our hospitals are setting daily records. Mr. Goddard noted 20 days ago, Greene County had its second highest seven day rolling average and from this data you can project in 21 days you will have high case counts, high hospitalizations, and more deaths. He noted we know what works and when cases begin to surge, we need to use the simple tools; wear masks, avoid crowds, washing hands, and watching distance to others. Mr. Goddard reiterated caution with upcoming festivals and holidays.

Mr. Goddard issued thanks to the Mahaffey family. He noted the 13-year old daughter designed t-shirts and magnets related to COVID-19. Mr. Goddard noted she is selling the items and using the proceeds to provide encouragement items to people on the frontlines of the pandemic.

Mayor Pro Tem Ferguson asked for a breakdown of primary exposure for the Greene County residents who are hospitalized.

Mr. Goddard noted a sample had been broken down and many of those hospitalized encountered COVID-19 in their household, some from community events, and workplace spaces. He noted the three primary exposures are in areas people have let their guard down because they are

with people they are comfortable with.

Mayor Pro Tem Ferguson clarified the exposure cannot be pinpointed to one factor and people should continue to be on guard.

Mr. Goddard agreed and expressed his opinion it is difficult to not let your guard down around people you are comfortable with or love.

Councilman Simpson noted there have been articles in local newspapers detailing accounts of frontline workers and he recommended people read the articles. He asked for clarification regarding the 19% state positivity rate, increased testing, and community spread.

Mr. Goddard answered there is a significant amount of disease in the state. He noted during a statewide testing opportunity, 3.5% of residents in Greene County tested positive. Mr. Goddard noted these were probably people who were asymptomatic.

Councilman Simpson noted he read asymptomatic testing at Cox is approximately 5%. He asked if 3.5-5% is approximately the range of asymptomatic cases in Greene County.

Mr. Goddard answered affirmatively. He expressed his opinion he would like to see the number decline.

Councilman Hosmer asked about the testing timeline.

Mr. Goddard answered most testing statewide returns results within 48 hours. He noted results for persons tested at Greene County Health Department are returned same day.

Councilman Hosmer asked if a person is always notified of the results.

Mr. Goddard answered affirmatively, as long as they can reach the person, noting there is not always good contact information available.

Councilman Hosmer asked if hospitals always notify a person of their results.

Mr. Goddard answered it is dependent upon the quality of the information submitted by the patient.

Councilman Hosmer noted he has been told by people who tested negative, they were not being notified of results.

Mr. Goddard expressed his opinion it is not a normal response for a person to not be notified of his or her test results. He expressed his opinion information could be delayed due to the volume of cases.

Councilman Hosmer clarified the typical protocol is for a patient to be notified of positive or negative results.

Mr. Goddard answered affirmatively.

Councilman McGull expressed his opinion addressing the pandemic is a three-prong approach involving, government, citizens and businesses. He expressed congratulations to all three for following mandate. Councilman McGull asked for a status update on the funding previously received for contact tracing.

Mr. Goddard expressed his opinion the process is seamless. He explained the process the Health Department participates in when a Greene County resident tests positive for COVID-19.

Councilman McGull asked if this was a good use of funds.

Mr. Goddard expressed his opinion it was, and the Health Department staff would not have been able to keep up with the case load without it. He expressed his opinion it has been critical to the response from the Health Department to residents.

Councilman McGull asked if there are any hotspots in the community.

Mr. Goddard answered there is not, as it is a respiratory virus.

Councilwoman Fisk asked if the Health Department has collected data from the hospitalized patients on their history of mask wearing.

Mr. Goddard answered he believes that is part of the process, but will verify with staff.

Mayor McClure asked for the status of CARES funding.

Mr. Goddard noted the Health Department was issued \$4 million, but the check has not arrived yet. He noted David Holtmann, Director of Finance, would be speaking on CARES Act funding later this evening.

Mayor McClure asked if the funding had to be obligated or spent by the end of the year.

Mr. Goddard noted the funds have already been spent.

Mayor McClure clarified the CARES Act funding would be reimbursing what has already been spent.

Mr. Goddard answered affirmatively.

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

**United States
Department of
Housing and
Urban
Development
Community
Development
Block Grant
Program funds
for Fiscal Year
2020-2021**

Sponsor: Ferguson. Council Bill 2020-231.

A special ordinance approving the selection of sub-recipients and projects for United States Department of Housing and Urban Development Community Development Block Grant Program funds for Fiscal Year 2020-2021; authorizing the City Manager, or his designee, to exercise all powers necessary to implement selected projects, including entering into any necessary agreements with sub-recipients; and reaffirming the Community Development Objectives and Priorities.

Mayor McClure noted public hearing was held on October 5, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

Mayor Pro Tem Ferguson noted there was \$19,000 allotted for mental health assistance. She asked if there is any other discretionary funding that could also be used for mental health assistance.

Mary Lilly Smith, Director of Planning and Development, noted there are not additional funds in the proposed, but the City has received notification there are other Community Development Block Grant Program funds associated with COVID-19 that will be coming available. She noted the City has not yet received any guidance from HUD regarding permissible allocations of funding.

Mayor Pro Tem Ferguson expressed her concern for citizens who may need assistance due to lack of health care or are under insured.

There being no further questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-231. Special ordinance 27403 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.

The following bills appeared on the agenda under Resolutions .

**CMR Delivery
Method for the
Group 5 Public
Sanitary Sewer
Rehabilitation**

Sponsor: Simpson. Council Bill 2020-235.

A resolution declaring the intent of the City of Springfield to utilize the Construction Manager at Risk project delivery method as set forth in the Purchasing Manual, 13-3.104(5)(c) for the Group 5 Public Sanitary Sewer

Pilot Project

Rehabilitation - Municipal Grouting Pilot Project ("Project," 2020PW0078) and announcing selection criteria.

Ron Petering, Environmental Services Assistant Director, provided a brief overview of the proposed. He noted the proposed requests to use the Construction Manager at Risk (CMaR) project delivery method and announcing the intent prior to the request for proposals. Mr. Petering reviewed the sewer project noting larger diameter pipes, testing joints, sealing leaks, and described the chemical seal process. He noted the City has not previously used this type of chemical sealant and therefore believe this project would be a good opportunity to use the CMaR method, bringing an experienced professional on board to assist the City with this project.

Mayor McClure noted he concurs with Mr. Petering and noted City Council has authorized the CMaR delivery method.

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

Mayor McClure noted the proposed is now in front of City Council for consideration. There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-235. Resolution 10529 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.

**Revenue Bonds
by the Industrial
Development
Authority for
Keystone Family
Homes**

Sponsor: Schilling. Council Bill 2020-236.

A resolution approving the issuance of multifamily housing revenue bonds by the Industrial Development Authority of the City of Springfield, Missouri, in an amount not to exceed \$22,000,000 to finance the acquisition and rehabilitation of certain commercial housing facilities located in the City of Springfield, Missouri, to be named Keystone Family Homes.

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. She reviewed the purpose, benefit, and the bond process of the Industrial Development Authority (IDA). Ms. Kerner reviewed specifics for IDA related to Multi-Family Housing. She reviewed the Rental Assistance Demonstration (RAD) program noting RAD was created to preserve and improve public housing properties and address the nationwide backlog of deferred maintenance. Ms. Kerner explained how RAD works with Section 8 housing to ensure units remain affordable low-income households. She reviewed the Springfield Project Details noting the Keystone Family Homes LP partnership and Keystone's request to the IDA for \$22,000,000 in revenue bonds. Ms. Kerner noted the proposed rehabilitates 297 units across 85 buildings. She reviewed the bond approval process and timeline.

Ms. Kerner noted Weylin Watson, Attorney for Gilmore and Bell, is available for questions.

Mayor Pro Tem Ferguson asked how the units in the proposed were selected.

Ms. Kerner noted the Housing Authority of Springfield (HAS) made the selection. She expressed her belief the HAS intends to rehabilitate all of their properties. Ms. Kerner noted Katrena Wolfam is a listed speaker and will be able to explain the selection process.

Mayor Pro Tem Ferguson expressed her opinion some units or buildings are in worse shape than others and may need to be moved forward quicker than others.

Councilman Simpson clarified the City does not assume any liability for the bond.

Ms. Kerner answered affirmatively.

Councilman Simpson asked if the 297 units are to be rehabilitated, not adding new units.

Ms. Kerner answered affirmatively.

Councilman Simpson noted he had heard concerns from tenants moving to Section 8 may affect maintenance in their current unit, their rent, and the ability to remain in their current unit. He asked if HAS has addressed the tenants' concerns.

Ms. Kerner noted she believes the concerns have been addressed, but she would prefer HAS address Councilman Simpson's question.

Councilman Lear asked for clarification of the relationship between the City and HAS.

Ms. Kerner noted she believes the City appoints board members.

Mayor McClure noted Katrena Wolfram from HAS will be speaking tonight and will be able to address these questions. He asked Mr. Watson if he had anything to add.

Weylin Watson, Attorney for Gilmore and Bell, noted he is available to answer questions for City Council.

An opportunity was given for citizens to express their views.

Katrena Wolfram noted she is the Executive Director Housing Authority in Springfield. Ms. Wolfram noted she supports the proposed. She expressed her opinion Ms. Kerner did a great job explaining the proposed. Ms. Wolfram noted the proposed has been many years in the making. She explained the selection of units was determined when the proposed was being created without state tax credits, but now state tax credits are available HAS is planning on three RAD phases. Ms. Wolfram expressed her opinion HAS has been transparent with residents holding public meetings and providing information in the newsletters and noted public meetings have been held since 2017. Ms. Wolfram noted the proposed has been approved by the Missouri Housing Development Commission and the HUD office. She noted except for the developer, all people working on the proposed are local.

Mayor McClure asked Ms. Wolfram to explain the relationship between the City and HAS.

Ms. Wolfram answered HAS is a municipal corporation within the City and has a cooperation agreement with the City. She noted the City appoints HAS board members.

Mayor Pro Tem Ferguson asked for clarification on how HAS works as the co-developer on the projects and if HAS has input on the design element.

Ms. Wolfram answered affirmatively. She noted HAS has input on everything.

Mayor Pro Tem Ferguson asked if John B. Hughes would be considered.

Ms. Wolfram noted John B. Hughes is not one of HAS's properties.

Mayor Pro Tem Ferguson asked if design and funding for playground equipment and areas for children to play was being considered.

Ms. Wolfram answered affirmatively. She noted she is also concerned with ADA compliance. Ms. Wolfram noted ADA, playground areas, and community areas will all be addressed. She expressed her opinion the units will look new inside and out and she cannot understand why someone would be in opposition to the proposed.

Mayor Pro Tem Ferguson expressed her opinion people often fear change and are concerned promises made may not come to fruition.

Councilman Schilling asked about the rent range.

Ms. Wolfram answered rents are income based. She gave the example during COVID-19 if a person lost their job, the rent was reduced. Ms. Wolfram noted the rents will not change; the change is how HAS receives

funds from HUD.

Councilman Schilling asked how much tenants are currently paying in rent.

Ms. Wolfram noted the rents vary. She noted some rents are as low as \$50. Ms. Wolfram noted tenants also receive a utility allowance and this is considered when determining rent.

Councilman Schilling clarified he wanted to know what is considered affordable housing and asked what current rent rates are.

Ms. Wolfram noted rents are income based and specific to the household.

Councilman Schilling asked what the income qualifications are.

Ms. Wolfram noted there are set income limits and the income limits are published on the HAS website.

Councilman Ollis asked where the residents will live while the unit is being renovated.

Ms. Wolfram noted residents will be temporarily housed in another vacant HAS unit. She noted HAS is increasing vacancies in order to have placement for residents. Ms. Wolfram explained residents will be moved to a different HAS unit while their unit is renovated and then the resident is moved back to their original unit.

Councilman Ollis asked if the unit the resident will be temporarily moved to will be a unit in need of renovation or a unit that has already been renovated.

Ms. Wolfram noted the resident would be moved to a unit on the list to be renovated.

Mayor Pro Tem Ferguson asked if there is financial assistance to help residents move.

Ms. Wolfram answered HAS will pay for the move.

Holly Knight noted she is with BGC Developers. Ms. Knight provided a power point presentation on BGC noting experience, funding sources, partners, and RAD Conversions. She reviewed the leverage of funds, the RAD transitions, how RAD affects residents, RAD opportunities, the benefits to Springfield if the proposed is passed, and housing projects involved.

Councilman Hosmer asked the total cost of the rehabilitation for the 297 units.

Ms. Knight answered the construction costs are \$23 million. She expressed her opinion this is a significant investment in 297 units. Ms. Knight noted various projects at different locations citing sewer work, security issues, interior renovations, bringing washers and dryers into the units, complete rehabilitation of bathrooms, replacing windows and roofs, addressing LED lighting, and adding curb appeal.

Councilman Hosmer clarified the rehabilitation cost is approximately \$77,000 per unit.

Ms. Knight answered affirmatively. She noted there are extensive building system issues and cited hot water heaters, sewer issues, ADA compliance and adding ADA units at each site.

Councilman Hosmer clarified there will be 481 construction jobs.

Ms. Knight answered affirmatively. She noted they use the National Home Builders Association to predict the number of jobs.

Councilman Hosmer asked if the jobs are prevailing wage jobs.

Ms. Knight answered affirmatively.

Councilman Hosmer asked if at the end of the renovation if there will be a change in ownership of the buildings or facilities.

Ms. Knight answered affirmatively. She noted to finance the proposed there is a need for private dollars. Ms. Knight noted they are leveraging the 4% tax credit program which requires a private investor and for the dollars the private investor contributes the investor receives an offset from the IRS. She noted they create a limited partnership with covenants on the property, the HAS has a right of first refusal at the end of 15 years, and the intention is the property reverts back to HAS ownership at the end of 15 years and the investor has taken the tax benefits.

Councilman Hosmer asked if at the end of the 15 years if the property automatically reverts to the HAS or if there is a payment the HAS must make to the partners.

Ms. Knight noted there is a conversion process, not necessarily a payment, but there will be a new appraisal.

Councilman McGull asked local contractors are being used for the project and if the project will use competitive bidding.

Ms. Knight noted BCG was obtained through a competitive bidding process;

therefore, HUD allows BCG to bring all remaining partners to the project. She noted BCG is committed to finding the best price, product, and partners. Ms. Knight noted on a project last year, BCG offered an invited bid, asking for qualifications. She noted Synder Construction won the bid.

Mayor McClure asked if there were additional questions for Ms. Knight.

Ms. Knight noted there had been a question about maintenance issues and asked if she may address the question.

Mayor McClure answered affirmatively.

Ms. Knight noted there are some issues the HAS cannot address. She noted some of these issues are building issues and have been addressed as maintenance issues. Ms. Knight noted as building systems are rehabilitated, many of the previous maintenance issues will now become preventative maintenance issues.

Councilman Ollis asked how deferred maintenance will be funded in the future.

Ms. Knight noted deferred maintenance is a policy issue and HUD requires a savings account for deferred maintenance. She noted HUD monitors a 20-year physical need replacement account. Ms. Knight noted \$300 per year per unit will be placed in the account, as well as some upfront funding.

Michael Brown noted he speaks on behalf of Springfield Tenants Unite and the Unitarian Universal Church. Mr. Brown noted the person he is speaking on behalf of asks to remain anonymous due to fear of retaliation. Mr. Brown read a letter from the person he is representing. The letter noted the person is a tenant at the Bolivar Road complex, went to college, lost their health and became disabled, found themselves in public housing, would never agree to move, and HAS is not giving them a choice in the move or where they will be moved to. The author of the letter expressed the opinion many tenants are members of a vulnerable population, could not attend residential meetings due to COVID-19, and could not answer surveys sent by HAS because not enough information was given.

Victoria Altic she noted she is an organizer for Springfield Tenants Unite and the Coalition to Protect Missouri Tenants. Ms. Altic noted she stands in solidarity with HAS tenants and expressed her opinion HAS tenants are not being heard and tenant rights and questions are being dismissed. She noted she is speaking on behalf of a tenant who is unable to attend and read a letter. The author of the letter noted her name is Arianna. Arianna noted she and her three children live in a unit proposed to be rehabilitated. Arianna expressed she has many questions about the process and expressed her opinion there are HUD requirements that may not have been met. Ms. Altic

noted the Springfield Tenants United and the Coalition to Protect Missouri Tenants have spoken with tenants across the country who have participated in the RAD program and noted not all have been successful. She stated Springfield Tenants United and the Coalition to Protect Missouri Tenants is asking for documents to be made public and for reasonable time to be allotted to allow tenants to review information. Councilman McGull noted he had heard in the presentation all tenants will be moved temporarily to a different unit and then moved back to their unit. He asked if this was Ms. Altic's understanding.

Ms. Altic expressed her opinion those are RAD guidelines, but without proper enforcement, this is not what always happens during RAD conversions. She stated tenants would like to know if any units will be lost in the conversion and how many tenants will be moved to Section 8. Ms. Altic expressed concern with Section 8 housing as landlords do not have to accept Section 8 housing vouchers.

Councilman McGull asked Ms. Altic to return to City Council if any of her concerns come to fruition in order to inform City Council.

Councilman Simpson asked what mitigation steps are in place to keep from displacing tenants during a pandemic.

Jason Gage, City Manager, noted he will need to clarify concerns to determine what will happen versus what could happen. He reviewed his understanding of the program, tenants will be moved to a temporary unit, their unit will be renovated, and then tenant will be returned to their previous unit under Section 8.

Ms. Altic noted Springfield Tenants Unite and the Coalition to Protect Missouri Tenants has asked for the development plans that were submitted to HUD, but they have not received any information.

Cynthia Gardner wished to address City Council. Ms. Gardner did not appear.

Jahni Delmonico wished to address City Council. Ms. Delmonico did not appear.

Ashley Quinn noted he is with Springfield Tenants Unite and is a Justice Coordinator at National Avenue Christian Church. Mr. Quinn reviewed the income guidelines from the Section 8 website and noted the Section 8 income guidelines are different than the Public Housing income guidelines. He asked if there is a provision to guarantee people will not lose their housing when income guidelines are changed to Section 8 housing. Mr. Quinn noted he has two statements to read from tenants who were not able to attend. He noted the first letter is from Tica. Tica wrote she is a single

mother of one child. Tica wrote when she moved into her unit on Delaware the unit has mold and is infested with mice. Tica notes she has notified HAS repeatedly. Tica notes her unit is not scheduled for renovation until next year, she is spending limited funds to try to make her home habitable (as HAS will not do it), and what is the plan to address current conditions. Tica expressed her belief she should have access to safe, access, and truly affordable housing now. Mr. Quinn noted the second letter is from a tenant who wishes to remain anonymous. The author of the second letter noted prior to the pandemic s/he was receiving home aid, but since the pandemic aides have not been available. The author says without the assistance of aides, s/he is unable to maintain housing conditions and has failed inspections. The author expressed concern many tenants are in public housing due to outside circumstances, such as failing health. The author expressed her/his opinion since the pandemic started and the RAD conversion is moving forward, inspections have intensified and changed from yearly to quarterly. The author expressed her/his opinion tenants are being harassed, forced to change to Section 8, and purposely being harassed through inspections in order to evict tenants and make room for temporary units.

Alice Barber noted she is a renter, a member of Springfield Tenants Unite, and opposed to the proposed. Ms. Barber requests City Council postpone voting on the proposed until six conditions are met. She noted Springfield Tenants Unite will submit the full list of demands to City Council and will publish the demands online. Ms. Barber expressed her opinion everyone deserves safe, accessible, truly affordable housing and it is City Council's responsibility to make sure HAS provides this.

Lindsay Rieth wished to address City Council. Ms. Rieth did not appear.

Cris Casto noted he is an organizer with Springfield Tenants Unite and the Coalition to Protect Missouri Tenants. Mr. Casto asked if there are vacant units, why are the vacant units not renovated first. He noted he participated in the call on September 22, 2020 and noted it was not accessible and it was not public. Mr. Casto read a letter from a tenant named Lindsay who could not attend the meeting. Lindsay wrote she is a single mother of one child and lives in a duplex on Delaware. Lindsay noted she is disabled. Lindsay expressed concerns over the amount of housing, layout of housing, ADA compliance, services available, and when tenants transition to Section 8 housing are the tenants guaranteed the same unit or a unit with the same number of bedrooms. Lindsay cited for Section 8 housing, a child younger than puberty shares a room with the parent(s) and in public housing the child has their own room. Lindsay noted her unit has mold and bugs and HAS has not addressed these issues. Lindsay expressed concern for ADA features in renovated units citing showers and cabinets. Lindsay asked City Council to postpone the vote on the proposed. Mr. Casto noted he had another letter from a tenant named Bobby.

Mayor McClure noted Mr. Casto was out of time.

Sarah Kerner reviewed the IDA timeline.

Councilman Schilling expressed his opinion there are many complaints from tenants regarding conditions and future fears. He expressed his opinion the RAD Conversion needs oversight and a liaison to represent the tenants. Councilman Schilling expressed his opinion City Council needs to move forward with the proposed in order to move the bonds along in the process.

Councilman Lear expressed his opinion he does not know enough about the programs being discussed in the proposed. He expressed his belief to postpone the vote to allow himself to become educated on the proposed programs and there can be outreach conducted with the tenants.

Councilman McGull thanked the many tenant advocates who spoke tonight. He expressed his opinion what City Council has heard tonight related to the proposed is two-fold. He noted the first is the financial component, noting the greatly needed repairs and renovations, and the second is the human component and the anxiety and fears expressed by the tenants. Councilman McGull expressed his opinion the issue before City Council is the financing portion and the badly needed renovations and HUD will need to address the human component. He expressed his opinion the human component has been brought to the visibility of City Council and City Council will continue to monitor the situation. Councilman McGull expressed his belief City Council should move forward on the proposed.

Anita Cotter, City Clerk, noted written comments were received and will be reflected in the minutes.

Written comments submitted via email from Debbie Tinen. Ms. Tinen noted she is a tenant and is the Chairman of the Board of Director for the Resident Councils at the family sites and the Chairman of the Resident Council for the South Tower. She expressed her opinion when residents bring issues up at the meetings Katrena Wolfram resolves the issues quickly. Ms. Tinen expressed her belief Ms. Wolfram has gone above and beyond to move the RAD program forward and has been transparent with the process.

Written comments submitted via email from James Savas. Mr. Savas expressed concern for moving expenses noting tenants were first informed HAS would take care of temporarily relocating tenants. He noted tenants recently received a letter indicating they may move back to their former residence after it has been remodeled and what options of assistance may be available "if we qualify" and that tenants will be provided "reasonable assistance necessary to file any required claim to receive a relocation payment". Mr. Savas noted many tenants are disabled and unable to pack

and move themselves. He expressed concern about winding up on the streets. Mr. Savas requested confirmation for tenants will not have any worries at relocation time, their property will be moved carefully and safely, and there will be no expense to the tenant.

Mayor McClure noted he agrees with Councilman Schilling that extensive renovations are required. He expressed his opinion there also needs to be outreach as recommended by Councilman Lear. He further expressed it may be wise to table the proposed until the November 2, 2020 City Council meeting to allow staff to reach out to tenants.

Councilman Lear moved to table Council Bill 2020-236 to the November 2, 2020 City Council meeting. Councilman Simpson seconded the motion and it was approved by the following roll call vote: Ayes: Lear, Simpson, Ferguson, Fisk, Hosmer, Ollis and McClure. Nays: McGull and Schilling. Abstain: None.

Jason Gage, City Manager, asked for clarification from City Council on specific program information and questions related to the proposed, versus daily operation issues, to be gathered.

Councilman Simpson asked for more details on relocation of tenants and the ability for tenants to return to their original unit and accessibility design of units.

Mayor Pro Tem Ferguson asked for greater design information in order to review ADA accessibility, playground information, and community area information. She also asked for information on maintenance, specifically citing cockroach infestations.

Councilman Hosmer asked for information on the cost components and the ownership of the private investor transferring to HUD after 15 years.

Councilman Lear would like to know more about the switch from public housing to Section 8 housing, specifically citing the changes and the protections to tenants and income guidelines.

EMERGENCY BILLS

PUBLIC IMPROVEMENTS

The following bills appeared on the agenda under Grants .

CARES Act Funding for Job Training for Adult and Dislocated

Sponsor: McGull. Council Bill 2020-237.

A special ordinance authorizing the City Manager, or his designee, to accept Coronavirus Aid, Relief, Economic Security Act ("CARES") funding made

Workers

available by the Missouri Department of Higher Education and Workforce Development in the amount of \$200,000 to fund job training for adult and dislocated workers; and declaring that this bill qualifies for approval in one reading.

Sally Payne, Interim Director of Workforce Development, provided a brief overview of the proposed. Ms. Payne noted this is an additional \$250,000 from the Missouri Department of Higher Education and Workforce Development, as Workforce Development has already spent the \$450,000 they were awarded last month. She noted the grant expires next week and people will need to be enrolled by next Friday. Ms. Payne noted funds stay with Missouri Department of Higher Education and Workforce Development and they are invoiced directly for the students Workforce Development enrolls.

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

There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-237. Special ordinance 27405 was approved by the following roll call vote: Ayes: McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear and McClure. Nays: None. Absent: None. Abstain: None.

Workforce Innovation and Opportunity Act Grant for Supplemental Funding for the Equal Opportunity Officer

Sponsor: Simpson. Council Bill 2020-238.

A special ordinance authorizing the City Manager, or his designee, to accept Workforce Innovation and Opportunity Act grant funding in the amount of \$25,000 from the Missouri Department of Higher Education and Workforce Development to be used for continued supplemental funding for the position of the City of Springfield's Local Equal Opportunity Officer and to enter into necessary agreements to carry out the grant; amending the budget for the Department of Workforce Development for Fiscal Year 2020-2021 in the amount of \$25,000; and declaring that this bill qualifies for approval in one reading.

Sally Payne, Interim Director of Workforce Development, provided a brief overview of the proposed. Ms. Payne noted the \$25,000 grant from Missouri Department of Higher Education and Workforce Development supports the compliance and Equal Opportunity Officer., the monthly Equal Opportunity trainings for Workforce Development staff and their partners, and small assistive technology purchases.

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

There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-238. Special ordinance 27406 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.

AMENDED BILLS

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

First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area

Sponsor: Schilling and McGull. Council Bill 2020-239.

A special ordinance approving the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area, generally located on 0.51 acres on the north side of the intersection of East Cherry Street and South Fremont Avenue; and authorizing the City Manager, or his designee, to execute an amended and restated redevelopment agreement with the developer, Say You Can, LLC, relating to the implementation of the Amended Redevelopment Plan. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and City staff recommend approval.)

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. Ms. Kerner noted the Redevelopment Plan was adopted by City Council in 2019 and the proposed is a request to amend that plan. She noted there are not changes to the location, acreage, construction of new multi-family housing development, or the comprehensive plan. Ms. Kerner noted the change relates to the level of abatement, as the scorecard portion of the Workable Program has been repealed. She noted the proposed would change the abatement from 65% to 100%. Ms. Kerner reviewed the value of abatement with a chart comparing 65% and 100%, noting a \$2,740 annual tax savings to the developer. She noted LCRA and staff recommend approval.

Anita Cotter, City Clerk, noted Matthew Wine, Attorney at Law for Spencer Fane, LLP is available if City Council has questions.

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

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

**Removing
References to a
Tax Abatement
Scorecard and a
Reduced Level of
Tax Abatement in
the Workable
Program**

Sponsor: Schilling. Council Bill 2020-240.

A general ordinance amending the Springfield City Code, Chapter 40, 'Community Development,' Article II, 'Workable Program,' Section 40-11, 'Definitions,' and Section 40-14, 'Redevelopment Agreement,' by removing references to a tax abatement scorecard and a reduced level of tax abatement which are no longer part of the Workable Program by operation of the sunset clause previously contained in Section 40-15. (Staff recommends approval.)

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. Ms. Kerner noted in 2018 the Workable Program was adopted, but noted it had a two-year sunset provision related to reduced abatement level and the distribution of PILOTS. She provided background on the Workable Program and the sunset clause. Ms. Kerner noted there are references to the tax abatement scorecard and imposing PILOTS that are no longer applicable and is requesting code clean-up.

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

**Amending the
Springfield City
Code, Chapter
106**

Sponsor: Ollis. Council Bill 2020-241.

A general ordinance amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I, 'In General,' Section 106-1, 'Definitions,' and Article VII, 'Pedestrians,' Section 106-450, 'Right-of-way in crosswalks,' to clarify the right-of-way between pedestrians, cyclists, and drivers at crosswalks; amending Article V, 'Operation,' Section 106-183, 'Right-of-way at intersections; left turns into alley, private road or driveway, speed limit near construction or maintenance operations,' to clarify the right-of-way between pedestrians, cyclists, and drivers when a vehicle is entering or leaving the street and crossing sidewalks or paths; and adding Section 106-211, 'Yielding to disabled persons with white cane or dog,' to require drivers to yield to persons with disabilities carrying a white cane or using a guide, hearing, or service dog.

Mandy Buettgen, Engineer I, provided a brief overview of the proposed. Ms. Buettgen noted walkability and safety are City priorities. She noted the proposed increases pedestrian safety at intersections and raises awareness. Ms. Buettgen noted the current code reflects State law which indicates a driver does not have to stop at a crosswalk unless a pedestrian is in the crosswalk. She expressed her opinion the current standard is not safe for pedestrians stepping out into the crosswalk. Ms. Buettgen noted the proposed requests drivers stop if a pedestrian is approaching or waiting within three feet of a crosswalk, a bicyclist has the rights of a pedestrian

over a motorist while dismounted and walking the bicycle, right-of-way when left turns into an alley/private road/driveway, and yield to disabled persons with a white cane or dog. She expressed her opinion the proposed amendments to the code would demonstrate the City's commitment to safety for people of all abilities.

Councilman Schilling asked if there is data on pedestrian motor vehicle accidents.

Ms. Buettgen noted on average 70 pedestrians per year are struck on Springfield streets, with approximately half of those struck while in a crosswalk.

Councilman Simpson asked if previously proposed innovative practices will be used and scaled up with demonstrated success.

Ms. Buettgen answered affirmatively. She expressed her opinion education is important when engineering measures are installed.

Councilman McGull expressed his opinion the change in the code was needed. He asked if bicycles are allowed on sidewalks.

Ms. Buettgen answered affirmatively, noting bicycles are not allowed on the sidewalks in the downtown district. Ms. Buettgen noted there is code related to bicyclists allowed on the sidewalks.

Councilman Hosmer asked for clarification on the white cane law.

Ms. Buettgen noted the proposed would stand on its own merit and reflects State code. She explained the White-Cane-Law expects drivers to yield to pedestrians with a white cane or service dog no matter where the pedestrian is in order to allow safe passage of the person with the white cane or service dog.

Councilman Hosmer asked if the proposed should be tied to a crosswalk or sidewalk.

Ms. Buettgen noted if the proposed were tied to crosswalks or sidewalks, it would be more restrictive than the State law.

Rhonda Lewsader, City Attorney, noted the proposed tracks with the state statute and the language is the same.

An opportunity was given for citizens to express their views.

Addison Jones noted he is a design associate at Drake Wells Architecture and is the founder of Better Block SGF. Mr. Jones spoke in favor of the

proposed. He explained the purpose of Better Block is to increase walkability by reimagining public spaces that are viewed as inactive or unwelcoming and transform them into a place with an identity. Better Block also supports the proposed. Mr. Jones expressed his opinion Springfield has increased focus on walkability and pedestrian safety and the code should be changed to reflect this.

Councilman Simpson expressed his gratitude to Mr. Jones and Better Block for their work on walkability and improved use of public spaces.

Mary Kromrey noted she is the Executive Director of Ozark Greenways. Ms. Kromrey expressed her support for the proposed. She explained the mission of Ozark Greenways is to build a trail system that connects and enhances our community. Ms. Kromrey noted several of the trails cross roads and expressed her opinion the crossings need to be safer for people to cross.

Councilman McGull expressed compliments to Ms. Kromrey for advocating for the proposal and expressed his opinion the proposed is part of SGF Forward and promoting walkability.

Written comments submitted via email in support from Becky Volz. Ms. Volz noted she supports the proposed. She noted she has worked with the Traffic Operations on the School Crossing Protection Committee for over eight years. Ms. Volz noted there is a large volume of walkers in her neighborhood and believes enforcement at crosswalks and intersections is necessary to insure children, elderly, and disabled are able to cross the street safely. She expressed her pleasure at the studies in other communities who have implemented the Edu-Forcement program and believes such a program in Springfield will increase the number of motorists stopping for walkers and bikers in crosswalks.

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

**Edward Byrne
Memorial Justice
Assistance Grant**

Sponsor: Hosmer. Council Bill 2020-242.

A special ordinance authorizing the City Manager, or his designee, to accept the Edward Byrne Memorial Justice Assistance Grant in the amount of \$146,272.00 from the United States Department of Justice and to enter into an interlocal agreement with Greene County outlining the division of the grant funds; and amending the budget for the Springfield Police Department for Fiscal Year 2020-2021 in the amount of \$146,272.00.

Paul Williams, Police Chief, provided a brief overview of the proposed. Chief Williams noted proposed is an annual grant from the Department of Justice (DOJ). He noted although the grant is awarded to the City, funds are shared with Green County, as Greene County pays for prosecuting and incarcerating violent offenders. Chief Williams noted the split is 60% for the

City and 40% for the County and he noted the agreement will continue. He noted if the grant is accepted, it will be used to upgrade recording equipment in all the interview rooms and purchase ballistic shields.

Councilman Ollis asked about the status of obtaining beds in the jails for the City.

Chief Williams answered 48 beds in the jail will be available on November 7, 2020.

Councilman Hosmer asked if there was a cost to the City.

Chief Williams noted there is no additional cost to the City.

David Holtmann, Director of Finance, noted the cost was \$200,000 for 10 years and the City is still making those payments to Greene County.

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

Sponsor: Ollis. Council Bill 2020-243.

A special ordinance authorizing the City Manager, or his designee, to accept two Coronavirus Aid, Relief, and Economic Security ("CARES") Act grants through the U.S. Department of the Treasury and Greene County, Missouri, including \$4,000,000.00 for use by the Springfield-Greene County Health Department and \$2,170,227.41 for use by other City of Springfield departments; and amending the Fiscal Year 2020-2021 budget in the amount of \$6,170,227.41 for the purpose of appropriating the grant funds.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the funds come from the \$34 million in CARES funding received by Greene County. He noted the proposed will allow the City to accept two grants one for the Health Department, and one for use by other City departments. Mr. Holtmann noted the City has incurred \$2.1 million in COVID-19 expenses through the end of the 19-20 fiscal year. He noted accepting the grants will help offset those expenses and assist with expenses incurred through December 2020.

Mayor McClure asked if the expenses had to be incurred or spent by December 30, 2020.

Mr. Holtmann noted the funds had to be spent by December 30, 2020.

Mayor Pro Tem Ferguson asked what \$184,000 allotted to "other" in Risk Management was being used for.

**CARES Act
Grants for use by
Springfield -
Greene County
Health
Department and
Other City of
Springfield
Departments**

Mr. Holtmann noted the City has incurred tremendous expense for cleaning supplies, hand sanitizer, masks, and proper PPE for first responders.

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

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Jean Lawson did not appear to address City Council.

David Hilzendeger noted he lives in Springfield and is a one truck owner/operator. Mr. Hilzendeger explained he has received a zoning violation for parking his commercial vehicle in his driveway. He expressed his opinion he is not obstructing sidewalks or causing visibility issues. Mr. Hilzendeger noted he has collected signatures from his neighbors supporting his testimony. He is requesting a waiver, exemption, or permit to continue to park his commercial vehicle in his driveway on his private property. Mr. Hilzendeger noted when parking in secure locations for commercial vehicles, his truck has been vandalized.

Mayor McClure asked Jason Gage, City Manager, to follow up with Mr. Hilzendeger.

Heather Dietz noted she is speaking in opposition to the mask mandate. Ms. Dietz expressed her opinion masks encourage a false sense of security and can cause other adverse health conditions. She expressed her opinion masks do not filter the virus and when people touch the mask, then touch other things, they are contaminating the environment. Ms. Dietz expressed her belief a respiratory virus cannot be stopped by wearing a mask. She reviewed information from Steven Holtz, M.D. and noted she agrees with Dr. Holtz. Ms. Dietz made recommendations for the Public Health Department to improve people's immune systems. She encouraged City Council to end the mask mandate and let citizens choose for themselves.

Lisa Meeks expressed her displeasure with City Council regarding the mask mandate. Ms. Meeks expressed her opinion masks do not work as they are not able to block virus particles. She reviewed multiple reasons related to health care to demonstrate why she believes the experts are wrong. Ms. Meeks noted there is a report signed by 39,000 doctors that do not support a lock down due to COVID-19. She reviewed numerous medical and scientific studies which she believes prove the mask mandate is ineffective.

Tyler Fleetwood did not appear to address City Council.

John Coghlan reviewed the fatalities in Greene County due to COVID-19

and how many people died after the mask mandate was passed. Mr. Coghlan referred to the Great Barrington Declaration. He reviewed numerous medical and scientific studies which he believes proves masks do not work. Mr. Coghlan expressed his concern to protect seniors and reviewed 12 measures he believes could be used.

Seth Brooks did not appear to address City Council.

The following items appeared on the agenda under New Business .

NAACP Report

Report on the City's efforts to address recent demands provided by the NAACP.

Jason Gage, City Manager, presented a report addressing three demands submitted by the NAACP on July 14, 2020. He noted the demands included: ban VNR (Vascular Neck Restraints)/choke holds or any form of neck restraint, reduce the traffic stop disparity index as reported annually, and reform the Police Civilian Review Board. Mr. Gage noted he has met with Toni Robinson, Chapter President, Adrienne Denson Ewell, Chapter Vice President, and Cheryl Clay, former Chapter President to discuss in detail the concerns; there have been ongoing e-mail communication regarding each of the issues; and, there have been similar meetings and e-mail communication with Chief Williams.

Mr. Gage reviewed staff recommendations for each demand. He noted the Springfield Police Department (SPD) does not currently allow choke holds (affect the airway and breathing) and staff can make this Police Department operating guideline change, so no future Council action will be needed for this item.

Mr. Gage expressed his opinion the current disparity ratio is unacceptable and there is an immediate need to analyze the cause and reduce the disparity as possible. Mr. Gage noted reducing the disparity is an administrative task, therefore no formal City Council action will be needed for this item.

Mr. Gage reviewed recommendations for changes to the Police Civilian Review Board (PCRB) to include: the City Manager will no longer make recommendations to City Council for two seats, all applications will be forwarded directly to the City Council for consideration, applicants will no longer be required to complete the Citizens Police Academy prior to being

selected for the PRCB, prior felony conviction will still disqualify an applicant from membership, applicants cannot be a party to current litigation against the City or a defendant in a criminal prosecution during the time of selection, Staff recommends extending the membership term from 2 to 3 years to provide better continuity, and Staff recommends expanding the number of board seats from five members to seven. Mr. Gage noted recommendations for PRCB will require an ordinance amendment by the City Council and Staff intends to bring this formal action to City Council at the November 2, 2020 City Council meeting.

Mayor McClure expressed his gratitude to Mr. Gage, Chief Williams, and colleagues at the NAACP. He thanked Mr. Gage for the thoughtful recommendations regarding the concerns that have been raised. Mayor McClure expressed his opinion he is comfortable with the recommendations and expressed his support for the ordinance change related to the PRCB. He reviewed how board appointments are made and suggested PRCB appointments come through the Committee of the Whole.

Councilman Lear expressed his opinion to be effective in government or policing, trust is required. He expressed gratitude for the work done to re-establish trust.

Councilman McGull asked if all traffic stops are documented. Chief Williams answered affirmatively noting it is state law that all traffic stops are documented. He noted after discussion with the NAACP, SPD will be adding more detail to traffic stop documentation.

**LAGERS
Employee
Representative**

Andrew Lear will be the employer representative at the upcoming 2020 Missouri Local Government Employees Retirement System (LAGERS) Annual meeting.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

Councilman McGull noted he would like to be added as a sponsor to Council Bill 2020-239, as it is in his zone.

UNFINISHED BUSINESS

MISCELLANEOUS

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

**Extension of
Section 2 of**

Sponsor: Fisk. Council Bill 2020-244.

**General
Ordinance 6595**

A general ordinance amending Section 2 of General Ordinance 6595 to allow the suspension of enforcement of the parking ratios for restaurants set forth in Section 36-455(2)(b)18 of the Zoning Ordinance to continue while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

**Extension of
General
Ordinance
Amending the
Springfield City
Code, Chapter
98**

Sponsor: Lear. Council Bill 2020-245.

A general ordinance amending the Springfield City Code, Chapter 98, 'Streets, Sidewalks, and Public Places,' Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain encroachments authorized by the director of public works—Procedures related thereto,' to waive application and permit fees for encroachment permits for temporary sidewalk cafés while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

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

**Springfield Plaza
CID
Reappointments**

Sponsor: Schilling. Council Bill 2020-246.

A resolution approving the reappointments of Sarah Kerner and Tom Rankin to the Springfield Plaza Community Improvement District Board of Directors. (Staff and the Springfield Plaza Community Improvement District Board of Directors recommend approval.)

City Council Bill 2020-246. Resolution 10530 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.

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

**Preliminary Plat
of Publisher's
Corner Located
at 1630 North
Eldon Avenue**

Sponsor: Ferguson. Council Bill 2020-232.

A special ordinance 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 Publisher's Corner, generally located at 1630 North Eldon 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.) (By: Heritage Bookshop, Inc.; 1710 North Eldon Avenue; Preliminary Platt of Publisher's Corner.)

City Council Bill 2020-232. Special ordinance 27404 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.

END OF CONSENT AGENDA.

**Motion to
Adjourn**

Councilman Simpson moved to Adjourn. Councilman Lear seconded the motion, and it was approved by the following vote. Ayes: Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling and McClure. Nays: None. Absent: None. Abstain: None. The meeting adjourned at 9:40 p.m.

Prepared by
Monica Paxton

Anita J. Cotter, CMC/MRCC
City Clerk

DRAFT

October 21, 2020
Springfield, Missouri

The City Council met in special session October 21, 2020 at Historic City Hall. The meeting was called to order by Mayor Ken McClure.

Roll Call

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

Closed Session

Councilman Lear 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.

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

Prepared by
Johnathan
Saunders

Anita J. Cotter, CMC/MRCC
City Clerk

October 27, 2020
Springfield, Missouri

The City Council met in special session October 27, 2020 at Historic City Hall. The meeting was called to order by Mayor Ken McClure.

Roll Call

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

Closed Session

Councilman Lear 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.

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

Prepared by
Johnathan
Saunders

Anita J. Cotter, CMC/MRCC
City Clerk

One-rdg. _____
P. Hrngs. X
Pgs. 57
Filed: 10-13-20

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020 -239

SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the First Amended Redevelopment Plan for the East Cherry Pocket
2 Neighborhood Redevelopment Area, generally located on 0.51 acres on
3 the north side of the intersection of East Cherry Street and South
4 Fremont Avenue; and authorizing the City Manager, or his designee, to
5 execute an amended and restated redevelopment agreement with the
6 developer, Say You Can, LLC, relating to the implementation of the
7 Amended Redevelopment Plan. (The Land Clearance for Redevelopment
8 Authority, the Planning and Zoning Commission, and City staff
9 recommend approval.)
10 _____
11

12 WHEREAS, the Land Clearance for Redevelopment Authority ("LCRA") law,
13 currently found at Sections 99.300 through 99.715 RSMo., provides the City of
14 Springfield with the authority to offer tax abatement incentives to persons and entities
15 who redevelop or rehabilitate blighted property in conformance with an approved
16 Redevelopment Plan; and
17

18 WHEREAS, the LCRA law authorizes cities to adopt a Workable Program to
19 assist cities with, among other things, the appropriate utilization of private and public
20 resources to eliminate and prevent the development or spread of blighted areas; and
21

22 WHEREAS, City Council adopted a Workable Program on March 26, 2018, by
23 General Ordinance 6437; and
24

25 WHEREAS, General Ordinance 6437 added, among other provisions, Section
26 40-15, 'Amount of Abatement,' to the City Code, which allowed for a reduced level of tax
27 abatement and the creation of a tax abatement "scorecard" used to determine the level
28 of real property tax abatement through the Workable Program; and
29

30 WHEREAS, the Redevelopment Plan for the East Cherry Pocket Neighborhood
31 Redevelopment Area was originally approved on January 14, 2019, by Special
32 Ordinance 27138 in accordance with the Workable Program; and
33

WHEREAS, based on the “scorecard” analysis, the authorized level of real property tax abatement for the East Cherry Pocket Neighborhood Redevelopment Area was set at 65 percent of the assessed value of new improvements for ten (10) years, with the remaining 35 percent of the assessed value being collected by the City as payments in lieu of taxes; and

WHEREAS, General Ordinance 6437 incorporated a sunset provision affecting Section 40-15, ‘Amount of Abatement’; and

WHEREAS, by operation of this sunset provision, Section 40-15, ‘Amount of Abatement,’ has been repealed; and

WHEREAS, Say You Can, LLC, has filed a First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area, seeking to increase the authorized level of abatement from 65 percent to 100 percent of the assessed value of new improvements for a period of ten (10) years; and

WHEREAS, City staff supports the First Amended Redevelopment Plan; and

WHEREAS, the Land Clearance for Redevelopment Authority (“Authority”) reviewed the First Amended Redevelopment Plan on September 1, 2020, and recommended it be approved by a vote of 4 to 0; and

WHEREAS, the Planning and Zoning Commission reviewed the First Amendment Redevelopment Plan on September 10, 2020, and recommended it be approved by a vote of 7 to 0; and

WHEREAS, City Council held a public hearing on October 5, 2020, for which notice was properly given in accordance with section 353.110.3, RSMo., and Chapter 40, Article II, Springfield City Code, and all interested parties, including affected political subdivisions, were given the opportunity to be heard on such request.

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

Section 1 – It is hereby found, determined, and declared that the East Cherry Pocket Neighborhood Redevelopment Area, generally located on 0.51 acres on the north side of the intersection of East Cherry Street and South Fremont Avenue, is appropriate for the undertaking of a redevelopment project in conformance with the First Amended Redevelopment Plan, which is attached as “Exhibit 1” and is incorporated herein by this reference.

Section 2 – The First Amended Redevelopment Plan is hereby found to be feasible and reasonable for redevelopment of the area and is in conformity with the general plan for development of the City, and the First Amended Redevelopment Plan is appropriate for the acquisition, clearance, reconstruction, rehabilitation, and renewal of

the entire area, and for future land uses. The First Amended Redevelopment Plan is found to meet the requirements of Section 99.430(4), RSMo., and is hereby adopted by City Council.

Section 3 – Upon executing an Amended and Restated Redevelopment Agreement with the City, which shall be in substantial conformance with the document attached hereto and incorporated herein as “Exhibit 2,” the East Cherry Pocket Neighborhood Redevelopment Area shall receive 100 percent real property tax abatement of the assessed value of new improvements for a period of ten (10) years.

Section 4 – The City Manager, or his designee, is authorized to enter into an amended agreement with Say You Can, LLC, that substantially conforms “Exhibit 2.”

Section 5 – The City Manager, or his designee, shall take all steps necessary to inform the Greene County Assessor of the granting of such tax abatement and the passage of this Ordinance.

Section 6 – The Authority and the City Manager, or his designee, are hereby authorized to take such actions as are necessary to carry out the First Amended Redevelopment Plan with the exception that any future agreements with developers or amendments thereto shall be approved through Council action.

Section 7 – 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 T. [Signature], Assistant City Attorney

Approved for Council action: Jason A. [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020-239

FILED: 10-13-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To approve the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area, generally located on 0.51 acres on the north side of the intersection of East Cherry Street and South Fremont Avenue; and authorizing the City Manager, or his designee, to execute an amended and restated redevelopment agreement with the developer, Say You Can, LLC, relating to the implementation of the Amended Redevelopment Plan. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and City staff recommend approval.)

BACKGROUND: Say You Can, LLC, has filed the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area. It seeks to increase the authorized level of abatement within Redevelopment Area from 65% of the assessed value of the new improvements to 100% of the assessed value of new improvements for a period of 10 years.

The Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area was originally approved on January 14, 2019, by Special Ordinance 27138. It proposed redeveloping approximately 0.51 acres generally located on the north side of the intersection of East Cherry Street and South Fremont Avenue (1361 and 1365 East Cherry Street) as new pocket neighborhood development that will contain six attached, single-unit dwellings oriented around a central courtyard. The Plan was approved in accordance with the Workable Program, which was adopted on March 26, 2018, by General Ordinance 6437. Among other things, the Workable Program imposed certain provisions on all redevelopment plans that were specific to a single redevelopment project. This included requiring a “but for” test, setting the base-level of real property tax abatement at 50%, and instituting a tax abatement scorecard to enable projects to receive up to an additional 25% abatement (75% maximum) according to certain criteria. Based on the scorecard analysis provided in the Redevelopment Plan, the Redevelopment Area was awarded an additional 15% abatement over the base level, thus setting the authorized level of real property tax abatement at 65% of the assessed value of the new improvements for 10 years. In accordance with a redevelopment agreement between the City and the applicant, property taxes on the remaining 35% of the assessed value would be collected by the City as payments in lieu of taxes (“PILOTs”) and distributed among the impacted taxing districts on the same pro-rata basis as the ad valorem taxes levied by said taxing districts.

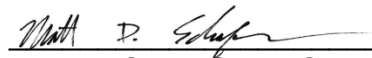
The limited tax abatement and scorecard provisions in the Workable Program included a two-year sunset clause, whereby the City Council would reevaluate their efficacy and decide whether to keep or revise said provisions or allow them sunset. City Council reevaluated those provisions in early 2020 and elected to allow them to expire. As of

March 25, 2020, the authorized level of abatement for redevelopment plans approved per the Workable Program is 100% of the assessed value of the new improvements for 10 years.

REMARKS: The Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area was the only redevelopment plan approved subject to the recently expired provisions of the Workable Program that required a reduced level of abatement. The applicant seeks to amend the Plan to increase the authorized level of abatement so that it is consistent with the current provisions of the Workable Program and all other redevelopment plans that have been approved in Springfield pursuant to Sections 99.300-99.715, the Land Clearance for Redevelopment Authority Law. The Amended Redevelopment Plan no longer contains discussions regarding the tax abatement scorecard or PILOTs. Furthermore, the tax impact analysis and project pro forma statements contained with the Amended Redevelopment Plan have been updated to reflect the increased level of abatement and the most recent assessed valuation and property tax levies. Otherwise, all other details and characteristics of the Amended Redevelopment Plan remain identical to the originally approved Redevelopment Plan.

The Land Clearance for Redevelopment Authority reviewed the Amended Redevelopment Plan on September 1, 2020 and recommended it be approved by a vote of 4 to 0. The Planning and Zoning Commission subsequently reviewed the Amended Redevelopment Plan on September 10, 2020 and recommended it be approved by a vote of 7 to 0. Staff also recommends approval.

Submitted by:



Matt D. Schaefer, AICP
Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit 1

MATTHEW WINE
DIRECT DIAL: 816-292-8303
mwine@spencerfane.com

July 31, 2020

VIA ELECTRONIC MAIL

Springfield, Missouri City Council
840 Boonville Ave., 4th Floor
Springfield, MO 65802

Re: East Cherry Pocket Neighborhood Redevelopment Plan

Honorable Council Members:

This letter summarizes the purpose for amending the East Cherry Pocket Neighborhood Redevelopment Plan requested through the first amended plan as enclosed.

The Developer had originally applied for real property tax abatement under Chapter 99 of the Missouri Revised Statutes that provides real property tax abatement for the redevelopment of blighted areas. In accordance with the City's Workable Program in existence at the time, the City did determine the Redevelopment Area was blighted and that but for the provision of real property tax abatement this Redevelopment Area would not be redeveloped, however, the Developer was limited in the amount of abatement that could be requested through a scorecard, recently adopted at the time, and was approved at an abatement level of 65%. Prior Redevelopment Plans were not previously subjected to the scorecard, nor were any subsequent Redevelopment Plans. Since that time, the City has eliminated the use of the scorecard under the Workable Program and has again allowed Developers to seek 100% abatement. As this was the only Redevelopment Plan subject to the now eliminated scorecard limitations, we seek the removal of those limitations from the East Cherry Pocket Neighborhood Redevelopment Plan. Enclosed is the "First Amended and Restated East Cherry Pocket Neighborhood Plan". It is largely the same plan as originally approved as the policy basis, requirements, obligations, design, and compliance requirements are the same. The following two changes are the substantive modifications:

- As the Redevelopment Area is subject to 100% tax abatement, any discussions regarding PILOTs has been removed.
- The Tax Impact Analysis has been updated to reflect 100% abatement versus 65% abatement.

We kindly ask for your consideration and approval of the First Amended Redevelopment Plan so that it is treated equally with similar projects under the City's Workable Program.

Very truly yours,
Matthew Wine, Esq.

MEW/mw
Enclosure

**FIRST AMENDED AND RESTATED REDEVELOPMENT PLAN
FOR THE EAST CHERRY POCKET NEIGHBORHOOD REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

August ____, 2020

First Amended and Restated Redevelopment Plan

I. Introduction:

Say You Can, LLC, a Missouri limited liability company (the "**Developer**"), has prepared the following First Amended and Restate Redevelopment Plan (the "**Redevelopment Plan**") for the redevelopment of 0.5 acres in Springfield, Missouri, which is amended from the redevelopment plan submitted to the City for consideration and approved via Special Ordinance 27138 on January 14, 2019 (the "**Original Redevelopment Plan**"), to seek an amendment permitting the Project to receive 100% real property tax abatement under Chapter 99 of the Missouri Revised Statutes, rather than the original 65% abatement approved under a since terminated scorecard limitation provision of the City's adopted Workable Program. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below), eliminating an existing blighted area and replacing it with an attractive and well-constructed pocket neighborhood development consisting of six (6) residential units (the "**Project**"). Each residential unit will include two (2) and two and a half (2.5) bathrooms and will have the appearance of single family structures through thoughtful design that considers the character of the existing neighborhood. The Project will provide housing for approximately six (6) to twelve (12) individuals. Real property tax abatement will be utilized to encourage such redevelopment. The Developer will be investing estimated equity of 25% of the projected \$1.4 million cost of this Project to redevelop the Project site. But-for the provision of tax abatement this Project and/or similar development project activity to revitalize this blighted area would not be financially feasible.

II. Background:

There are two (2) residential structures in the Redevelopment Area. One residential structure is commonly identified as 1361 E. Cherry Street (the "**1361 House**") and the other residential structure is commonly identified as 1365 E. Cherry Street (the "**1365 House**" and collectively with the 1361 Houses, the "**Houses**"). The Developer acquired both the 1361 House and the 1365 House in early 2016.

III. Description of the Project

A. Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 0.5 acres and is situated north of E. Cherry St. between Kickapoo Avenue and Pickwick Avenue in the City of Springfield, Missouri (the "**Redevelopment Area**"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B. Need for Redevelopment

1. Rountree Urban Conservation District; Growth Management and Land Use Plan

The Redevelopment Area is located in Area E of the Rountree Urban Conservation District (the "**UCD**"). The UCD was approved by Springfield City Council in 1985 to allow the

neighborhood to identify and solve problems associated with trash, noise, and safety.¹ The UCD is an overlay district with special regulations that exceed those of the underlying zoning district, recognizing and protecting the unique nature of the area (the “*District Regulations*”).² Area E (also known as the Cherry Street Corridor Area) serves as home to many MSU students and contains a mixture of multi-family and single family housing stock.³ The District Regulations governing Area E are intended to, among other things, “promote the mixed residential nature of the area to provide housing opportunities for students and to protect adjacent single-family areas from the adverse effects of higher intensity development.”⁴ Multi-family dwelling is a permitted use under the District Regulations.⁵ Commercial uses are not permitted under the District Regulations. In addition, the Rountree Neighborhood Plan Addendum stresses how “[d]ilapidated, vacant and abandoned houses and other structure affect not only their own viability but lend an air of neglect to adjacent properties” creating safety hazards and making them less valuable.⁶ As noted in the Blight Report, one of the properties in the Redevelopment Area has been vacant for some time, thus increasing the need for need for redevelopment. The City’s Growth Management and Land Use Plan (“*GMLUP*”), is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.⁷ The GMLUP was adopted in November 2001 in order to provide broad guidance for private and public physical development of the region. Although the GMLUP seems to indicate the area is appropriate for Low-Density Housing, the GMLUP indicates areas directly to both the west and east of the Redevelopment Area are appropriate for Medium or High Density Housing.⁸ Given the close location of the Redevelopment Area to these adjacent areas, in addition to the location near the Missouri State University Activity Center,⁹ it follows that the Redevelopment Area is appropriate for Medium or High Density Housing.

2. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Developer’s commercially reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Specifically, the 1361 House has been vacant for some time and the 1365 House is vacant also. Substantial capital investment will be needed to

¹ See Ordinance No. 3645 (adopted on July 22, 1985). In connection with the establishment of the UCD, the City adopted the Rountree Area Neighborhood Plan (dated July 1985) (such document, as amended by the Rountree Neighborhood Plan Addendum, dated May 14, 2001) is referred to as the “*UC Plan*”). According to Section 4-2302, the purpose of the UC Plan and the UCD, include but are not limited to the following:

B. To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change; C. To prevent economic obsolescence and to promote reinvestment by fostering stable property values through a high level of economic activity, maintenance of essential urban services and by focusing financial assistance and other economic development programs; D. To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels; E. To encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas; F. To foster harmonious, orderly and efficient growth, development and redevelopment; and G. To aid in the prevention or elimination of slums or blight.

² The UCD may impose regulations in addition to those of the underlying zoning district. See Section 4-2300 of the City of Springfield, Missouri zoning code.

³ See Art. III, §8(A) of the District Regulations.

⁴ Id.

⁵ See Art. III, §8(B)(4) of the District Regulations.

⁶ See Page 9 (Objective 3) of the Rountree Neighborhood Plan Addendum.

⁷ See Figure 18-5 of the GMLUP.

⁸ See Figure 18-7 of the GMLUP.

⁹ See Figure 18-5 of the GMLUP.

fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area. The Developer will be investing an estimated 25% equity of the projected \$1.4 million Project cost.

Further, the Redevelopment Area is not capable of providing housing accommodations to its utmost potential. The buildings in the Redevelopment Area only contain a total of four (4) small rental units. This severely limits the number of individuals who can live in the Redevelopment Area. The configuration of the Redevelopment Area does not allow it to support its highest and best use, which is medium to high density housing. This underutilization prevents the Redevelopment Area from generating taxes to its utmost potential and from fully contributing to the potential vitality of the UCD and surrounding areas.

3. Conformance of Redevelopment Plan with the UCD and GMLUP.

The Redevelopment Plan provides for the construction of a pocket neighborhood consisting of six (6) residential units, which will be located in the vicinity of MSU's campus, within three (3) blocks of the Greater Downtown District and within a block of various commercial uses located around E. Cherry Street and S. Pickwick Ave. Each of the residences will contain two (2) bedrooms and two and a half (2.5) bathrooms and possess the appearance of a single family residence. The pocket neighborhood will also have a six (6) unit detached garage with an assigned parking space for each residence. In total, the project will accommodate six (6) to twelve (12) individuals. The Project will include landscaping and architectural/design elements consistent with the UCD and surrounding properties as well as incorporate modern farm house design features such as a front porch and a picket fence garden. The new construction will remedy blight by creating a desirable living environment for residents, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the area. In particular, the redevelopment of a vacant property will cure the “air of neglect to adjacent properties” which creates safety hazards and makes nearby land less valuable.¹⁰ As reflected on the preliminary site plan in Exhibit “C” attached hereto and incorporated herein, the site will be redeveloped to utilize the Redevelopment Area to its full potential. Preliminary floor plans for the pocket neighborhood residential units are attached hereto as Exhibit “D” and incorporated herein. This will increase density by providing housing for approximately six (6) to twelve (12) individuals, which will in turn increase the area's pedestrian traffic and level of activity.

The Redevelopment Plan is consistent with the intent of the UCD, in that it will: (i) promote the efficient use of urban lands, (ii) encourage and support rehabilitation of the physical environment, and (iii) aid in the prevention or elimination of slums or blight.¹¹ In particular, the Redevelopment Plan will remove two vacant homes from the Redevelopment Area. The Redevelopment Plan is harmonious with surrounding uses and the development will consist of landscaping and architectural/design elements consistent with the UCD – including those depicted on “Exhibit D” attached hereto and incorporated herein. Specifically, the Developer will incorporate features such as front porches, corbels, shutters, window boxes, landscaping, and the planting of saplings near sidewalks. In addition, the Developer has already incorporated suggestions of the neighborhood into the design, including the reduction in height of the residential units to two stories. Although the Redevelopment Area is zoned R-HD, the Redevelopment Plan

¹⁰ See Page 9 (Objective 3) of the Rountree Neighborhood Plan Addendum.

¹¹ See Section 4-2302 of the City of Springfield, Missouri Zoning Ordinance.

acknowledges and respects the residential nature of certain portions of the surrounding area through the provision of off-street parking, limited building height, and density well below the applicable zoning limits and is consistent with the intent of the UCD. The Redevelopment Plan is also consistent with the goals and recommendations of the amended Rountree Neighborhood Plan, which is nearing completion (see Supplemental Statement).

The Growth Management and Land Use Plan (“GMLUP”), a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area, located just east of National Avenue along Cherry Street, and surrounding property is an appropriate area for medium or high density housing. The GMLUP also identifies MSU and surrounding areas as an Activity Center.¹² The GMLUP states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.¹³ The Redevelopment Area is located in close proximity to the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the GMLUP. The highest and best use for this area includes well-designed residential properties designed to support the residential density goals of the GMLUP Element and that promotes safe and sanitary conditions and well-maintained building structures. Therefore, as set forth in this Redevelopment Plan, partial real property tax abatement will be available for the development of this attractive and high quality pocket neighborhood developed in accordance with this Redevelopment Plan, the Comprehensive Plan, and the zoning that is in effect at the time of development.

Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that more fully utilizes the property, increase the taxable revenues to the City.

C. *Redevelopment Plan Objectives and Strategies*

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as higher density housing. The Project involves the construction of a pocket neighborhood consisting of six (6) residential units. Each of the units will contain two (2) bedrooms and two and a half (2.5) bathrooms and will be limited to two (2) stories in height. Each unit will possess the appearance of a single family structure through thoughtful design. In total, the project will accommodate up to approximately six (6) to twelve (12) individuals. The Project will also provide on-site parking (in the form of a six (6) unit detached garage with dedicated spaces) and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. The Project will include landscaping and architectural/design elements consistent with the UCD and surrounding properties as well as incorporate modern farm house design features such as a front porch and a picket fence garden.

¹² See page 18-34 of the GMLUP.

¹³ See page 18-28 of the GMLUP.

IV. Land Use Plan:

A. Former and Existing Land Use

The Redevelopment Area currently consists of two (2) houses. The 1365 House is currently divided into three (3) multi-family dwelling units, is vacant. The 1361 House, a single-family residential structure, is vacant. The Developer recently acquired the Houses in early 2016.

B. Proposed Land Use

The proposed land use for the Redevelopment Area is as a pocket neighborhood consisting of six (6) residential units. Each residence is intended to contain two (2) bedrooms and serve as a residence for one (1) to two (2) individuals. All the units in the pocket neighborhood will be limited to two (2) stories in height and each unit will be designed with the character of a modern farm house to include a front porch and picket fence garden, thereby possessing the appearance of a single family structure. All of the living space will be on the ground floor except for one (1) to two (2) bedrooms and one (1) bathroom on the second floor. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit "C" and incorporated herein.¹⁴

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential District (R-HD). Moreover, the Redevelopment Area is located in the Rountree Urban Conservation District. There is no new zoning proposed for the Redevelopment Area. The Project is consistent with zoning requirements.

D. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations.

V. Execution of the Project:

A. Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer owns the land within the Redevelopment Area.¹⁵

¹⁴ Note, the preliminary site plan includes the residential units and associated garage structure.

¹⁵ Note, 1365 E. Cherry is currently owned by an affiliate of the Developer, 311 S. Hampton, LLC.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project. Developer will contribute an estimated 25% of the projected \$1.4 million cost of development.

D. *Disposition of Property*

No land is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

Both the 1361 House and 1365 House are vacant.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by November/December 2018
- Site Work (Demolition): Completed by January 2019
- Construction of Building: Completed by 1st Quarter of 2021

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop and utilize the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. *Compliance with General Plans*

As discussed in Article III, Section B above, the Redevelopment Plan for the Redevelopment Area conforms to the Rountree Neighborhood Plan and the District Regulations.

B. *Compliance with Workable Program*

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the "Code") the Project described in this Redevelopment Plan would not be financially feasible

“But-for” the allowance of tax abatement. The City of Springfield’s *Economic Development Incentives Policy Manual* states under its General Policies that requests for discretionary incentives, such as partial real property tax abatement shall meet the “but for” test.¹⁶ “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.”¹⁷ The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.¹⁸ Exhibit E contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash invested the project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the project to proceed. Exhibit E also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project that the development of this high quality and attractive pocket neighborhood providing housing for six (6) to twelve (12) individuals that eliminates existing blight would not be feasible. Exhibit F contains a project budget supporting the estimates of the Developer and appraisal. The appraisal also indicates that the Developer is assessing a minimal development fee of 3.6% compared to an estimate of 15% for an alternate market rate development project.¹⁹ The Developer here is making a significant contribution of equity and reduced fees to support this Project at levels that make it financially feasible for traditional financing sources.

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project, but the improvements made to the existing parcels exempt for a period of ten (10) years. The developer has also provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, the affected taxing jurisdictions would see a net positive impact of \$438 over the next 10 years (based on existing land assessment values). The tax impact analysis also provides an estimate for Year 11 (the first year after abatement) that shows the estimated total tax for the redeveloped parcels would be \$9,169.77, which is an additional \$8,643.19 over the average tax collected from the parcels if not developed over the prior 10 years. If the redevelopment occurs and 100% tax abatement is authorized, as opposed to the redevelopment not occurring and tax abatement not being authorized, the jurisdictions stand to generate more in tax revenue (approximately 164%) in Year 11 after development than the entire previous 10 year period if not developed. As this Redevelopment Plan recognizes that “but-for” the abatement, redevelopment would not occur, the most fiscally beneficial decision for the taxing jurisdictions to generate the maximum tax revenue is to provide the requested abatement.

¹⁶ Economic Development Incentives Policy Manual, City of Springfield, Missouri, February 15, 2011 (as amended on May 12, 2014).

¹⁷ Id.

¹⁸ Id.

¹⁹ See Ex. G, Appraisal Report, Roundtree Pocket Neighborhood, CBRE Valuation & Advisory Services, August 22, 2018, G, p. 44.

C. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

D. *Compliance with Redevelopment Agreement*

Prior to application for Certificate of Qualification for Tax Abatement (the “Certificate”) issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall at a minimum address the requirements specified in Section 4-14 of the Code.

E. *Population Density*

The Project will provide six (6) housing units on a 0.5 acre site (12 du/acre). Each residence will include two (2) bedrooms and two (2) bathrooms. In total, the Project will provide housing for six (6) to twelve (12) individuals.

F. *Public Facilities*

It is not anticipated at this time that the Project will require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

Supplemental Statement – Rountree Neighborhood Planning

Pursuant to a review initiated by the Rountree Neighborhood Association Board in the Spring of 2015 and a City Council directive to City staff in January 2017 to proceed with recommendations for amendments to the UCD (“Neighborhood Plan Proposals”) and approval of a final neighborhood plan (the “Rountree Neighborhood Plan”). At the time of the Original Redevelopment Plan submission, City staff was in the process of finalizing proposed amendments to the Rountree Neighborhood Plan. The Developer has had prior direct communication with City staff and provided its intend to comply with the goals and recommendations of City staff as it pertains to the Rountree Neighborhood Plan.

Due to timing issues related to the design of this Project, the initial construction schedule, and the significant investment of capital into this Redevelopment Plan the Developer proceed with the submission of the Original Redevelopment Plan for consideration by directly addressing any

concerns regarding any pending changes to the Rountree Neighborhood Plan. The Developer reviewed the proposed amendments to the Rountree Neighborhood Plan and the Redevelopment Plan appeared to conform to the proposed amendments.

The Redevelopment Plan conforms to the goals and recommendations put forward by City staff of the amended Rountree Neighborhood Plan in several ways:

1. Encourage increased pedestrian activity through the design of the Project such as front porches, common areas, etc. The Project is designed as a pocket neighborhood with access and parking off the rear alley. Residents park on the backside of the Project and walk through the common courtyard to access their residences.
2. Support a mix of housing stock. Residents that prefer less property maintenance or a housing design that provides modern amenities not always available in older housing stock.
3. The Project building design supports components of a home most often used, such as master bed/bath, living, kitchen, office on the ground level main floor. This increases access to housing for tenants of multiple generations allowing residents from outside the Rountree neighborhood to relocate as a housing option becomes available or allows existing residents who are no longer compatible with existing living conditions but do not wish to leave the Rountree neighborhood to relocate to a housing option that better supports their physical needs.
4. Provides housing options for MSU staff and faculty near the university.
5. Four apartment style units are being replaced with six higher quality single family style units that will attract more disposable income close to local businesses in the neighborhood.
6. Removal of blighted housing that poses a potential for nuisance violations.
7. The Project traffic will be “Rear-Loaded” off the alley to garage spaces. The traffic is funneled from the alley to Pickwick on the east and Kickapoo to the west. Traffic can then divert to Elm or to Cherry which will reduce generally the traffic impact on Cherry, specifically between Kickapoo and Pickwick.

Exhibit A

Map of Redevelopment Area



Exhibit B

Legal Description of Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Site Layout and Design



GENERAL NOTE:

THIS PROJECT CONSISTS OF SIX RESIDENTIAL TOWNHOUSES AND A STATIONARY GARAGE IN THREE SEPARATE BUILDINGS.

THE BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.

THE DOMAINS WILL SEPARATE THE DOMAINS UNDERLYING ADJACENT LOTS. THE DOMAINS WILL SEPARATE THE ATTACHED SPACES TO THE UNDERGROUND OF THE ROOF DECK. SHALL ALL BE CONSIDERED PART OF THE ROOF DECK. NO OTHER PROVISIONS ARE ALLOWED.

WHERE THE DOMAINS VULN, CONNECTS TO THE ROOF DECK, THE CONSTRUCTION MUST PROVIDE ONE OF THE FOLLOWING:

- FIVE INCHES OF 1/2" WOOD JOISTING FOR A DISTANCE OF 4' ON EACH SIDE OF THE VULN.
- ONE INCH OF TOP TIE 2" X 4" DIMENSION LAPPED TO THE UNDERGIRD OF THE ROOF DECK FOR A DISTANCE OF 4' ON EACH SIDE OF THE VULN.

THIS PLAN FOR THIS PROJECT HAS OF LIMITED SCOPE. APPROPRIATE FOR INITIAL REVIEW IF RESIDENTIAL CONSTRUCTION. THEY ARE NOT A COMPLETE SET OF CONSTRUCTION DOCUMENTS.



DISCLOSURE
Jeffrey David Miller, 6-25273
Wife & Co-Signatory
Certificate of Authority #: 0000021977

3030 N. Broadway, Suite A
Denver, CO 80209
303.556.7771

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Pickwick District

1365 E Cherry

First Floor Plan

PLACE MAKERS

3030 S. Galloway, Suite A
Southfield, MI 48034
T: 413-460-7711
E: 413-460-7881

Jeffrey David Voth
A-30855/2220
Certificate of Authority
008808-0002

Measure			Order	Issue Date
No.	Description	Date	School Year	

A101



03/09/2020
 Jeffrey David Smith, S-20073
 State of Maryland
 Certificate of Authority #
 200621677

2020 E Southfield, Suite A
 Springfield, MD 20684
 410-486-7711

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Pickwick District

1365 E Cherry

Second Floor Plan

PLACE MAKERS
 2020 E Southfield, Suite A
 Springfield, MD 20684
 T 410-486-7711
 F 410-486-7701

Jeffrey David Smith
 S-200732020
 Certificate of Authority
 A-200621677

Revisions			Date	Scale
No.	Description	Date	Sheet Number	

A102



1
A202
1/8" = 1'-0"

Courtyard Looking East



2
A202
1/8" = 1'-0"

Courtyard Looking North



3
A202
1/8" = 1'-0"

Courtyard Looking West



4
A202
1/8" = 1'-0"

Courtyard Looking South

DESIGNED BY:
JERRY DAVID KRAMER, N-00072
THOMAS E. SCHMIDT
CERTIFICATE OF AUTHORITY #:
0000010077

3030 S. SHERMAN, SUITE A
SPRINGFIELD, MO 65804
417-860-7711

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CONTRACT AND OWNER: PLACE MAKERS, LLC

Pickwick District

1365 E Cherry

Courtyard Elevations

PLACE MAKERS
3030 S. SHERMAN, SUITE A
SPRINGFIELD, MO 65804
417-860-7711
JERRY DAVID KRAMER
N-00072
THOMAS E. SCHMIDT
CERTIFICATE OF AUTHORITY #:
0000010077

No.	Description	Date	Drawn	Check	Issue Date

A202



ENGINEERING
 Andrew Cavanaugh, S. 20873
 State Engineer
 Certificate of Authority E-
 000000007

2021 E. Redwood, Suite A
 Springfield, MO 65804
 P 417-686-7711
 A 417-686-7712

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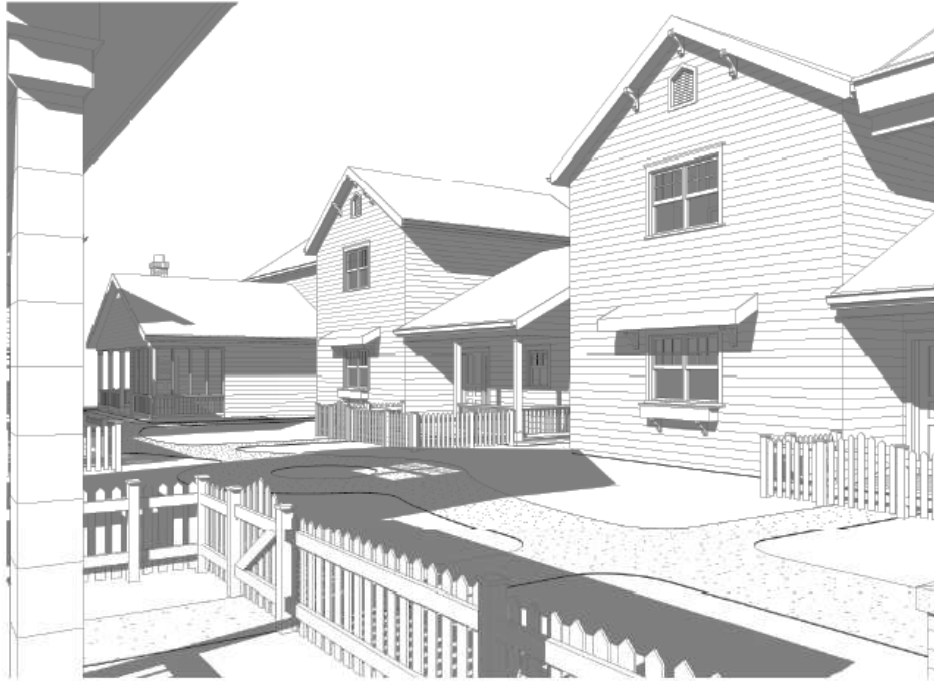
Pickwick District

1365 E Cherry

Cherry St. Views

PLACE MAKERS
 Andrew Cavanaugh
 State Engineer
 Certificate of Authority E-
 000000007

No.	Description	Date	Sheet Number	Total Sheets
			X105	



DRAWING NO. 1000000000
 Jeffrey David White, S.D. 0001
 White & Sonny
 Certificate of Authority C-1000000000

1000000000 (Sub A)
 1000000000 (Sub A)
 1000000000 (Sub A)

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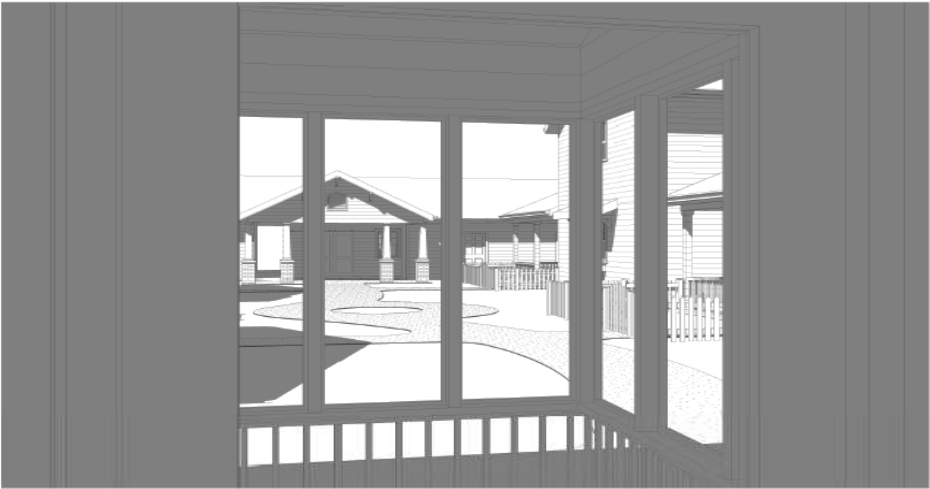
Pickwick District

1365 E Cherry
 Courtyard Views

PLACE MAKERS
 1000000000 (Sub A) Jeffrey David White
 1000000000 (Sub A) 1000000000
 1000000000 (Sub A) 1000000000

No.	Description	Date	Sheet Number

X106



CHANGES
 10/10/2023
 10/10/2023
 10/10/2023

10/10/2023
 10/10/2023
 10/10/2023

THIS DRAWING IS A PRELIMINARY REPRESENTATION OF THE PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO.

Pickwick District

1365 E Cherry

Courtyard Views

PLACE

10/10/2023
 10/10/2023
 10/10/2023

MAKERS

10/10/2023
 10/10/2023
 10/10/2023

No.	Description	Date	By	Check

X107

Exhibit “E”

Tax Impact Analysis

[please see attached]

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis for 1361 & 1365 E. Cherry Street

City of Springfield, Missouri
1-Aug-20

311 S. Hampton, LLC
4319 S. National #126
Springfield, MO 65810

EAST CHERRY POCKET NEIGHBORHOOD
2020 Real Estate Assessment & Taxes

1361 E. Cherry

Current Assessment Ratio			19%
	Appraised*	Assessed	
Land	\$ 22,500	\$ 4,280	
Improvements	\$ -	\$ -	
Total	\$ 22,500	\$ 4,280	

Jurisdiction	Tax	Levy per \$100
City of Springfield		0.6129
Springfield -- Greene County Library		0.2413
Ozarks Technical College		0.1990
Greene County		0.1177
Road & Bridge		0.1177
State of Missouri		0.0300
Sheltered Workshop		0.0463
Springfield R-12		4.1361
County Seniors' Services		0.0489
Commercial SurTax		
	\$ -	5.5499

*Per Assessor

1365 E. Cherry

Current Assessment Ratio			19%
	Appraised*	Assessed	
Land	\$ 28,400	\$ 5,400	
Improvements	\$ -	\$ -	
Total	\$ 28,400	\$ 5,400	

Jurisdiction	Tax	Levy per \$100
City of Springfield		0.6129
Springfield -- Greene County Library		0.2413
Ozarks Technical College		0.1990
Greene County		0.1177
Road & Bridge		0.1177
State of Missouri		0.0300
Sheltered Workshop		0.0463
Springfield R-12		4.1361
County Seniors' Services		0.0489
Commercial SurTax		
	\$ -	5.5499

*Per Assessor

EAST CHERRY POCKET NEIGHBORHOOD
Tax Impact Analysis - Assessment Assumptions

Property	2020					
	Appraised*			Assessed		
	Land	Improvements	Total	Land	Improvements	Total
1361 E. Cherry St.	22,500	0	22,500	4,280	0	4,280
1365 E. Cherry St.	28,400	0	28,400	5,400	0	5,400
Totals	\$ 50,900	\$ -	\$ 50,900	\$ 9,680	\$ -	\$ 9,680

Redeveloped Estimate							
Property	Appraised*			Assessed			
	Land	Improvements	Total	Land	Improvements	Total	
Comm.	-	-	-	-	-	-	-
Res.	Pocket Neighborhood	50,900	699,100	750,000	9,671	132,829	142,500
Totals	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ 142,500	

Breakdown of Land/Improvement Values not provided by Appraiser

Assessment ratio (commercial) 32%
Assessment ratio (residential) 19%

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes

-1.00%

Year		Assessed Value (\$)		Real Estate Taxes Paid													
					0.6129	0.2413	0.1990	0.1177	0.1177	0.0300	0.0463	4.1361	0.0489			5.5499	
					City of	Greene	Ozarks	Greene	Road &	State of	Sheltered	Springfield R-	County	Seniors'	Commercial		
Plan	Calendar	Land	Imp.	Total	Springfield	County Library	Tech. College	County	Bridge	Missouri	Workshop	12	Services	Sur Tax		Tax Paid	
1	2020	9,680	0	9,680	\$ 59.33	\$ 23.36	\$ 19.26	\$ 11.39	\$ 11.39	\$ 2.90	\$ 4.48	\$ 400.37	\$ 4.73	\$ -	\$ -	\$ 537.23	
2	2021	9,680	0	9,680	\$ 59.33	\$ 23.36	\$ 19.26	\$ 11.39	\$ 11.39	\$ 2.90	\$ 4.48	\$ 400.37	\$ 4.73	\$ -	\$ -	\$ 537.23	
3	2022	9,583	0	9,583	\$ 58.73	\$ 23.12	\$ 19.07	\$ 11.28	\$ 11.28	\$ 2.90	\$ 4.44	\$ 396.36	\$ 4.69	\$ -	\$ -	\$ 531.85	
4	2023	9,583	0	9,583	\$ 58.73	\$ 23.12	\$ 19.07	\$ 11.28	\$ 11.28	\$ 2.87	\$ 4.44	\$ 396.36	\$ 4.69	\$ -	\$ -	\$ 531.85	
5	2024	9,487	0	9,487	\$ 58.15	\$ 22.89	\$ 18.88	\$ 11.17	\$ 11.17	\$ 2.85	\$ 4.39	\$ 392.39	\$ 4.64	\$ -	\$ -	\$ 526.52	
6	2025	9,487	0	9,487	\$ 58.15	\$ 22.89	\$ 18.88	\$ 11.17	\$ 11.17	\$ 2.85	\$ 4.39	\$ 392.39	\$ 4.64	\$ -	\$ -	\$ 526.52	
7	2026	9,392	0	9,392	\$ 57.56	\$ 22.66	\$ 18.69	\$ 11.05	\$ 11.05	\$ 2.82	\$ 4.35	\$ 388.46	\$ 4.59	\$ -	\$ -	\$ 521.25	
8	2027	9,392	0	9,392	\$ 57.56	\$ 22.66	\$ 18.69	\$ 11.05	\$ 11.05	\$ 2.82	\$ 4.35	\$ 388.46	\$ 4.59	\$ -	\$ -	\$ 521.25	
9	2028	9,298	0	9,298	\$ 56.99	\$ 22.44	\$ 18.50	\$ 10.94	\$ 10.94	\$ 2.79	\$ 4.30	\$ 384.57	\$ 4.55	\$ -	\$ -	\$ 516.03	
10	2029	9,298	0	9,298	\$ 56.99	\$ 22.44	\$ 18.50	\$ 10.94	\$ 10.94	\$ 2.79	\$ 4.30	\$ 384.57	\$ 4.55	\$ -	\$ -	\$ 516.03	
TOTAL				\$	581.52	\$ 228.95	\$ 188.81	\$ 111.67	\$ 111.67	\$ 28.49	\$ 43.93	\$ 3,924.33	\$ 46.40	\$ -	\$ -	\$ 5,265.75	
														10 Year Avg.		\$ 526.57	

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Projected Tax Revenue with Redevelopment but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes

3.00%

						Real Estate Taxes Paid										
Year		Assessed Value (\$)			0.6129	0.2413	0.1990	0.1177	0.1177	0.0300	0.0463	4.1361	0.0489		5.5499	
					Greene		Ozarks Tech.		Greene	Road &	State of	Sheltered	Springfield R-	Seniors'	Commercial	
Plan	Calendar	Land	Imp.	Total	City of	County	College	County	Bridge	Missouri	Workshop	12	Services	Sur Tax	Tax Paid	
1	2020	9,671	132,829	142,500	873.38	343.85	283.58	167.72	167.72	42.75	65.98	5,893.94	69.68	-	7,908.61	
2	2021	9,671	132,829	142,500	873.38	343.85	283.58	167.72	167.72	42.75	65.98	5,893.94	69.68	-	7,908.61	
3	2022	9,961	136,814	146,775	899.58	354.17	292.08	172.75	172.75	44.03	67.96	6,070.76	71.77	-	8,145.87	
4	2023	9,961	136,814	146,775	899.58	354.17	292.08	172.75	172.75	44.03	67.96	6,070.76	71.77	-	8,145.87	
5	2024	10,260	140,918	151,178	926.57	364.79	300.84	177.94	177.94	45.35	70.00	6,252.88	73.93	-	8,390.24	
6	2025	10,260	140,918	151,178	926.57	364.79	300.84	177.94	177.94	45.35	70.00	6,252.87	73.93	-	8,390.23	
7	2026	10,568	145,146	155,713	954.37	375.74	309.87	183.27	183.27	46.71	72.10	6,440.46	76.14	-	8,641.93	
8	2027	10,568	145,146	155,713	954.36	375.74	309.87	183.27	183.27	46.71	72.10	6,440.45	76.14	-	8,641.92	
9	2028	10,885	149,500	160,385	983.00	387.01	319.17	188.77	188.77	48.12	74.26	6,633.70	78.43	-	8,901.23	
10	2029	10,885	149,500	160,385	983.00	387.01	319.17	188.77	188.77	48.12	74.26	6,633.68	78.43	-	8,901.21	
TOTAL					9,273.81	3,651.12	3,011.07	1,780.92	1,780.92	453.93	700.57	62,583.45	739.91	-	83,975.70	

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Projected Tax Revenue with Redevelopment and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes 3.00%

Estimated Abatement 100.00%

					Real Estate Taxes Paid										
Year		Assessed Value (\$)			0.6129	0.2413	0.1990	0.1177	0.1177	0.0300	0.0463	4.1361	0.0489	5.5499	
					City of	Greene	Ozarks						County		
Plan	Calendar	Land	Imp.	Total	Springfield	County Library	Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	Seniors' Services	Commercial Sur Tax	Tax Paid
1	2020	9,680	132,829	142,509	59.33	23.36	19.26	11.39	11.39	2.90	4.48	400.37	4.73	-	537.23
2	2021	9,680	132,829	142,509	59.33	23.36	19.26	11.39	11.39	2.90	4.48	400.37	4.73	-	537.23
3	2022	9,970	136,814	146,784	61.11	24.06	19.84	11.74	11.74	2.99	4.62	412.39	4.88	-	553.35
4	2023	9,970	136,814	146,784	61.11	24.06	19.84	11.73	11.73	2.99	4.62	412.37	4.88	-	553.33
5	2024	10,269	140,918	151,188	62.94	24.78	20.44	12.09	12.09	3.08	4.75	424.74	5.02	-	569.92
6	2025	10,269	140,918	151,187	62.94	24.78	20.44	12.09	12.09	3.08	4.75	424.74	5.02	-	569.92
7	2026	10,577	145,146	155,723	64.83	25.52	21.05	12.45	12.45	3.17	4.90	437.48	5.17	-	587.02
8	2027	10,577	145,146	155,713	64.83	25.52	21.05	12.45	12.45	3.17	4.90	437.48	5.17	-	587.01
9	2028	10,894	149,500	160,395	66.77	26.29	21.68	12.82	12.82	3.27	5.04	450.60	5.33	-	604.62
10	2029	10,894	149,500	160,394	66.77	26.29	21.68	12.82	12.82	3.27	5.04	450.59	5.33	-	604.61
TOTAL					629.94	248.01	204.53	120.97	120.97	30.83	47.59	4,251.12	50.26	-	5,704.24
11	2030	11,221	153,985	165,206	1012.55	398.64	328.76	194.45	194.45	49.56	76.49	6833.08	80.79		9168.76

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Jurisdiction	Tax Revenue			
	Without Redevelopment or Abatement	With Redevelopment and Abatement	Impact on Jurisdiction (Years 1-10)	With Redevelopment Year 11
City of Springfield	\$ 581.52	\$ 629.94	\$ 48.42	\$ 1,012.55
Springfield -- Greene County Library	\$ 228.95	\$ 248.01	\$ 19.06	\$ 398.64
Ozarks Technical College	\$ 188.81	\$ 204.53	\$ 15.72	\$ 328.76
Greene County	\$ 111.67	\$ 120.97	\$ 9.30	\$ 194.95
Road & Bridge	\$ 111.67	\$ 120.97	\$ 9.30	\$ 194.95
State of Missouri	\$ 28.49	\$ 30.83	\$ 2.34	\$ 49.56
Sheltered Workshop	\$ 43.93	\$ 47.59	\$ 3.66	\$ 76.49
Springfield R-12	\$ 3,924.33	\$ 4,251.12	\$ 326.79	\$ 6,833.08
County Seniors' Services	\$ 46.40	\$ 50.26	\$ 3.86	\$ 80.79
Commercial SurTax	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 5,265.77	\$ 5,704.22	\$ 438.45	\$ 9,169.77
10 Year Avg.	<u>\$ 526.58</u>			<u>\$ 8,643.19</u>
				(Additional Tax Revenue Year 11 if Developed)

Pro Forma for the East Cherry Pocket Neighborhood Development Area

		Year 1		Year 2		Year 3		Year 4	
		2020 Projections	2020 w/Abatement	2021 Projections	2021 w/Abatement	2022 Projections	2022 w/Abatement	2023 Projections	2023 w/Abatement
INCOME:									
	Gross Rents	\$144,000.00	\$144,000.00	\$146,880.00	\$146,880.00	\$149,817.60	\$149,817.60	\$152,813.95	\$152,813.95
	Less Vacancy	\$7,200.00	\$7,200.00	\$7,344.00	\$7,344.00	\$7,490.88	\$7,490.88	\$7,640.70	\$7,640.70
	Other Revenue	\$2,000.00	\$2,000.00	\$2,040.00	\$2,040.00	\$2,080.80	\$2,080.80	\$2,122.42	\$2,122.42
	GROSS INCOME:	\$138,800.00	\$138,800.00	\$141,576.00	\$141,576.00	\$144,407.52	\$144,407.52	\$147,295.67	\$147,295.67
EXPENSES:									
	Utilities	\$1,200.00	\$1,200.00	\$1,217.55	\$1,217.55	\$1,241.90	\$1,241.90	\$1,266.74	\$1,266.74
	RE Taxes	\$7,908.61	\$537.23	\$7,908.61	\$537.23	\$8,145.87	\$553.35	\$8,145.87	\$553.35
	Trash	\$840.00	\$840.00	\$863.61	\$863.61	\$880.89	\$880.89	\$898.50	\$898.50
	Administrative	\$720.00	\$720.00	\$736.20	\$736.20	\$750.92	\$750.92	\$765.94	\$765.94
	Insurance	\$3,000.00	\$3,000.00	\$3,058.04	\$3,058.04	\$3,119.20	\$3,119.20	\$3,181.59	\$3,181.59
	Oper., Lawn, Snow, Maint.	\$6,000.00	\$6,000.00	\$6,116.08	\$6,116.08	\$6,238.40	\$6,238.40	\$6,363.17	\$6,363.17
	Property Management	\$13,680.00	\$13,680.00	\$13,959.39	\$13,959.39	\$14,238.58	\$14,238.58	\$14,523.35	\$14,523.35
	Leasing	\$900.00	\$900.00	\$920.24	\$920.24	\$938.65	\$938.65	\$957.42	\$957.42
	Accounting	\$1,000.00	\$1,000.00	\$1,019.35	\$1,019.35	\$1,039.73	\$1,039.73	\$1,060.53	\$1,060.53
	Advertisements	\$500.00	\$500.00	\$509.67	\$509.67	\$519.87	\$519.87	\$530.26	\$530.26
	Capital Reserves	\$3,000.00	\$3,000.00	\$3,058.04	\$3,058.04	\$3,119.20	\$3,119.20	\$3,181.59	\$3,181.59
	TOTAL EXPENSES:	\$38,748.61	\$31,377.23	\$39,366.80	\$31,995.42	\$40,233.22	\$32,640.70	\$40,874.97	\$33,282.45
	NET OPERATING INCOME:	\$100,051.39	\$107,422.77	\$102,209.20	\$109,580.58	\$104,174.30	\$111,766.82	\$106,420.70	\$114,013.22
	Less Debt Service*	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00
	CASH FLOW	\$11,474.39	\$18,845.77	\$13,632.20	\$21,003.58	\$15,597.30	\$23,189.82	\$17,843.70	\$25,436.22
	Cash-on-Cash Return	0.04	0.07	0.05	0.08	0.06	0.08	0.06	0.09
	LTV	72.76%	67.77%	71.23%	66.44%	69.88%	65.14%	68.41%	63.85%
	Debt-Service Ratio	1.13	1.21	1.15	1.24	1.18	1.26	1.20	1.29
	Market Value	\$1,539,252.15	\$1,652,658.00	\$1,572,449.27	\$1,685,855.12	\$1,602,681.52	\$1,719,489.52	\$1,637,241.58	\$1,754,049.58

(assumes a 6.5% CAP rate)

*Debt Service

Borrower Equity	\$280,000.00	Rate	6.24%		
Loan Amount	\$1,120,000.00	Amort.	25 Years Monthly Pmt.	\$7,382 Annual Pmt.	\$88,577

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Annual Rent Increase	2.00%	Trash	0.61%	Leasing	0.65%
Vacancy Loss	5.00%	Administrative	0.52%	Accounting	0.72%
Utilities	0.86%	Insurance	2.16%	Advert.	0.36%
Property Mgmt.	9.86%	Oper., Maint.	4.32%	Capital Res.	2.16%

Pro Forma for the East Cherry Pocket Neighborhood Development Area

Year 5		Year 6		Year 7		Year 8	
2024 Projections	2024 w/Abatement	2025 Projections	2025 w/Abatement	2026 Projections	2026 w/Abatement	2027 Projections	2027 w/Abatement
\$155,870.23	\$155,870.23	\$150,987.64	\$150,987.64	\$162,167.39	\$162,167.39	\$165,410.74	\$165,410.74
\$7,793.51	\$7,793.51	\$7,949.38	\$7,949.38	\$8,108.37	\$8,108.37	\$8,270.54	\$8,270.54
\$2,164.86	\$2,164.86	\$2,208.16	\$2,208.16	\$2,252.32	\$2,252.32	\$2,297.37	\$2,297.37
\$150,241.58	\$150,241.58	\$153,246.42	\$153,246.42	\$156,311.34	\$156,311.34	\$159,437.57	\$159,437.57
\$1,292.08	\$1,292.08	\$1,317.92	\$1,317.92	\$1,344.28	\$1,344.28	\$1,371.16	\$1,371.16
\$8,390.24	\$569.92	\$8,390.24	\$569.92	\$8,641.93	\$587.02	\$8,641.93	\$587.02
\$916.47	\$916.47	\$934.80	\$934.80	\$953.50	\$953.50	\$972.57	\$972.57
\$781.26	\$781.26	\$796.88	\$796.88	\$812.82	\$812.82	\$829.08	\$829.08
\$3,245.22	\$3,245.22	\$3,310.12	\$3,310.12	\$3,376.33	\$3,376.33	\$3,443.85	\$3,443.85
\$6,490.44	\$6,490.44	\$6,620.25	\$6,620.25	\$6,752.65	\$6,752.65	\$6,887.70	\$6,887.70
\$14,813.82	\$14,813.82	\$15,110.10	\$15,110.10	\$15,412.30	\$15,412.30	\$15,720.54	\$15,720.54
\$976.57	\$976.57	\$996.10	\$996.10	\$1,016.02	\$1,016.02	\$1,036.34	\$1,036.34
\$1,081.74	\$1,081.74	\$1,103.37	\$1,103.37	\$1,125.44	\$1,125.44	\$1,147.95	\$1,147.95
\$540.87	\$540.87	\$551.69	\$551.69	\$562.72	\$562.72	\$573.98	\$573.98
\$3,245.22	\$3,245.22	\$3,310.12	\$3,310.12	\$3,376.33	\$3,376.33	\$3,443.85	\$3,443.85
\$41,773.92	\$33,953.60	\$42,441.59	\$34,621.27	\$43,374.31	\$35,319.40	\$44,068.96	\$36,014.05
\$108,467.66	\$116,287.98	\$110,804.82	\$118,625.14	\$112,937.03	\$120,991.94	\$115,368.61	\$123,423.52
\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00
\$19,890.66	\$27,710.98	\$22,227.82	\$30,048.14	\$24,360.03	\$32,414.94	\$26,791.61	\$34,846.52
0.07	0.10	0.08	0.11	0.09	0.12	0.10	0.12
67.12%	62.60%	65.70%	61.37%	64.46%	60.17%	63.10%	58.98%
1.22	1.31	1.25	1.34	1.28	1.37	1.30	1.39
\$1,668,733.29	\$1,789,045.91	\$1,704,689.57	\$1,825,002.18	\$1,737,492.82	\$1,861,414.51	\$1,774,901.73	\$1,898,823.42

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Pro Forma for the East Cherry Pocket Neighborhood Development Area

Year 9		Year 10	
2028 Projections	2028 w/Abatement	2029 Projections	2029 w/Abatement
\$168,718.95	\$168,718.95	\$172,093.33	\$172,093.33
\$8,435.95	\$8,435.95	\$8,604.67	\$8,604.67
\$2,343.32	\$2,343.32	\$2,390.19	\$2,390.19
\$162,626.32	\$162,626.32	\$165,878.85	\$165,878.85
\$1,398.59	\$1,398.59	\$1,426.56	\$1,426.56
\$8,901.23	\$604.62	\$8,901.23	\$604.62
\$992.02	\$992.02	\$1,011.86	\$1,011.86
\$845.66	\$845.66	\$862.57	\$862.57
\$3,512.73	\$3,512.73	\$3,582.98	\$3,582.98
\$7,025.46	\$7,025.46	\$7,165.97	\$7,165.97
\$16,034.96	\$16,034.96	\$16,355.65	\$16,355.65
\$1,057.07	\$1,057.07	\$1,078.21	\$1,078.21
\$1,170.91	\$1,170.91	\$1,194.33	\$1,194.33
\$585.45	\$585.45	\$597.16	\$597.16
\$3,512.73	\$3,512.73	\$3,582.98	\$3,582.98
\$45,036.80	\$36,740.19	\$45,759.51	\$37,462.90
\$117,589.52	\$125,886.13	\$120,119.34	\$128,415.95
\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00
\$29,012.52	\$37,309.13	\$31,542.34	\$39,838.95
0.10	0.13	0.11	0.14
61.91%	57.83%	60.61%	56.69%
1.33	1.42	1.36	1.45
\$1,809,069.59	\$1,936,709.74	\$1,847,989.82	\$1,975,629.98

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Return Analysis

Cash-on-Cash Return (without Abatement)		
	Construction	Year 1
Initial Equity/Residual Value	(280,000)	
Cash Flow		11,474
Total Cash Flow	(280,000)	11,474
Cumulative Cash Flow	(280,000)	(268,526)
Cumulative Cash-on-Cash Return at Stabilization		-95.90%
Year 1 Cash-on-Cash Return		0.04

Cash-on-Cash Return (with Abatement)		
	Construction	Year 1
Initial Equity/Residual Value	(280,000)	
Cash Flow		18,846
Total Cash Flow	(280,000)	18,846
Cumulative Cash Flow	(280,000)	(261,154)
Cumulative Cash-on-Cash Return at Stabilization		-93.27%
Year 1 Cash-on-Cash Return		0.07

East Cherry Pocket Neighborhood

Loan Amount \$1,120,000.00
 Term (Months) 300
 Interest Rate 6.240%
 Monthly Payment (\$7,381.38)
 Annual Payment (\$88,576.56)

<u>Month</u>	<u>Total Pmt.</u>	<u>Int. Rate</u>	<u>Int. Pmt.</u>	<u>Prin. Pmt.</u>	<u>Prin. Balance</u>
Beg. Balance					\$1,120,000.00
1	\$7,381.38	6.24%	\$5,824.00	\$1,557.38	\$1,118,442.62
2	\$7,381.38	6.24%	\$5,815.90	\$1,565.47	\$1,116,877.15
3	\$7,381.38	6.24%	\$5,807.76	\$1,573.61	\$1,115,303.54
4	\$7,381.38	6.24%	\$5,799.58	\$1,581.80	\$1,113,721.74
5	\$7,381.38	6.24%	\$5,791.35	\$1,590.02	\$1,112,131.72
6	\$7,381.38	6.24%	\$5,783.08	\$1,598.29	\$1,110,533.43
7	\$7,381.38	6.24%	\$5,774.77	\$1,606.60	\$1,108,926.83
8	\$7,381.38	6.24%	\$5,766.42	\$1,614.96	\$1,107,311.87
9	\$7,381.38	6.24%	\$5,758.02	\$1,623.35	\$1,105,688.52
10	\$7,381.38	6.24%	\$5,749.58	\$1,631.80	\$1,104,056.72
11	\$7,381.38	6.24%	\$5,741.09	\$1,640.28	\$1,102,416.44
12	\$7,381.38	6.24%	\$5,732.57	\$1,648.81	\$1,100,767.63
13	\$7,381.38	6.24%	\$5,723.99	\$1,657.38	\$1,099,110.25
14	\$7,381.38	6.24%	\$5,715.37	\$1,666.00	\$1,097,444.24
15	\$7,381.38	6.24%	\$5,706.71	\$1,674.67	\$1,095,769.58
16	\$7,381.38	6.24%	\$5,698.00	\$1,683.37	\$1,094,086.20
17	\$7,381.38	6.24%	\$5,689.25	\$1,692.13	\$1,092,394.08
18	\$7,381.38	6.24%	\$5,680.45	\$1,700.93	\$1,090,693.15
19	\$7,381.38	6.24%	\$5,671.60	\$1,709.77	\$1,088,983.38
20	\$7,381.38	6.24%	\$5,662.71	\$1,718.66	\$1,087,264.72
21	\$7,381.38	6.24%	\$5,653.78	\$1,727.60	\$1,085,537.12
22	\$7,381.38	6.24%	\$5,644.79	\$1,736.58	\$1,083,800.54
23	\$7,381.38	6.24%	\$5,635.76	\$1,745.61	\$1,082,054.92
24	\$7,381.38	6.24%	\$5,626.69	\$1,754.69	\$1,080,300.23
25	\$7,381.38	6.24%	\$5,617.56	\$1,763.81	\$1,078,536.42
26	\$7,381.38	6.24%	\$5,608.39	\$1,772.99	\$1,076,763.43
27	\$7,381.38	6.24%	\$5,599.17	\$1,782.21	\$1,074,981.23
28	\$7,381.38	6.24%	\$5,589.90	\$1,791.47	\$1,073,189.76
29	\$7,381.38	6.24%	\$5,580.59	\$1,800.79	\$1,071,388.97
30	\$7,381.38	6.24%	\$5,571.22	\$1,810.15	\$1,069,578.81
31	\$7,381.38	6.24%	\$5,561.81	\$1,819.57	\$1,067,759.25
32	\$7,381.38	6.24%	\$5,552.35	\$1,829.03	\$1,065,930.22
33	\$7,381.38	6.24%	\$5,542.84	\$1,838.54	\$1,064,091.68
34	\$7,381.38	6.24%	\$5,533.28	\$1,848.10	\$1,062,243.58
35	\$7,381.38	6.24%	\$5,523.67	\$1,857.71	\$1,060,385.88

36	\$7,381.38	6.24%	\$5,514.01	\$1,867.37	\$1,058,518.51
37	\$7,381.38	6.24%	\$5,504.30	\$1,877.08	\$1,056,641.43
38	\$7,381.38	6.24%	\$5,494.54	\$1,886.84	\$1,054,754.59
39	\$7,381.38	6.24%	\$5,484.72	\$1,896.65	\$1,052,857.94
40	\$7,381.38	6.24%	\$5,474.86	\$1,906.51	\$1,050,951.42
41	\$7,381.38	6.24%	\$5,464.95	\$1,916.43	\$1,049,034.99
42	\$7,381.38	6.24%	\$5,454.98	\$1,926.39	\$1,047,108.60
43	\$7,381.38	6.24%	\$5,444.96	\$1,936.41	\$1,045,172.19
44	\$7,381.38	6.24%	\$5,434.90	\$1,946.48	\$1,043,225.71
45	\$7,381.38	6.24%	\$5,424.77	\$1,956.60	\$1,041,269.11
46	\$7,381.38	6.24%	\$5,414.60	\$1,966.78	\$1,039,302.33
47	\$7,381.38	6.24%	\$5,404.37	\$1,977.00	\$1,037,325.33
48	\$7,381.38	6.24%	\$5,394.09	\$1,987.28	\$1,035,338.04
49	\$7,381.38	6.24%	\$5,383.76	\$1,997.62	\$1,033,340.43
50	\$7,381.38	6.24%	\$5,373.37	\$2,008.01	\$1,031,332.42
51	\$7,381.38	6.24%	\$5,362.93	\$2,018.45	\$1,029,313.98
52	\$7,381.38	6.24%	\$5,352.43	\$2,028.94	\$1,027,285.03
53	\$7,381.38	6.24%	\$5,341.88	\$2,039.49	\$1,025,245.54
54	\$7,381.38	6.24%	\$5,331.28	\$2,050.10	\$1,023,195.44
55	\$7,381.38	6.24%	\$5,320.62	\$2,060.76	\$1,021,134.68
56	\$7,381.38	6.24%	\$5,309.90	\$2,071.48	\$1,019,063.21
57	\$7,381.38	6.24%	\$5,299.13	\$2,082.25	\$1,016,980.96
58	\$7,381.38	6.24%	\$5,288.30	\$2,093.07	\$1,014,887.89
59	\$7,381.38	6.24%	\$5,277.42	\$2,103.96	\$1,012,783.93
60	\$7,381.38	6.24%	\$5,266.48	\$2,114.90	\$1,010,669.03
61	\$7,381.38	6.24%	\$5,255.48	\$2,125.90	\$1,008,543.13
62	\$7,381.38	6.24%	\$5,244.42	\$2,136.95	\$1,006,406.18
63	\$7,381.38	6.24%	\$5,233.31	\$2,148.06	\$1,004,258.12
64	\$7,381.38	6.24%	\$5,222.14	\$2,159.23	\$1,002,098.88
65	\$7,381.38	6.24%	\$5,210.91	\$2,170.46	\$999,928.42
66	\$7,381.38	6.24%	\$5,199.63	\$2,181.75	\$997,746.67
67	\$7,381.38	6.24%	\$5,188.28	\$2,193.09	\$995,553.58
68	\$7,381.38	6.24%	\$5,176.88	\$2,204.50	\$993,349.09
69	\$7,381.38	6.24%	\$5,165.42	\$2,215.96	\$991,133.13
70	\$7,381.38	6.24%	\$5,153.89	\$2,227.48	\$988,905.64
71	\$7,381.38	6.24%	\$5,142.31	\$2,239.07	\$986,666.58
72	\$7,381.38	6.24%	\$5,130.67	\$2,250.71	\$984,415.87
73	\$7,381.38	6.24%	\$5,118.96	\$2,262.41	\$982,153.45
74	\$7,381.38	6.24%	\$5,107.20	\$2,274.18	\$979,879.28
75	\$7,381.38	6.24%	\$5,095.37	\$2,286.00	\$977,593.27
76	\$7,381.38	6.24%	\$5,083.49	\$2,297.89	\$975,295.38
77	\$7,381.38	6.24%	\$5,071.54	\$2,309.84	\$972,985.54
78	\$7,381.38	6.24%	\$5,059.52	\$2,321.85	\$970,663.69
79	\$7,381.38	6.24%	\$5,047.45	\$2,333.92	\$968,329.77
80	\$7,381.38	6.24%	\$5,035.31	\$2,346.06	\$965,983.71
81	\$7,381.38	6.24%	\$5,023.12	\$2,358.26	\$963,625.45
82	\$7,381.38	6.24%	\$5,010.85	\$2,370.52	\$961,254.92

83	\$7,381.38	6.24%	\$4,998.53	\$2,382.85	\$958,872.07
84	\$7,381.38	6.24%	\$4,986.13	\$2,395.24	\$956,476.83
85	\$7,381.38	6.24%	\$4,973.68	\$2,407.70	\$954,069.14
86	\$7,381.38	6.24%	\$4,961.16	\$2,420.22	\$951,648.92
87	\$7,381.38	6.24%	\$4,948.57	\$2,432.80	\$949,216.12
88	\$7,381.38	6.24%	\$4,935.92	\$2,445.45	\$946,770.67
89	\$7,381.38	6.24%	\$4,923.21	\$2,458.17	\$944,312.50
90	\$7,381.38	6.24%	\$4,910.43	\$2,470.95	\$941,841.55
91	\$7,381.38	6.24%	\$4,897.58	\$2,483.80	\$939,357.75
92	\$7,381.38	6.24%	\$4,884.66	\$2,496.72	\$936,861.04
93	\$7,381.38	6.24%	\$4,871.68	\$2,509.70	\$934,351.34
94	\$7,381.38	6.24%	\$4,858.63	\$2,522.75	\$931,828.59
95	\$7,381.38	6.24%	\$4,845.51	\$2,535.87	\$929,292.72
96	\$7,381.38	6.24%	\$4,832.32	\$2,549.05	\$926,743.67
97	\$7,381.38	6.24%	\$4,819.07	\$2,562.31	\$924,181.36
98	\$7,381.38	6.24%	\$4,805.74	\$2,575.63	\$921,605.73
99	\$7,381.38	6.24%	\$4,792.35	\$2,589.03	\$919,016.70
100	\$7,381.38	6.24%	\$4,778.89	\$2,602.49	\$916,414.22
101	\$7,381.38	6.24%	\$4,765.35	\$2,616.02	\$913,798.19
102	\$7,381.38	6.24%	\$4,751.75	\$2,629.62	\$911,168.57
103	\$7,381.38	6.24%	\$4,738.08	\$2,643.30	\$908,525.27
104	\$7,381.38	6.24%	\$4,724.33	\$2,657.04	\$905,868.23
105	\$7,381.38	6.24%	\$4,710.51	\$2,670.86	\$903,197.37
106	\$7,381.38	6.24%	\$4,696.63	\$2,684.75	\$900,512.62
107	\$7,381.38	6.24%	\$4,682.67	\$2,698.71	\$897,813.91
108	\$7,381.38	6.24%	\$4,668.63	\$2,712.74	\$895,101.16
109	\$7,381.38	6.24%	\$4,654.53	\$2,726.85	\$892,374.31
110	\$7,381.38	6.24%	\$4,640.35	\$2,741.03	\$889,633.28
111	\$7,381.38	6.24%	\$4,626.09	\$2,755.28	\$886,878.00
112	\$7,381.38	6.24%	\$4,611.77	\$2,769.61	\$884,108.39
113	\$7,381.38	6.24%	\$4,597.36	\$2,784.01	\$881,324.38
114	\$7,381.38	6.24%	\$4,582.89	\$2,798.49	\$878,525.89
115	\$7,381.38	6.24%	\$4,568.33	\$2,813.04	\$875,712.85
116	\$7,381.38	6.24%	\$4,553.71	\$2,827.67	\$872,885.18
117	\$7,381.38	6.24%	\$4,539.00	\$2,842.37	\$870,042.81
118	\$7,381.38	6.24%	\$4,524.22	\$2,857.15	\$867,185.66
119	\$7,381.38	6.24%	\$4,509.37	\$2,872.01	\$864,313.65
120	\$7,381.38	6.24%	\$4,494.43	\$2,886.94	\$861,426.70

SOURCES & USES OF FUNDS

USE OF FUNDS (Based on Development Budget)

Acquisition Cost (1361 & 1365 E. Cherry)	\$ 215,000.00
Soft Cost - Renovation	\$ 208,000.00
Hard Cost - Renovation	\$ 977,000.00

Cobined Total Cost

SOURCES OF FUNDS

Developer Cash into Acquisition	\$ 215,000.00
Developer Cash/Equity into Construction Proj	\$ 65,000.00
Construction Loan - Simmons Bank*	\$ 1,120,000.00
Total Loans + Equity	\$ 1,400,000.00

*Construction Loan based on Term Sheet: 6.24% fixed for 5 years with 25 year amortization.

9/21/2018

Kelly Byrne
4319 S National #126
Springfield MO 65810

RE: 1361-1365 E Cherry "Pocket Neighborhood"
Loan Structure - Construction to Term Financing

To Whom It May Concern,

Based on financial and other information provided as of this date, I have outlined a general proposal for discussion purposes only which outlines the terms of the proposed "Pocket Neighborhood" development.

Construction Loan Maximum Loan-to-Value Ratio (LTV)

Generally, on a commercial construction loan, the LTV should not to exceed 80% of appraised value or cost, whichever is less. However, this limit may be increased up to 90% of cost or 80% of appraised value, whichever is less if the minimum debt service coverage ratio (DSC) for the project is at least 1.30x based on a 20-year amortization.

General Guideline – Maximum Duration

The construction period shall be for either 24 months from the date of closing or 6 months from the issuance of the Certificate of Occupancy, whichever is less.

Stabilization Period

A stabilization period may be provided beyond the end of the construction period. The conditions under which a stabilization period may be provided are as follows:

- During the stabilization period, the loan should be payable in monthly payments of interest only.
- A stabilization period shall be based on an objective measurement such as total occupancy or DSC.
- Stabilization period shall end upon the earlier of the following:
 - Stabilization of the subject property; or
 - The end of twelve (12) months following the end of the construction period.

Term Loan

At consummation the loan will be structured as a construction loan to automatically convert to a term loan, once the stabilization period is met.

Amortization

Once the stabilization period is met, the bank would consider an amortization period of 25 years.

**Interest Rate**

The interest rate is subject to multiple factors including but not limited to: borrower financial strength, guarantor financial strength, LTV and the date of loan closing. Based on the information the bank has at this point the interest rate would be 6.24% fixed for 5 years.

Minimum DSC Requirement

Generally, the subject project should have a minimum DSC of 1.20x.

Based upon the below assumptions, the estimated monthly payment would equate to \$7,382 per month.

Assumptions:

- The total cost estimate \$1,400,000
- 80% LTV
- 25-year amortization
- 6.24% interest rate

Based on the pro-forma information the bank has at this time the projected DSC for this project would equate to 1.17x. It would be expected that the borrower be able to mitigate this shortfall with additional cash equity or assemble a reasonable revised project budget that would equate to a lower cost for the project.

This proposal shall not be construed as a commitment, representation or binding contract and no cause of action shall arise as a result of this proposal. Any future commitment that may be issued by Simmons Bank will be subject to satisfactory conclusion of the bank's due diligence, completion of the bank's credit underwriting process, and requisite approval by the bank's credit authorities. This information is intended for discussion purposes only and is offered by Simmons Bank as a preliminary indication of interest.

Regards,

Christian Lewis, VP
Simmons Bank

EXHIBIT “F”

Estimated Project Budget

1361-1365 E Cherry	sq ft
	11538.00

Project Budget

Line Item	Cost	Cost Breakdown
Land with abatement	\$215,000.00	Land
Appraisal	\$5,500.00	\$215,000.00
Closing Costs	\$7,500.00	Est. Soft Costs
Architects	\$30,000.00	\$208,000.00
Interior Design	\$5,000.00	Est. Hard Costs
PI for Alley	\$15,000.00	\$977,000.00
Site Work	\$5,000.00	Total Cost
Demo	\$20,000.00	\$1,400,000.00
Buyout for Sewer	\$6,000.00	
Taxes	\$2,000.00	
Construction Costs	\$862,000.00	
garage/commons	\$70,000.00	
Signage	\$1,500.00	
F, F&E	\$5,000.00	
Legal and Professional Fees	\$17,500.00	
Accounting	\$1,000.00	
Insurance	\$3,000.00	
Supervision	\$0.00	
Landscaping	\$15,000.00	
Marketing	\$1,500.00	
Development Fee	\$50,000.00	
Pre Development Holding	\$25,000.00	
Construction Interest	\$17,500.00	
Lease Up Carry	\$20,000.00	
Total Cost	\$1,400,000.00	
Cost/Sq. Ft.	\$121.34	
Cost/Unit	\$233,333.33	
 *Total Cost (not including land and demolition	 \$1,165,000.00	
Cost/Sq. Ft.	\$100.97	
Cost/Unit	\$194,166.67	

*This estimate reconciles with the appraisal (p.44-46) provided with the application.

Exhibit “G”

Appraisal

[Provided Under Separate Cover]

Exhibit 2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Title of Document: Redevelopment Agreement

Date of Document: _____, 20____

Grantor: City of Springfield, a municipal corporation

Grantee: _____

Legal Description: See Exhibit A attached hereto.

Please return recorded
document to: City of Springfield
 Planning and Development Department
 P.O. Box 8368
 840 N. Boonville Ave. Springfield, MO 65801

This cover page is attached solely for the purpose of complying with the requirements stated in §§ 59.310.2; 59.313.2 RSMo 2001 of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached Redevelopment Agreement. In the event of a conflict between the provisions of the attached Redevelopment Agreement and the provisions of this cover page, the attached Redevelopment Agreement shall prevail and control.

REDEVELOPMENT AGREEMENT BETWEEN

AND

CITY OF SPRINGFIELD, MISSOURI

FOR _____

THIS REDEVELOPMENT AGREEMENT ("Agreement"), is being entered into this day of _____, 20____, by and between the CITY OF SPRINGFIELD, MISSOURI, a municipal corporation ("**City**"), and _____ ("**Developer**"), a _____, with a mailing address of _____.

W I T N E S S E T H:

WHEREAS, on _____, _____ the Land Clearance Redevelopment Authority ("LCRA") recommended approval of the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area; and

WHEREAS, on _____, _____ the Planning and Zoning Commission recommended the Amended Redevelopment Plan be approved; and

WHEREAS, on _____, _____ following public hearing the City Council approved Special Ordinance _____, which approved the Amended Redevelopment Plan; and

WHEREAS, pursuant to Chapter 40 Article II, Section 14 of the Code of the City of Springfield, MO, the Developer is required to enter into a redevelopment agreement with the City approved by the City Council and in accord with the requirements of said Article and Special Ordinance _____, and submit an executed copy of the agreement with its application for a certificate of qualification from the LCRA.

NOW, THEREFORE, for and in consideration of the premises, and the mutual covenants herein contained, the City and Developer agree as follows:

1. Items Incorporated in this Agreement. The provisions of Special Ordinance _____, Chapter 40 Article II of the Springfield City Code; Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Plan, a copy of which is on file at the office of the City Clerk; Certificate of Qualification issued by the LCRA; and the provisions of Section 99.300, RSMo et seq., as amended as of and including the date of this Agreement, are hereby incorporated herein by reference and made a part of this Agreement.

2. Legal Descriptions. The Redevelopment Area is legally described in Exhibit A attached hereto and incorporated herein by reference.

3. Assignment. This Agreement shall be binding upon and shall inure to the benefit of Developer and its successors and assigns, and the term "Developer" as used herein shall be deemed to include such successors and assigns (including any subsequent purchasers or transferees of any portion or all of the real property located within the Redevelopment Area); provided, however, that no assignment of the Redevelopment Plan shall be effective nor discharge Developer of its obligations hereunder unless and until it has been approved by the City Council ("Council") by ordinance which approval shall not be unreasonably withheld. Council approval is not required for the sale of all or any portion of the real property located in the Redevelopment Area. Developer shall notify the City Manager in writing of any assignment of any or all of the Redevelopment Plan at least ten (10) days after said assignment. Said notice shall specify the name and address of the Assignee. The Assignee, within six (6) months after the date of assignment, shall notify the City Manager in writing of the Assignee's election to continue under the Redevelopment Plan. No such assignment shall release Developer of its rights and obligations hereunder without approval of the Council.

4. Breach - Failure to Comply. If Developer breaches any term of this agreement, then upon certification of such fact to the Council by the City Manager, the Council may declare the developer in breach, and the City Attorney shall commence such proceedings in the appropriate court to terminate the abatement of ad valorem taxes. Should the Assessor fail to terminate the abatement, the Developer shall pay the full amount of abated taxes to the City in the form of a PILOT that shall be remitted to the appropriate taxing jurisdictions, including the City, which levy taxes on the real property inside the Redevelopment Area at a rate proportional to the taxes so levied by said taxing jurisdictions.

5. Default. In the event Developer materially defaults in the performance of any of its obligations pursuant to the terms of the Amended Redevelopment Plan or this Agreement, the City may, after giving Developer thirty (30) days written notice and an opportunity to cure such material default, terminate this Agreement, including the Redevelopment Plan, and all rights granted pursuant thereto. Said termination shall be subject to the rights, if any, to continuing partial tax abatement as provided in Section 8 of this Agreement.

6. Notice. Any notice required by this Agreement is deemed to be given if it is mailed by United States certified mail, postage prepaid, and addressed as hereinafter specified:

To the City:

City Manager
City of Springfield, MO
840 North Boonville Avenue
Springfield, MO 65802

With a copy to:

City Attorney
City of Springfield, MO
840 North Boonville Avenue
Springfield, MO 65802

To the Developer:

With a copy to:

Each party has the right to specify that notice be addressed to any other address by giving to the other party ten (10) days written notice thereof.

7. Modification - Interpretation. The terms, conditions, and provisions of this Agreement and of the Redevelopment Plan can neither be modified nor eliminated except by agreement between the City and Developer and approved by an ordinance or ordinances duly adopted by the Council.

8. Effective Date. This Agreement becomes effective on the effective date of the Certificate of Qualification or the date of the actual execution hereof by the City and Developer, whichever last occurs, and shall remain in full force and effect so long as Developer receives partial tax relief pursuant to the provisions of this agreement.

9. Applicability. This Agreement applies only to the Redevelopment Project referred to herein.

10. Recording. This Agreement shall be recorded by Developer in the Recorder's Office of Greene County, Missouri

11. Interpretation. In the event of any conflict between the terms of the Redevelopment Plan and this Agreement, the terms of this Agreement shall prevail.

12. Headings. The headings or captions of this Agreement are for convenience and reference only, and in no way define, limit, or describe the scope or intent of the Agreement or any provision hereof.

13. Severability. The provisions of this Agreement shall be deemed severable. In the event that any provision of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions of this Agreement shall remain valid unless the court finds that the valid provisions are so essentially and inseparably connected with and so dependent upon the invalid provisions that it cannot be presumed that the parties hereto would have agreed to the valid provisions of this Agreement; or unless the court finds the valid provisions, standing alone, are incomplete and incapable of being executed in accordance with the contracting parties' intent.

14. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

CITY OF SPRINGFIELD, MISSOURI

By: _____
City Manager

ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

DEVELOPER

By: _____

Print Name: _____

Title: _____

ATTEST:

Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

BE IT REMEMBERED, that on this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, the _____ of the City of Springfield, Missouri, a municipal corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of the City of Springfield, Missouri, who are personally known to me to be the same persons who executed, as such officials, the within instrument on behalf of said municipal corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires:

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

BE IT REMEMBERED, that on this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, the [title/position] of [name of entity], a [corporation/partnership/etc.] duly organized, incorporated and existing under and by virtue of the laws of the State of _____, who is personally known to me to be the same person who executed, as such officers, the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 10-13-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020 -240

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 40, 'Community Development,' Article
2 II, 'Workable Program,' Section 40-11, 'Definitions,' and Section 40-14,
3 'Redevelopment Agreement,' by removing references to a tax abatement
4 scorecard and a reduced level of tax abatement which are no longer part
5 of the Workable Program by operation of the sunset clause previously
6 contained in Section 40-15. (Staff recommends approval.)
7 _____
8

9 WHEREAS, the Land Clearance for Redevelopment Authority ("LCRA") Law,
10 currently found at Sections 99.300 through 99.715 RSMo., provides the City of
11 Springfield with the authority to offer tax abatement incentives to persons and entities
12 who redevelop or rehabilitate blighted property in conformance with an approved
13 Redevelopment Plan; and
14

15 WHEREAS, the LCRA Law authorizes cities to adopt a Workable Program to
16 assist cities with, among other things, the appropriate utilization of private and public
17 resources to eliminate and prevent the development or spread of blighted areas; and
18

19 WHEREAS, City Council adopted a Workable Program on March 26, 2018, by
20 General Ordinance 6437; and
21

22 WHEREAS, General Ordinance 6437 added, among other provisions, Section
23 40-15, 'Amount of Abatement,' to the City Code, which allowed for a reduced level of tax
24 abatement and the creation of a tax abatement "scorecard" used to determine the level
25 of abatement through the Workable Program; and
26

27 WHEREAS, General Ordinance 6437 incorporated a sunset provision affecting
28 Section 40-15, 'Amount of Abatement'; and
29

30 WHEREAS, by operation of this sunset provision, Section 40-15, 'Amount of
31 Abatement,' has been repealed; and
32

33 WHEREAS, the Workable Program retains references to a reduced level of

abatement and the “scorecard” created by Section 40-15.

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 – The Springfield City Code, Chapter 40, ‘Community Development,’ Article II, ‘Workable Program,’ Section 40-11, ‘Definitions,’ is hereby amended as follows:

Sec. 40-11. - Definitions.

As used in this article, the following terms shall mean:

- (a) *But-for test* means a finding by city council that a project, or projects, described in a redevelopment plan would not occur, or would not be financially feasible if tax abatement is not provided.
- (b) *LCRA* means the duly authorized Land Clearance for Redevelopment Authority of Springfield, Missouri.
- (c) *LCRA Law* means those sections of Missouri statutes contained within RSMo 99.300 through 99.715.
- (d) *Project* shall have the same meaning as "Land Clearance Project," as defined by RSMo 99.320.10.
- (e) *Redevelopment agreement* shall mean any agreement approved by city council in connection with approval of a redevelopment plan.
- (f) *Redevelopment plan* shall have the same meaning as "Redevelopment Plan" and "Urban Renewal Plan" as provided for in the LCRA Law.
- (g) *Tax abatement* means an abatement, authorized pursuant to the LCRA Law, of the increase in ad valorem taxes on real property related to a project.
- ~~(h) *Tax abatement scorecard* shall mean the city council approved formula for computing the amount of tax abatement to be granted in connection with a project in addition to the minimum abatement amount as described in section 40-15.~~

Section 2 – The Springfield City Code, Chapter 40, ‘Community Development,’ Article II, ‘Workable Program,’ Article II, Section 40-14, ‘Redevelopment Agreement,’ is hereby amended as follows:

80 Sec. 40-14. - Redevelopment agreement—Required to be executed, provisions
81 included therein to be considered part of the redevelopment plan.
82

83 (a) Prior to applying to the LCRA for a certificate of qualification for tax abatement,
84 the applicant shall execute a redevelopment agreement with the city, which has
85 been approved by council concurrent with the redevelopment plan. Said
86 agreement shall contain, at least, the following provisions:
87

88 ~~(1) — A mechanism for imposing and administering annual Payments in~~
89 ~~Lieu of Taxes (PILOTs) to implement the level of tax abatement~~
90 ~~authorized by the city council;~~
91

92 ~~(2)~~ (1) A termination clause which states that in the event of a breach of
93 the redevelopment agreement or the redevelopment plan, that the city is
94 entitled to damages from the breaching party in an amount equal to all ad
95 valorem taxes which would have been assessed subsequent to the date of
96 the breach and otherwise be payable with respect to the property had the
97 LCRA not issued a certificate of qualification for tax abatement for the
98 project. Said clause shall contain a notice and opportunity to cure before
99 its provisions are acted upon;
100

101 ~~(3)~~ (2) Provisions by which subsequent purchasers of property within the
102 redevelopment area are bound by the provisions of the redevelopment
103 agreement and redevelopment plan for the duration of any tax abatement
104 authorized in connection with said redevelopment plan; and
105

106 ~~(4)~~ (3) That the terms of the redevelopment agreement shall be
107 considered essential terms of the approved redevelopment plan and that
108 any violation of the redevelopment agreement shall constitute a violation
109 of the redevelopment plan.
110

111 Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to
112 affect any suit or proceeding now pending in any court or any rights acquired or liability
113 incurred nor any cause or causes of action occurred or existing, under any act or
114 ordinance repealed hereby. Nor shall any right or remedy of any character be lost,
115 impaired, or affected by this Ordinance.
116

117 Section 4 – Severability Clause. If any section, subsection, sentence, clause, or
118 phrase of this Ordinance is for any reason held to be invalid, such decision shall not
119 affect the validity of the remaining portions of this Ordinance. City Council hereby
120 declares that it would have adopted the Ordinance and each section, subsection,
121 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
122 sections, subsections, sentences, clauses, or phrases be declared invalid.
123

124 Section 5 – This Ordinance shall be in full force and effect from and after
125 passage.
126

127 Passed at meeting: _____
128
129 _____
130 Mayor
131
132 Attest: _____, City Clerk
133
134 Filed as Ordinance: _____
135
136
137 Approved as to form: , Assistant City Attorney
138
139
140 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-240

FILED: 10-13-20

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Amending the Springfield City Code, Chapter 40, Article II, 'Workable Program,' Section 40-11, 'Definitions,' and Section 40-14, 'Redevelopment Agreement,' to remove remaining references to a reduced level of tax abatement and scorecard which are no longer part of the Workable Program by operation of the sunset clause previously contained in Section 40-15. (Staff recommends approval.)

BACKGROUND INFORMATION: Springfield City Council adopted the Workable Program by General Ordinance 6437 on March 26, 2018.

The Workable Program established a framework for the City of Springfield to evaluate property tax abatement requests under the LCRA Law, Sec. 99.300-715, RSMo. It includes essential elements such as a but-for test and requiring verification of blight in legacy blighted areas.

Exceptions to some of these requirements are made for Multi-Project Redevelopment Areas, which must be declared as such by Council resolution in order to be eligible for this more-flexible set of rules. The purpose of allowing such flexibility is to ensure that Tax Abatement is available for future redevelopment of an area of the City which contains widespread evidence of blighting factors, where an overall plan for redevelopment is required to address said blighting factors.

All Redevelopment Plans submitted to City Council for approval must comply with the Workable Program. Sec. 99.320(20), RSMo.

A Workable Program is defined in the LCRA Act as "an official plan of action, as it exists from time to time, for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program." Sec. 99.320(23), RSMo.

REMARKS: Section 40-15 of the Workable Program, pertaining to the amount of abatement and payments in lieu of taxes, expired on March 25, 2020, and has been removed from the Code. However, there are a number of other references to a reduced level of abatement and the "scorecard" used to determine the level of abatement

throughout the Workable Program. This General Ordinance removes those references.

The proposed ordinance changes are as follows:

- Sec. 40-11, Definitions. Delete definition of “Tax abatement scorecard.”
- Sec 40-14(a) – Delete requirement for imposing PILOTs.

Submitted by:



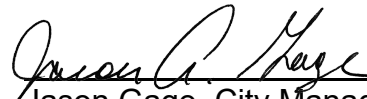
Sarah Kerner, Economic Development Director

Recommended by:



Mary Lilly Smith, Planning Director

Approved by:



Jason Gage, City Manager

One-rdg. _____
P. Hmgs. _____
Pgs. 5
Filed: 10-13-20

Sponsored by: Ollis

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-241

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I, 'In
2 General,' Section 106-1, 'Definitions,' and Article VII, 'Pedestrians,'
3 Section 106-450, 'Right-of-way in crosswalks,' to clarify the right-of-way
4 between pedestrians, cyclists, and drivers at crosswalks; amending Article
5 V, 'Operation,' Section 106-183, 'Right-of-way at intersections; left turns
6 into alley, private road or driveway, speed limit near construction or
7 maintenance operations,' to clarify the right-of-way between pedestrians,
8 cyclists, and drivers when a vehicle is entering or leaving the street and
9 crossing sidewalks or paths; and adding Section 106-211, 'Yielding to
10 disabled persons with white cane or dog,' to require drivers to yield to
11 persons with disabilities carrying a white cane or using a guide, hearing, or
12 service dog.
13 _____
14

15 WHEREAS, amendments to City Code Chapter 106, Section 106-1 and Section
16 106-450 will clarify the duties between pedestrians, cyclists, and drivers to yield at
17 crosswalks; and
18

19 WHEREAS, amendments to City Code Chapter 106, Section 106-183 will clarify
20 the duties between pedestrians, cyclists, and drivers to yield when a vehicle is entering
21 or leaving the street and crossing sidewalks or paths; and
22

23 WHEREAS, new Section 106-211 is modeled on a state statute requiring drivers
24 to yield to persons with disabilities carrying a white cane or using a guide, hearing, or
25 service dog and will allow local enforcement.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Note: Language to be added is underlined. Language to be removed is ~~stricken~~.
31

32 Section 1 – The Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article
33 I, 'In General,' Section 106-1, 'Definitions'; Article VII, 'Pedestrians,' Section 106-450

'Right-of-Way in crosswalks'; and Article V, 'Operation,' Section 106-183, 'Right-of-Way at Intersections; left turns into alley, private road or driveway, speed limit near construction or maintenance operations,' are hereby amended as follows:

Section 106-1. – Definitions.

Crosswalk includes:

- (1) That part of a roadway at any intersection included within the lateral lines of a roadway and property lines.
- (2) Any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by marked lines or other markings on the surface, ramps or signs or other markings on the surface.

Section 106-450. – Right-of-way in Crosswalks.

When traffic control signals are not in place or not in operation, the driver of a vehicle shall yield the right-of-way, slowing down or stopping if need be to so yield, to a pedestrian approaching or waiting within 3 feet of a crosswalk or crossing the roadway within a crosswalk when the pedestrian is upon the half of the roadway upon which the vehicle is traveling or when the pedestrian is approaching so closely from the opposite half of the roadway as to be in danger, but no pedestrian shall suddenly leave a curb or other place of safety and walk or run into the path of a vehicle which is so close that it is impossible for the driver to yield. The penalty for a violation of this section shall be as provided in section 1-7, except that, the penalty shall be or include a fine in an amount not less than \$100.00. The imposition or execution of such fine shall not be suspended. A bicyclist shall be considered a pedestrian for purposes of this section only if approaching, entering, and crossing the roadway while dismounted and walking the bicycle.

Sec. 106-183. - Right-of-way at intersections; yield required before entering or leaving a street; left-turns into alley, private road or driveway; speed limit near construction or maintenance operations.

(f) The driver of a vehicle about to enter or cross a highway from an alley, a building or any private road or driveway shall yield the right-of-way to all vehicles approaching on the highway to be entered- and shall yield the right-of-way to any pedestrian or bicycle on a sidewalk or path.

(g) The driver of a vehicle intending to make a left turn into an alley, private road or driveway shall yield the right-of-way to any vehicle approaching from the opposite direction when the making of such left turn would create a traffic hazard. Drivers from any direction entering an alley, private road, or driveway shall yield the right-of-way to any pedestrian or bicycle approaching on a sidewalk or path.

80 Section 2 – The Springfield City Code, Chapter 106, ‘Traffic and Vehicles,’ Article
81 V, ‘Operation,’ is hereby amended by adding a new Section 106-211, ‘Yield to disabled
82 persons with white cane or dog,’ which reads as follows:
83

84 Section 106-211 - Yield to disabled persons with white cane or dog.
85

86 The driver of a vehicle approaching a person with a visual, aural, or physical disability
87 who is carrying a cane predominantly white or metallic in color, with or without a red tip,
88 or using a guide dog, hearing dog, or service dog shall yield to such pedestrian.
89

90 Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to
91 affect any suit or proceeding now pending in any court or any rights acquired, or liability
92 incurred nor any cause or causes of action accrued or existing, under any act or
93 ordinance repealed hereby, or shall any right or remedy of any character be lost,
94 impaired, or affected by this Ordinance.
95

96 Section 4 – Severability Clause. If any section, subsection, sentence, clause, or
97 phrase of this Ordinance is for any reason held to be invalid, such decision shall not
98 affect the validity of the remaining portions of this ordinance. City Council hereby
99 declares that it would have adopted the Ordinance and each section, subsection,
100 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
101 sections, subsections, sentences, clauses, or phrases be declared invalid.
102

103 Section 5 – This Ordinance shall be in full force and effect from and after
104 passage.
105

106 Passed at meeting: _____
107

108 _____
109 Mayor
110

111 Attest: _____, City Clerk
112

113 Filed as Ordinance: _____
114

115
116 Approved as to form: , Assistant City Attorney
117

118
119 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020- 241

FILED: 10-13-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Amending Chapter 106 of the Springfield, Missouri, City Code, 'Traffic and Vehicles' Article I, 'In General,' Section 106-1 'Definitions,' Article VII, 'Pedestrians,' Section 106-450 'Right-of-Way in crosswalks;' and Article V, 'Operation,' Section 106-183, 'Right-of-Way at Intersections; left turns into alley, private road or driveway, speed limit near construction or maintenance operations;' and adding new Section 106-211, 'Yielding to disabled persons with white cane or dog.' (Staff recommends approval.)

BACKGROUND INFORMATION: City Code Chapter 106 regulates all matters traffic, including motorists' and pedestrians' rights and duties. The proposed amendments aim to make Springfield a safer, more walkable community.

Currently, City Code Section 106-1 'Definitions' and 106-450 'Right-of-way in crosswalks' reflects state law which does not require a driver to yield to a pedestrian at a crosswalk unless the pedestrian is already within a certain area of the roadway (RSMo Section 300.375). This language is problematic for vulnerable road users such as children and the elderly, or at crosswalk locations where the traffic lanes are narrow. The proposed addition would allow a pedestrian to remain on the sidewalk or ramp directly adjacent to the crosswalk and require drivers to yield to such pedestrian.

City Code Section 106-183 'Right-of-way at Intersections; left turn into alley, private road or driveway; speed limit near construction or maintenance operations,' regulates when drivers must yield to other vehicles when exiting or entering the roadway but does not address yielding to pedestrians or bicyclists. The proposed amendments clarify that a driver entering or leaving the roadway must yield to a pedestrian or cyclist on the sidewalk or path, and not only to oncoming traffic.

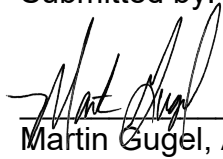
City Code does not currently reflect Missouri's 'White Cane Law' (RSMo 304.080) requiring motorists to yield to persons with visual disabilities with a white cane or service dog. Even though state law applies, a local version of this law would increase awareness and affirm our commitment to serve citizens of all abilities.

Supports the Following City Council Priority:

- Public Safety

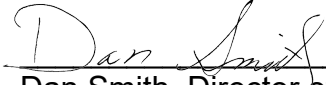
REMARKS: Public Works recommends passage of this Council bill.

Submitted by:



Martin Gugel, Assistant Director of Public Works

Recommended by:



Dan Smith, Director of Public Works

Approved by:



Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 10-13-20

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 242

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to accept the Edward Byrne
2 Memorial Justice Assistance Grant in the amount of \$146,272.00
3 from the United States Department of Justice and to enter into an
4 interlocal agreement with Greene County outlining the division of
5 the grant funds; and amending the budget for the Springfield Police
6 Department for Fiscal Year 2020-2021 in the amount of
7 \$146,272.00.
8 _____
9

10 WHEREAS, the City of Springfield, Missouri ("City") and Greene County,
11 Missouri ("County") have previously partnered to apply for and accept the United States
12 Department of Justice, Edward Byrne Memorial Justice Assistance Grant ("JAG"); and
13

14 WHEREAS, the joint application award amount is \$146,272.00, with the City
15 receiving 60 percent, or \$87,763.20, and the County receiving 40 percent, or
16 \$58,508.80; and
17

18 WHEREAS, the JAG terms require law enforcement agencies to enter into an
19 interlocal agreement regarding division of the funds awarded under the grant.
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 the Edward Byrne Memorial Justice Assistance Grant from the United States
26 Department of Justice in the amount of \$146,272.00 and to do all things necessary to
27 carry out the intent of the grant.
28

29 Section 2 – The City Manager, or his designee, is hereby authorized to enter into
30 an interlocal agreement, approved as to form by the City Attorney or her designee, with
31 Greene County for the purpose of carrying out the terms of the grant, a copy of which is
32 attached hereto and incorporated herein by reference as "Exhibit A."
33

34 Section 3 – The budget of the Springfield Police Department for Fiscal Year
35 2020-2021 is hereby amended in the accounts and in the amounts as shown on Budget
36 Adjustment No. 020, a copy of which is attached hereto and incorporated herein by
37 reference as “Exhibit B.”

38
39 Section 4 – City Council hereby finds that the budget adjustment made above
40 has been recommended by the City Manager.

41
42 Section 5 – The City Manager is directed to cause the appropriate accounting
43 entries to be made in the books and records of the City.

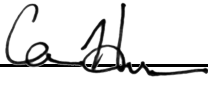
44
45 Section 6 – This Ordinance shall be in full force and effect from and after
46 passage.

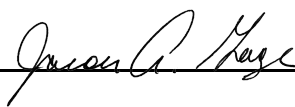
47
48 Passed at meeting: _____

49
50 _____
51 Mayor

52
53 Attest: _____, City Clerk

54
55 Filed as Ordinance: _____

56
57 Approved as to form: , Assistant City Attorney

58
59 Approved for Council action: , City Manager
60
61

EXPLANATION TO COUNCIL BILL 2020- 242

FILED: 10-13-20

ORIGINATING DEPARTMENT: Police

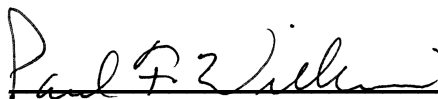
PURPOSE: To authorize the City Manager, or his designee, to accept the Edward Byrne Memorial Justice Assistance Grant in the amount of \$146,272.00 from the United States Department of Justice and to enter into an interlocal agreement with Greene County, outlining the division of the grant funds; amending the budget for the Springfield Police Department for Fiscal Year 2020-2021 in the amount of \$146,272.00.

BACKGROUND INFORMATION: The Edward Byrne Memorial Justice Assistance Grant ("JAG") formula for allocation of state and local government funds is determined based on population and the Uniform Crime Report Part I, Violent Crime Statistics. Based on this formula, the City of Springfield is eligible for grant monies. JAG does not require matching funds. However, as noted in the attachment, a disparate allocation exists between the City and Greene County, with the County bearing more than 50 percent of the costs of prosecution and incarceration that arise from the Part I Crimes. Jurisdictions identified as disparate must submit a joint application in order to be awarded any funds. The amount of funds to be distributed to each entity and the purpose for which the funds will be used must be included in the application. An Interlocal Agreement must be completed between the parties identifying the amount each has agreed to accept.

REMARKS: The joint application award amount is \$146,272.00. The City and Greene County have agreed to divide the funds with 60% going to the City and 40% going to the County. The City will receive \$87,763.20 and the County will receive \$58,508.80. The City will establish an account for the joint application award amount and reimburse the County for their share. The City of Springfield Police Department will use their share of the funds to purchase interview room recording equipment and ballistic shields. Greene County will use their share of the funds to purchase cameras, computers for patrol vehicles, rifle vests and carriers, ballistic helmets, gas masks, stop-sticks and water rescue bags. A budget adjustment is required and submitted with this document.

Submitted by:

Approved by:


Paul F. Williams, Chief of Police


Jason Gage, City Manager

INTERLOCAL AGREEMENT
BETWEEN CITY OF SPRINGFIELD, MISSOURI AND GREENE COUNTY, MISSOURI
2020 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD

This Agreement is made and entered into this _____ day of _____ 2020, by and between the County of Greene, acting by and through its governing body, the Greene County Commission, hereinafter referred to as County, and the City of Springfield, acting by and through its governing body the City Council, hereinafter referred to as City, both of Greene County, State of Missouri, witnesseth:

WHEREAS, this Agreement is made under the authority of City Council, Ordinance _____, passed _____, 2020; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS, the City agrees to provide the County \$58,508.80 from the JAG award for the Law Enforcement Equipment Program; and

WHEREAS, the City and County believe it to be in their best interests to reallocate the JAG funds.

NOW THEREFORE, the County and City agree as follows:

Section 1. City agrees to pay the County a total of \$58,508.80 of the total JAG funds of \$146,272.00. The City's share is \$87,763.20.

Section 2. County agrees to use \$58,508.80 for the Law Enforcement Program before the deadline set by JAG.

Section 3. The City hereby agrees to assume responsibility for the liabilities imposed by law on its employees, agencies, and institutions. The County hereby agrees to assume responsibility for the liabilities imposed by law on its employees, agencies, and institutions.

Section 4. Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 5. The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 6. By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

Section 7. The County hereby agrees to comply with all requirements of the award, including the Special Conditions and Civil Rights requirements. They will complete a letter stating this and provide to the City.

Section 8. The County agrees to provide a letter stating they have complied with all financial conditions after they have been reimbursed for purchases.

CITY OF SPRINGFIELD, MISSOURI

GREENE COUNTY, MISSOURI

By: _____
City Manager or Designee

By: _____
Presiding Commissioner

Attest:

By: _____
Commissioner 1st District

By: _____
Commissioner 2nd District

City Clerk

Attest:

Approved as to Form:

By: _____
Greene County Clerk

City Attorney or Designee

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.

By: _____
Greene County Counselor

Director of Finance or Acting Director

CERTIFICATE OF AUDITOR

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.

Auditor Certification

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
020

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
25220	18	92510	416010	000000	00000	\$ 146,272.00	2020 Dept. of Justice, Edward Byrne Memorial Justice Assistance Grant (JAG)
Net Revenue Adjustment						\$ 146,272.00	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
25220	18	92510	501190	000000	00000	\$ 87,763.20	Tools and equipment
25220	18	92510	504620	000000	00000	58,508.80	specialty services
Net Expenditure Adjustment						\$ 146,272.00	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2020-2021 budget and appropriate funds for the Edward Byrne Memorial Justice Assistance Grant (JAG) from the United States Department of Justice for equipment for the Springfield Police Department and Greene County Law Enforcement Program.

Requested By:

Paul F. Zick 10/13/20
Department Head Date

Approved By:

D. J. Hill 10/13/20
Director of Finance Date

Authorization:

Council Bill No. 2020-242
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date

One rdg. _____
P. Hrngs. _____
Pgs. 21
Filed: 10-13-20

Sponsored by: Ollis

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020 -243

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to accept two Coronavirus Aid,
2 Relief, and Economic Security ("CARES") Act grants through the U.S.
3 Department of the Treasury and Greene County, Missouri, including
4 \$4,000,000.00 for use by the Springfield-Greene County Health
5 Department and \$2,170,227.41 for use by other City of Springfield
6 departments; and amending the Fiscal Year 2020-2021 budget in the
7 amount of \$6,170,227.41 for the purpose of appropriating the grant
8 funds.
9 _____

10
11 WHEREAS, Greene County received approximately \$34 million in Coronavirus
12 Aid, Relief, and Economic Security ("CARES") Act funds from the U.S. Treasury to
13 support local coronavirus response efforts and used those funds to establish grants for
14 coronavirus response; and
15

16 WHEREAS, Greene County awarded the City two grants for coronavirus
17 response, one for use by the Springfield-Greene County Health Department in the
18 amount of \$4,000,000.00 and one for use by other City departments in the amount of
19 \$2,170,227.41; and
20

21 WHEREAS, the acceptance of these grants will help to relieve some of the
22 financial burden placed on the City as a result of the coronavirus pandemic.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – City Council hereby authorizes the City Manager, or his designee, to
28 accept grant funds of \$4,000,000.00 for use by the Springfield-Greene County Health
29 Department for coronavirus response efforts as set forth in "Exhibit A," attached hereto
30 and incorporated herein by this reference, and to do all things necessary to carry out the
31 intent of the grant, including execution of the subrecipient award agreement.
32

33 Section 2 – City Council hereby authorizes the City Manager, or his designee, to
34 accept grant funds of \$2,170.227.41 for use by other City departments for coronavirus
35 response efforts as set forth in “Exhibit “B,” attached hereto and incorporated herein by
36 this reference, and to do all things necessary to carry out the intent of the grant,
37 including execution of the subrecipient award agreement.
38

39 Section 3 – City Council hereby amends the budget for Fiscal Year 2020-2021 in
40 the accounts and in the amounts as shown on Budget Adjustment No. 019, a copy of
41 which is attached hereto and incorporated herein by this reference as “Exhibit C.”
42

43 Section 4 – City Council hereby finds that the budget adjustment made above
44 has been recommended by the City Manager and further finds that the budget
45 adjustment herein is necessary to meet the need for relevant public expenditure.
46

47 Section 5 – City Council hereby directs the City Manager to cause the
48 appropriate accounting entries to be made in the books and records of the City. In the
49 event additional funding is provided under these grants by the grantor, the Director of
50 Finance is hereby authorized to adjust this appropriation by an amount not to exceed 20
51 percent and to do all things necessary to carry out the intent of the grants.
52

53 Section 6 – This Ordinance shall be in full force and effect from and after
54 passage.
55

56 Passed at meeting: _____
57

58 _____
59 Mayor
60

61 Attest: _____, City Clerk
62

63 Filed as Ordinance: _____
64

65
66 Approved as to form: Ca H, Assistant City Attorney
67

68
69 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020- 243

FILED: 10-02-20

ORIGINATING DEPARTMENT: Finance

PURPOSE: To authorize the City Manager, or his designee, to accept two Coronavirus Aid, Relief, and Economic Security Act grants through the US Department of the Treasury and Greene County, Missouri, one for the Springfield-Greene County Health Department in the amount of \$4,000,000.00 and one for all other City of Springfield departments in the amount of \$2,170,227.41 and to amend the Fiscal Year 2020-2021 budget in the amount of \$6,170,227.41 for the purpose of appropriating the grant funds.

BACKGROUND INFORMATION: The goal of the Coronavirus Aid, Relief, and Economic Security CARES Act Relief Fund is to promote recovery by funding programs that support the needs of those impacted by the COVID-19 public health emergency. As part of this fund, Greene County received \$34 million to help support local coronavirus response efforts. Greene County accepted applications in five phases including health care and taxpayer supported entities.

Greene County notified the City of the awards in August and provided the contracts in late September. These are federal grants that will be included in the City's annual single audit under CFDA ("Catalog of Federal Domestic Assistance") number 21.019. The grants cover expenses that were incurred during the period beginning on March 1, 2020 and ending on December 30, 2020.

The health department grant includes the following categories:

Activity/Expense Category	Approved Award
Food for call center staff unable to leave	\$ 15,229.00
Test kits and testing	240,549.00
Supplies	9,669.02
Services	42,549.00
Contract tracing	1,432,269.00
Salary	1,590,752.98
Furniture and office equipment for Cox location	29,554.00
Cox lease	11,548.00
Contract employees	627,880.00
Total	\$4,000,000.00

The city-wide grant includes the following categories:

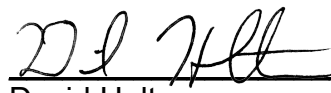
Activity/Expense Category	Approved Award
Unbudgeted payroll expense	\$ 1,545,434.02
Other COVID-19 expense	624,793.39
Total	\$ 2,170,227.41

The city-wide grant is divided among the following departments:

Department	Payroll	Other
Airport	\$ 6,429.88	\$ 0.00
Art Museum	219.14	109.68
Building Development Services	6,814.06	0.00
City Attorney	5,000.00	2,407.42
City Manager	0.00	9,044.50
Emergency Communications	6,496.06	0.00
Environmental Services	170,680.93	38,520.88
Finance	3,843.46	726.40
Fire	108,569.83	67,591.61
Human Resources	89,869.43	1,609.55
Information Systems	6,563.23	77.40
Municipal Court	1,445.02	0.00
Parks	987,015.00	190,206.30
Planning & Development	3,335.38	1,270.37
Public Information	68,004.22	3,646.33
Public Works	80,808.17	82,326.97
Risk Management	0.00	184,255.98
Workforce Development	340.21	43,000.00
Total	\$ 1,545,434.02	\$ 624,793.39

REMARKS: At the onset of COVID-19, the City proactively implemented many cost-saving directives. Many of those same cost saving measures were carried over into Fiscal Year 2021 to ensure the continuity of City services. These cost-saving measures include a hiring freeze for non-essential employees and a reduction in capital spending. The City is also using accumulated fund balance in the self-insurance funds to help cover the revenue shortfall resulting from COVID-19. The City's first priority with the Fiscal Year 2021 budget related to preserving the City's labor and financial resource capacity to continue to provide essential municipal services to our citizenry as we come out of the pandemic. The grant funding for the City will help to relieve some of the burden placed on the Fiscal Year 2021 budget which will enable the City to continue to meet the diverse needs of its citizenry and to provide the essential services that the community has come to expect.

Submitted by:


 David Holtmann,
 Director of Finance

Approved by:


 Jason Gage,
 City Manager

Exhibit A



County of GREENE State of Missouri

GREENE COUNTY COURTHOUSE

SPRINGFIELD MO, 65802

September 18, 2020

Dear **Springfield - Greene County Health Department**
840 Boonville, PO Box 8368
Springfield, MO 65801

On behalf of Greene County, Missouri, I am pleased to inform you that your application to the CARES Act Non-Profit and Community Organizations Grant program has been approved. Based on your application, your organization is eligible for reimbursement in qualified expenses under the program outlined in the following chart in the amount of \$ **4,000,000.00**

Application # 362 **Amendment** 1 **Vendor #** 000055

Activity / Expense Category	Approved Budget	Receipts to Date	Remaining Receipts
Food for Call Center Staff unable to Leave	15,229.00	15,229.00	0.00
Test Kits and Testing	240,549.00	142,869.00	97,680.00
Supplies	9,669.02	9,669.02	0.00
Services	42,549.00	42,548.00	1.00
Contract Tracing	1,432,269.00	0.00	1,432,269.00
Salary	1,590,752.98	1,020,719.00	570,033.98
Furniture and office Equipment for Cox	29,554.00	0.00	29,554.00
Cox Lease	11,548.00	0.00	11,548.00
Contract Employees	627,880.00	0.00	627,880.00
Total	4,000,000.00	1,231,034.02	2,768,965.98

Carefully review all administrative and financial requirements, instructions, and conditions for reimbursement.

To complete processing your awarded reimbursement, submit the following items to my office no later than

October 2, 2020

Please submit the following documentation to finish processing your approved reimbursement award:

- o **Print page 2, Sign and Complete Including All Highlighted Areas and Return to Payment Processor listed below**
- o Submit all detailed receipts and invoices for (or any additional) reimbursable expenses paid through current date

We look forward to working with your organization in relief and recovery efforts. Please feel free to contact me via email with any questions or concerns at fmorgan@greencountymo.gov.

Sincerely,

Felicia Morgan
Greene County Auditor's Office

Print this page, Sign and Complete Including All Highlighted Areas and Return to Payment Processor listed below.
 Retain a copy of the entire document, then send the original back via email to fmorgan@greencountymo.gov or
 by USPS to Greene County Historic Courthouse, 940 N Boonville Ave, Room 210, Springfield MO 65802.

 Greene County Missouri 940 Boonville Springfield MO 65802		SUBRECIPIENT AWARD	
		DATE 09/18/20	
		Award Number 362	Amendment No. 1
SUB-RECIPIENT NAME Springfield - Greene County Health Department		SUB-RECIPIENT VENDOR NUMBER 000055	
SUB-RECIPIENT ADDRESS 840 Boonville, PO Box 8368, Springfield, MO 65801		ISSUING AGENCY Greene County, Missouri	
SUB-AWARD INFORMATION			
PROJECT TITLE: CARES: 20523-6500-650-65001		FEDERAL AWARDING AGENCY US Treasury as created in the CARES Act through the State of Missouri and Greene County Missouri	
CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NO 21.019		PERFORMANCE PERIOD FROM: March 1, 2020 TO: December 31, 2020	
FEDERAL PASS-THRU AWARD AMOUNT		\$4,000,000.00	
CONTACT INFORMATION			
CARES FUNDING PAYMENT PROCESSOR		SUB-RECIPIENT PROJECT COORDINATOR	
NAME Felicia Morgan		NAME	
E-MAIL ADDRESS fmorgan@greencountymo.gov		E-MAIL ADDRESS	
TELEPHONE 417-829-6207		TELEPHONE	
SUMMARY DESCRIPTION OF PROJECT: Support local business community in the wake of the COVID-19 Pandemic Proposed uses of the funds provided under Section 14.435 of SS SCS HCS HB 2014 will be used only to cover those costs that are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19). Necessary expenditures are defined as expenses that: a. Were not accounted for in the budget most recently approved as of March 27, 2020, and b. Were incurred during the period that begins on March 1, 2020 and ends on December 30, 2020 Funds awarded must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. Any funds awarded in this agreement cannot be used as a revenue replacement for lower than expected tax or other revenue collections for Government Agencies. This award is not for Research and Development and there is no indirect cost rate.			
TYPED NAME AND TITLE OF GREENE COUNTY OFFICIAL Bob Dixon, Greene County Presiding Commissioner		TYPED NAME AND TITLE OF SUB-RECIPIENT AUTHORIZED OFFICIAL	
SIGNATURE OF APPROVING GREENE COUNTY OFFICIAL 	DATE	SIGNATURE OF SUB-RECIPIENT AUTHORIZED OFFICIAL	DATE
THIS SUB-AWARD IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS SET FORTH ON THE ATTACHED SPECIAL CONDITION(S). BY SIGNING THIS SUB-AWARD AGREEMENT, THE SUB-RECIPIENT IS AGREEING TO READ AND COMPLY WITH ALL SPECIAL CONDITIONS.			

Agreement Articles

Article I - Acknowledgement of Federal Funding from Greene County Missouri

All subrecipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with Federal funds.

Article II - Age Discrimination Act of 1975

All subrecipients must comply with the requirements of the Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving Federal financial assistance.

Article III - Americans with Disabilities Act of 1990

All subrecipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12101–12213).

Article IV - Best Practices for Collection and Use of Personally Identifiable Information (PII)

All subrecipients who collect PII are required to have a publically available privacy policy that describes what PII they collect, how they use the PII, whether they share PII with third parties, and how individuals may have their PII corrected where appropriate. Personally identifiable information (PII) is defined as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual.

Article V- Civil Rights Act of 1964

All subrecipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. Implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.

Article VI - Civil Rights Act of 1968

All subrecipients must comply with Title VIII of the Civil Rights Act of 1968, which prohibits subrecipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (42 U.S.C. § 3601 et seq.), as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features (see 24 C.F.R. § 100.201).

Article VII – Copyright

All subrecipients must affix the applicable copyright notices of 17 U.S.C. Sections 401 or 402 and an acknowledgement of Government sponsorship (including award number) to any work first produced under Federal financial assistance awards.

Article VIII - Assurances, Administrative Requirements, Cost Principles, and Audit Requirements

Certain assurances in this document may not be applicable to your program, and the awarding agency may require applicants to certify additional assurances. Please contact the program awarding office if you have any questions. The administrative and audit requirements and cost principles that apply to Greene County Commission award subrecipients originate from 2 C.F.R. Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Article IX - Debarment and Suspension

Subrecipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, and 2 C.F.R. Part 180. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

Article X - Drug-Free Workplace Regulations

All subrecipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the Subrecipient is an individual) of 2 C.F.R. part 3001, which adopts the Government-wide implementation (2 C.F.R. part 182) of sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 8101).

Article XI - Duplication of Benefits

Any cost allocable to a particular Federal award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other Federal awards to overcome fund deficiencies, to avoid restrictions imposed by Federal statutes, regulations, or terms and conditions of the Federal awards, or for other reasons. However, this prohibition would not preclude the non-Federal entity from shifting costs that are allowable under two or more Federal awards in accordance with existing Federal statutes, regulations, or the terms and conditions of the Federal awards.

Article XII - Energy Policy and Conservation Act

All subrecipients must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issues in compliance with this Act.

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All subrecipients must comply with the requirements of 31 U.S.C. § 3729 which set forth that no recipient of federal payments shall submit a false claim for payment. See also 38 U.S.C. § 3801-3812 which details the administrative remedies for false claims and statements made.

Article XIV – Federal Debt Status

All subrecipients are required to be non-delinquent in their repayment of Federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129 and form SF-428B, item number 17 for additional information and guidance.

Article XV - Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. §2225a, all subrecipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with Federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. §2225.

Article XVI - Limited English Proficiency (Civil Rights Act of 1964, Title VI)

All subrecipients must comply with the Title VI of the Civil Rights Act of 1964 (Title VI) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services.

Article XVII - Lobbying Prohibitions

All subrecipients must comply with 31 U.S.C. §1352, which provides that none of the funds provided under an award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any Federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

Article XVIII - Non-supplanting Requirement

All subrecipients who receive awards made under programs that prohibit supplanting by law must ensure that Federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-Federal sources.

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Unless otherwise provided by law, subrecipients are subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards are in 37 C.F.R. Part 401 and the standard patent rights clause in 37 C.F.R. § 401.14.

Article XX - Procurement of Recovered Materials

All subrecipients must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

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In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

1. Contracts for more than the simplified acquisition threshold currently set at \$150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.
2. All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.
3. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
4. Davis-Bacon Act, as amended (40 U.S.C 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federal Financed and Assisted Construction"). In accordance with the statute, contracts must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

5. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C 3704 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
6. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
7. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended- Contract and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

Article XXII - Terrorist Financing E.O. 13224

All subrecipients must comply with U.S. Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. It is the legal responsibility of recipients to ensure compliance with the E.O. and laws.

Article XXIII - Title IX of the Education Amendments of 1972 (Equal Opportunity in Education Act)

All subrecipients must comply with the requirements of Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 et seq.), which provides that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving Federal financial assistance. Implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19

Article XXIV - Trafficking Victims Protection Act of 2000

All subrecipients must comply with the requirements of the government-wide award term which implements Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. § 7104). This is implemented in accordance with OMB Interim Final Guidance, Federal Register, Volume 72, No. 218, November 13, 2007. Full text of the award term is located at 2 CFR § 175.15.

Article XXV - Rehabilitation Act of 1973

All subrecipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, as amended, which provides that no otherwise qualified handicapped individual in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. These requirements pertain to the provision of benefits or services as well as to employment.

Article XXVI - USA Patriot Act of 2001

All subrecipients must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

Article XXVII - Whistleblower Protection Act

All subrecipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41U.S.C. 4712, and 10 U.S.C. § 2324, 41 U.S.C. §§ 4304 and 4310.

Article XXVIII - Greene County Commission Specific Acknowledgements and Assurances

All subrecipients must acknowledge and agree to comply with applicable provisions governing Greene County Commission and Greene County Auditor access to records, accounts, documents, information, facilities, and staff.

1. Subrecipients must cooperate with any compliance review or complaint investigation conducted by Greene County.
2. Subrecipients must give Greene County Commission access to and the right to examine and copy records, accounts, and other documents and sources of information related to the award and permit access to facilities, personnel, and other individuals and information as may be necessary or required by Greene County and other applicable laws or program guidance.
3. Subrecipients must submit timely, complete, and accurate reports to the appropriate Greene County officials and provide appropriate backup documentation to support the reports. Future awards and fund drawdowns may be withheld if these reports are not complete.
4. If, during the past three years, the recipient has been accused of discrimination on the grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status, the recipient must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements to the Greene County Commission.
5. In the event any court or administrative agency makes a finding of discrimination on grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status against the recipient, or the recipient settles a case or matter alleging such discrimination, recipients must forward a copy of the complaint and findings to the Greene County Commission. The United States has the right to seek judicial enforcement of these obligations.

Article XXIX - Disposition of Equipment Acquired Under the Federal Award

When original or replacement equipment acquired under this award by the recipient or its sub-recipients is no longer needed for the original project or program or for other activities currently or previously supported by CARES funding such assets may be disposed of following policies of sub-sub-recipient. If such assets are disposed of prior to December 30, 2020, the proceeds would be subject to the restrictions on the eligible use of payments from the Fund provided by section 601(d) of the Social Security Act.

Article XXX - Prior Approval for Modification of Approved Budget

Before making any change to the Greene County approved budget for this award, you must request prior written approval from Greene County Commission by requesting a Subaward Adjustment.

Article XXXI – Nondiscrimination in Matters Pertaining to Faith-Based Organizations

Subrecipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statute, regulations, and guidance governing the participations of faith-based organizations.

Article XXXII – Acceptance of Post Award Changes

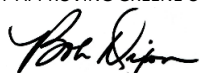
In the event Greene County Commission determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award.

Article XXXIII – Other Specific Conditions

1. Applicable law – This agreement shall be construed according to the laws of the State of Missouri.
2. Greene County will not be liable to any subcontractor or vendor for any expenses or liabilities incurred under the sub-award. The sub-recipient shall be solely responsible for the services provided in connection with this Agreement and solely liable to any subcontractor or vendor for all expenses and liabilities incurred under this sub-award. The sub-recipient shall follow all procurement requirements applicable under both Federal and Missouri law, including but not limited to compliance with sections 285.525 to 285.550, RSMo.
3. Indemnification – The sub-recipient shall be responsible for the acts, omissions to acts or negligence of the sub-recipient, its agents, employees and assigns. To the extent allowed by law, and subject to any applicable sovereign immunity, the sub-recipient shall hold harmless and indemnify Greene County including its agents, employees and assigns, from every injury, damage, expense, liability or payment, including legal fees, arising out of any activities conducted by the sub-recipient in connection with or in any way relating to this Agreement.
4. Sovereign Immunity – Greene County its agencies and its subdivisions do not waive any defense of sovereign or official immunity upon entering into this Agreement.
5. The sub-recipient will be responsible to meet the funding requirements set out by the Greene County Commission. Sub-recipient agrees to spend CARES funding as closely as possible to the documentation submitted with the application to the Greene County Commission; deviation from the awarded plan may result in non-payment of requests from CARES funding.
6. Proposed uses of the funds provided under Section 14.435 of SS SCS HCS HB 2014 will be used only to cover those costs that are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19). Necessary expenditures are defined as expenses that:
 - a. Were not accounted for in the budget most recently approved as of March 27, 2020, and
 - b. Were incurred during the period that begins on March 1, 2020 and ends on December 31, 2020
7. Funds awarded must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. Any funds awarded in this agreement cannot be used as a revenue replacement for lower than expected tax or other revenue collections. This award is not for Research and Development and there is no indirect cost rate.

OFFICE OF
CINDY S. STEIN, CPA
Auditor

Print this page, Sign and Complete Including All Highlighted Areas and Return to Payment Processor listed below.
 Retain a copy of the entire document, then send the original back via email to bdixon@greencountymo.gov
 or by USPS to Greene County Historic Courthouse, 940 N Boonville Ave, Room 210, Springfield MO 65802.

 Greene County Missouri 940 Boonville Springfield MO 65802		SUBRECIPIENT AWARD	
		DATE 09/28/20	
		Award Number 544	Amendment No. --
SUB-RECIPIENT NAME City of Springfield - Finance		SUB-RECIPIENT VENDOR NUMBER 010261	
SUB-RECIPIENT ADDRESS 840 Boonville, Springfield, MO 65806		ISSUING AGENCY Greene County, Missouri	
SUB-AWARD INFORMATION			
PROJECT TITLE: CARES: 20523.8200.825		FEDERAL AWARDING AGENCY US Treasury as created in the CARES Act through the State of Missouri and Greene County Missouri	
CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NO 21.019		PERFORMANCE PERIOD FROM: March 1, 2020 TO: December 31, 2020	
FEDERAL PASS-THRU AWARD AMOUNT		\$2,170,227.41	
CONTACT INFORMATION			
CARES FUNDING PAYMENT PROCESSOR		SUB-RECIPIENT PROJECT COORDINATOR	
NAME Bob Dixon		NAME	
E-MAIL ADDRESS bdixon@greencountymo.gov		E-MAIL ADDRESS	
TELEPHONE 417/868-4890		TELEPHONE	
SUMMARY DESCRIPTION OF PROJECT: Support local business community in the wake of the COVID-19 Pandemic Proposed uses of the funds provided under Section 14.435 of SS SCS HCS HB 2014 will be used only to cover those costs that are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19). Necessary expenditures are defined as expenses that: a. Were not accounted for in the budget most recently approved as of March 27, 2020, and b. Were incurred during the period that begins on March 1, 2020 and ends on December 31, 2020 Funds awarded must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. Any funds awarded in this agreement cannot be used as a revenue replacement for lower than expected tax or other revenue collections for Government Agencies. This award is not for Research and Development and there is no indirect cost rate.			
TYPED NAME AND TITLE OF GREENE COUNTY OFFICIAL Bob Dixon, Greene County Presiding Commissioner		TYPED NAME AND TITLE OF SUB-RECIPIENT AUTHORIZED OFFICIAL	
SIGNATURE OF APPROVING GREENE COUNTY OFFICIAL 	DATE 09/28/20	SIGNATURE OF SUB-RECIPIENT AUTHORIZED OFFICIAL	DATE
THIS SUB-AWARD IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS SET FORTH ON THE ATTACHED SPECIAL CONDITION(S). BY SIGNING THIS SUB-AWARD AGREEMENT, THE SUB-RECIPIENT IS AGREEING TO READ AND COMPLY WITH ALL SPECIAL CONDITIONS.			

Agreement Articles

Article I - Acknowledgement of Federal Funding from Greene County Missouri

All subrecipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with Federal funds.

Article II - Age Discrimination Act of 1975

All subrecipients must comply with the requirements of the Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving Federal financial assistance.

Article III - Americans with Disabilities Act of 1990

All subrecipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12101–12213).

Article IV - Best Practices for Collection and Use of Personally Identifiable Information (PII)

All subrecipients who collect PII are required to have a publically available privacy policy that describes what PII they collect, how they use the PII, whether they share PII with third parties, and how individuals may have their PII corrected where appropriate. Personally identifiable information (PII) is defined as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual.

Article V- Civil Rights Act of 1964

All subrecipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. Implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.

Article VI - Civil Rights Act of 1968

All subrecipients must comply with Title VIII of the Civil Rights Act of 1968, which prohibits subrecipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (42 U.S.C. § 3601 et seq.), as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features (see 24 C.F.R. § 100.201).

Article VII – Copyright

All subrecipients must affix the applicable copyright notices of 17 U.S.C. Sections 401 or 402 and an acknowledgement of Government sponsorship (including award number) to any work first produced under Federal financial assistance awards.

Article VIII - Assurances, Administrative Requirements, Cost Principles, and Audit Requirements

Certain assurances in this document may not be applicable to your program, and the awarding agency may require applicants to certify additional assurances. Please contact the program awarding office if you have any questions. The administrative and audit requirements and cost principles that apply to Greene County Commission award subrecipients originate from 2 C.F.R. Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Article IX - Debarment and Suspension

Subrecipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, and 2 C.F.R. Part 180. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

Article X - Drug-Free Workplace Regulations

All subrecipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the Subrecipient is an individual) of 2 C.F.R. part 3001, which adopts the Government-wide implementation (2 C.F.R. part 182) of sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 8101).

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6. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.
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All subrecipients must comply with U.S. Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. It is the legal responsibility of recipients to ensure compliance with the E.O. and laws.

Article XXIII - Title IX of the Education Amendments of 1972 (Equal Opportunity in Education Act)

All subrecipients must comply with the requirements of Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 et seq.), which provides that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving Federal financial assistance. Implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19

Article XXIV - Trafficking Victims Protection Act of 2000

All subrecipients must comply with the requirements of the government-wide award term which implements Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. § 7104). This is implemented in accordance with OMB Interim Final Guidance, Federal Register, Volume 72, No. 218, November 13, 2007. Full text of the award term is located at 2 CFR § 175.15.

Article XXV - Rehabilitation Act of 1973

All subrecipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, as amended, which provides that no otherwise qualified handicapped individual in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. These requirements pertain to the provision of benefits or services as well as to employment.

Article XXVI - USA Patriot Act of 2001

All subrecipients must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

Article XXVII - Whistleblower Protection Act

All subrecipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41U.S.C. 4712, and 10 U.S.C. § 2324, 41 U.S.C. §§ 4304 and 4310.

Article XXVIII - Greene County Commission Specific Acknowledgements and Assurances

All subrecipients must acknowledge and agree to comply with applicable provisions governing Greene County Commission and Greene County Auditor access to records, accounts, documents, information, facilities, and staff.

1. Subrecipients must cooperate with any compliance review or complaint investigation conducted by Greene County.
2. Subrecipients must give Greene County Commission access to and the right to examine and copy records, accounts, and other documents and sources of information related to the award and permit access to facilities, personnel, and other individuals and information as may be necessary or required by Greene County and other applicable laws or program guidance.
3. Subrecipients must submit timely, complete, and accurate reports to the appropriate Greene County officials and provide appropriate backup documentation to support the reports. Future awards and fund drawdowns may be withheld if these reports are not complete.
4. If, during the past three years, the recipient has been accused of discrimination on the grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status, the recipient must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements to the Greene County Commission.
5. In the event any court or administrative agency makes a finding of discrimination on grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status against the recipient, or the recipient settles a case or matter alleging such discrimination, recipients must forward a copy of the complaint and findings to the Greene County Commission. The United States has the right to seek judicial enforcement of these obligations.

Article XXIX - Disposition of Equipment Acquired Under the Federal Award

When original or replacement equipment acquired under this award by the recipient or its sub-recipients is no longer needed for the original project or program or for other activities currently or previously supported by CARES funding such assets may be disposed of following policies of sub-sub-recipient. If such assets are disposed of prior to December 30, 2020, the proceeds would be subject to the restrictions on the eligible use of payments from the Fund provided by section 601(d) of the Social Security Act.

Article XXX - Prior Approval for Modification of Approved Budget

Before making any change to the Greene County approved budget for this award, you must request prior written approval from Greene County Commission by requesting a Subaward Adjustment.

Article XXXI – Nondiscrimination in Matters Pertaining to Faith-Based Organizations

Subrecipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statute, regulations, and guidance governing the participations of faith-based organizations.

Article XXXII – Acceptance of Post Award Changes

In the event Greene County Commission determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award.

Article XXXIII – Other Specific Conditions

1. Applicable law – This agreement shall be construed according to the laws of the State of Missouri.
2. Greene County will not be liable to any subcontractor or vendor for any expenses or liabilities incurred under the sub-award. The sub-recipient shall be solely responsible for the services provided in connection with this Agreement and solely liable to any subcontractor or vendor for all expenses and liabilities incurred under this sub-award. The sub-recipient shall follow all procurement requirements applicable under both Federal and Missouri law, including but not limited to compliance with sections 285.525 to 285.550, RSMo.
3. Indemnification – The sub-recipient shall be responsible for the acts, omissions to acts or negligence of the sub-recipient, its agents, employees and assigns. To the extent allowed by law, and subject to any applicable sovereign immunity, the sub-recipient shall hold harmless and indemnify Greene County including its agents, employees and assigns, from every injury, damage, expense, liability or payment, including legal fees, arising out of any activities conducted by the sub-recipient in connection with or in any way relating to this Agreement.
4. Sovereign Immunity – Greene County its agencies and its subdivisions do not waive any defense of sovereign or official immunity upon entering into this Agreement.
5. The sub-recipient will be responsible to meet the funding requirements set out by the Greene County Commission. Sub-recipient agrees to spend CARES funding as closely as possible to the documentation submitted with the application to the Greene County Commission; deviation from the awarded plan may result in non-payment of requests from CARES funding.
6. Proposed uses of the funds provided under Section 14.435 of SS SCS HCS HB 2014 will be used only to cover those costs that are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19). Necessary expenditures are defined as expenses that:
 - a. Were not accounted for in the budget most recently approved as of March 27, 2020, and
 - b. Were incurred during the period that begins on March 1, 2020 and ends on December 31, 2020
7. Funds awarded must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. Any funds awarded in this agreement cannot be used as a revenue replacement for lower than expected tax or other revenue collections. This award is not for Research and Development and there is no indirect cost rate.

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit C

Budget Adjustment
019

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
22510	11	50010	416010	102835	00000	\$ 4,000,000.00	CARES Act - Greene County - Health
22510	09	14120	416010	102835	00000	\$ 2,170,227.41	CARES Act - Greene County - Other
Net Revenue Adjustment						\$ 6,170,227.41	

Expenditures:

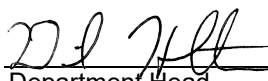
Fund	Dept	Org	Account	P&G	Location	Amount	Description
22510	11	50010	500110	102835	00000	\$ 2,218,632.98	Health Salaries
22510	11	50010	504580	102835	00000	1,781,367.02	Supplies and Services
22510	Various		500110	102835	00000	1,545,434.02	Other Department Salaries
22510	Various		504580	102835	00000	624,793.39	Supplies and Services
Net Expenditure Adjustment						\$ 6,170,227.41	

Fund Balance Appropriation:

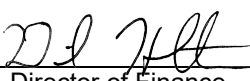
Fund	Title	Amount

Explanation: To amend the FY2020-2021 budget and appropriate funds from Coronavirus Aid, Relief, and Economic Security (CARES) Act grant through the US Department of the Treasury and Greene County for the COVID-19 public health emergency.

Requested By:


Department Head 10/13/20
Date

Approved By:


Director of Finance 10/13/20
Date

Authorization:

Council Bill No. 2020-243
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date

One-rdg. X
P. Hrngs.
Pgs. 164
Filed: 10-13-20

Sponsored by: Schilling

COUNCIL BILL 2020 - 236 RESOLUTION

A RESOLUTION

1 APPROVING the issuance of multifamily housing revenue bonds by the Industrial
2 Development Authority of the City of Springfield, Missouri, in an
3 amount not to exceed \$22,000,000 to finance the acquisition and
4 rehabilitation of certain commercial housing facilities located in the
5 City of Springfield, Missouri, to be named Keystone Family Homes.
6
7

8 WHEREAS, The Industrial Development Authority of the City of Springfield,
9 Missouri (the "Authority"), is proposing to issue its Multifamily Housing Revenue Bonds
10 ("Keystone Family Homes Project") in one or more series in a stated principal amount
11 not to exceed \$22,000,000 (the "Bonds"), pursuant to Chapter 349 of the Revised
12 Statutes of Missouri, as amended (the "Act"), for the purpose of making a loan to
13 Keystone Family Homes, LP, a Missouri limited partnership (the "Borrower"); and
14

15 WHEREAS, said loan will finance and reimburse the Borrower for costs of the
16 acquisition and rehabilitation of 297 multifamily housing units in 85 buildings at multiple
17 locations, including (i) a project currently known as Glenwood Apartments, to be
18 renamed Green Way Village, located at 722 East Glenwood Street; (ii) a project
19 currently known as Cedarbrook Apartments, to be renamed Cedarbrook Estates,
20 located at 811 North Cedarbrook Avenue; (iii) a project currently known as Bolivar Road
21 Apartments, to be renamed Keystone Village, located at 2336 North Bolivar Road, and
22 including an adjacent single family home located at 2301 North Fort Avenue to be
23 demolished during rehabilitation; (iv) a project currently known as Villa Marie
24 Apartments, to be renamed Arrowhead Town Homes, located at 1010 East Norton
25 Road; (v) a project currently known as Dogwood Apartments, to be renamed Carson
26 Lee Estates, located at the intersection of West Madison Street and South Campbell
27 Avenue; and (vi) various scattered site buildings located at 1633, 1634, 1635, 1636,
28 1639, 1641, 1642, 1643, 1644, 1645, 1648 and 1650 North Delaware Avenue; 714, 716,
29 722, 724, 730, 732, 736 and 738 West Edgewood Street; 2628 and 2630 South Grant
30 Avenue; 1405, 1407, 1411, 1413, 1417, 1419, 1423 and 1425 East High Street; 405,
31 406, 407, 408, 411, 412, 413, 414, 417, 418, 419 and 420 South Weaver Avenue; and
32 809, 811, 815, 817, 823, 825, 915 and 917 West Sunset Street which will be collectively
33 known as Sun City Estates, all in the City of Springfield, Missouri (the "City"), and all of
34 which buildings and projects will be collectively known as Keystone Family Homes (the
35 "Project"), which Project will be owned and operated by the Borrower; and

WHEREAS, the Bonds will be special limited obligations of the Authority and will not be obligations of the City and will not constitute a debt or liability of the City; and

WHEREAS, the Project is located inside the city limits of the City; and

WHEREAS, on September 22, 2020, at 10:30 a.m., a public hearing permitting the public to comment was held in accordance with Internal Revenue Service ("IRS") Revenue Procedure 2020-21 concerning the request by the Borrower that the Authority issue its revenue bonds to finance the costs of the acquisition and rehabilitation of the Project after notice was published on September 14, 2020, which publication date is more than 7 days prior to the public hearing date, on the City's calendar located on the City's primary public website used to inform residents about upcoming public meetings; and

WHEREAS, written comments from the September 22, 2020, hearing and the Authority's responses thereto, are attached hereto and incorporated herein by this reference as "Exhibit A"; and

WHEREAS, the Authority and the Borrower have requested the City provide approval under Section 147(f) of the Internal Revenue Code, as amended, in connection with the issuance of the Bonds and the use of the sale proceeds of the Bonds for the Project within the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Based on the foregoing, the plan of finance, including the issuance of the Bonds by the Authority and the use of Bond proceeds to finance the costs of the Project as further described herein is in the best interests of the City, and is hereby approved in accordance with the requirements of Section 147(f) of the Internal Revenue Code, as amended, in an amount not to exceed \$22,000,000. This approval does not impose any liability on the City or in any way involve the City in the issuance of the Bonds or the proposed plan of finance for the Project, but is an accommodation by the City to satisfy the requirements of the Internal Revenue Code, as amended.

Section 2 – This Resolution shall be effective immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

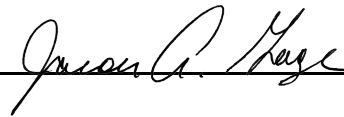
82

83

84 Approved as to form: , Assistant City Attorney

85

86

87 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL Bill 2020- 236

FILED: 10-13-20

ORIGINATING DEPARTMENT: The Industrial Development Authority of the City of Springfield, Missouri (the "Authority").

PURPOSE: The intent of the resolution is to provide the approval required by the Internal Revenue Code to allow the Authority to issue its multifamily housing revenue bonds, the proceeds of which will be used to make a loan to Keystone Family Homes, LP, a Missouri limited partnership (the "Borrower"), to finance the acquisition and rehabilitation of a 297 unit multifamily housing project for low and moderate income persons to be known as Keystone Family Homes (the "Project").

BACKGROUND INFORMATION: The Borrower has submitted an application to the Authority to request that the Authority agree to issue its multifamily housing revenue bonds to finance the acquisition and rehabilitation of a 297-unit multifamily housing project for low- and moderate-income persons. The project will consist of 85 scattered site buildings (comprised of 5 existing apartment complexes and 26 duplexes) at locations as more specifically detailed in the resolution, all of which are located in the City of Springfield, Missouri (the "City"). All of the buildings comprising the Project are currently owned by the Housing Authority of the City of Springfield. On September 8, 2020, the Authority adopted a resolution declaring its intent to issue its multifamily housing revenue bonds in an amount not to exceed \$22,000,000. The Authority subsequently held a public hearing on September 22, 2020, at 10:30 a.m. to allow all interested persons an opportunity to express their views with respect to the Project. Written comments were also allowed to be submitted to the Authority in advance of the hearing. Bonds issued by the Authority are not debts of the City and the City is not liable for the payment thereof.

Submitted by:



Sarah Kerner, Economic Development Director

Recommended by:



Mary Lilly Smith, Planning and Development Director

Approved by:



Jason Gage,
City Manager

Exhibit A

Minutes of the public hearing held to comply with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), for bonds proposed to be issued by the Industrial Development Authority of the City of Springfield, Missouri (the "IDA")

Tuesday, September 22, 2020, 10:30 a.m., via toll-free conference call.

Members of the IDA/City staff present: Sarah Kerner, City of Springfield,

Other interested parties present: Weylin Watson, Gilmore & Bell, as bond counsel to the IDA, Holly Knight, BGC Advantage, LLC, Jennifer Croxton, BGC Advantage, LLC, Katie Knox, BGC Advantage, LLC, Katrena Wolfram, Springfield Housing Authority, Kasey Gillham, Springfield Housing Authority, multiple members of the public

The TEFRA hearing was opened at 10:30 a.m. The hearing was open to the public and all interested persons were given an opportunity to participate and to express their views regarding the proposed issuance of the bonds or to ask any questions with respect thereto.

Multiple members of the public attended the meeting via teleconference and provided comments and/or posed questions regarding the project. The public input included the following questions and/or comments:

- There has been insufficient transparency with respect to the development plans for the project raising concerns and uncertainty about what work will be done on various units during the rehab process.
- There should be strong oversight by the city in how the development funds are spent to ensure the units are rehabilitated in a manner that addresses tenants' concerns.
- The communication between the Housing Authority and the residents of the existing units (and other interested members of the public) has been insufficient to this point to allow for informed decisions to be made.
- If the housing is converted to Section 8 from the existing rental assistance, some tenants are concerned this could negatively impact their living situations in terms of the units they are allowed to rent. One particular commenter expressed concern about being forced to downsize from a two-bedroom unit to a one-bedroom unit, as a single mother with one child.
- Concerns were expressed about poor maintenance standards in current housing units, specifically noting lack of fans in bathrooms and a prevalence of mold, and undersized A/C units leading to overly high utility bills for the low-income residents. The commenter wondered whether the City could require adequate maintenance standards be met before the financing would be approved.
- Notice protocols from the city and the IDA need to be adjusted to allow for better communication to the community and the concerned residents of the units regarding hearings and meetings on the project. Concern was expressed that many tenants do not

have access to internet or television, so by providing notice via the city's website members of the public are inappropriately excluded from participation. Commenters also noted that other forms of notice referenced by housing authority, such as newsletters have proven insufficient.

- A question was posed as to how the city would provide notices in the future to ensure better communication to all parties.
 - At least one member of the public suggested the housing authority publish a monthly newsletter with meeting information and also that someone distribute flyers notifying of meetings.
 - City representative Sarah Kerner indicated that she would look into other potential notice methods beyond the city's normal protocols and explore what could potentially be done to provide more avenues for notice in the future.
- A question was raised as to how many units the new project proposes to build/rehab. The commenter requested an itemized plan of what work was being done to what units. The commenter was concerned that some of the current problems on the property, ie mold, would not be fully remediated as part of this project and hoped for some assurance from the City that this would be done.
- A question was raised about tenants' support systems and mutual aid provided by neighbors – it is not clear whether groups of neighbors who support and help one another will be able to stay together during the relocation caused by this project.
- Concern was expressed that the hearing was not truly open to the public because it was not a democratic process and people were not being given an opportunity for meaningful involvement.
- One member of the public expressed concern that adequate accommodations in the meeting were not available for her hearing disability.
- Desire was expressed for additional public hearings where interested persons are provided more detail about the project in advance (such as design plans for each unit, scope of rehab planned for each unit, etc.) to allow the public an opportunity to provide more meaningful input and develop more informed questions
- Various attendees expressed their feelings that approval of the financing on the development should be postponed until more public hearings are held and all questions and concerns of the public are more thoroughly addressed.
- A request was made for an audio recording of the hearing – it was explained that the hearing was not being recorded but that written record of the comments would be provided.

At approximately 11:30 a.m. the public hearing was declared adjourned.



Exhibit B
HAS PROPERTIES
421 WEST MADISON STREET
SPRINGFIELD, MISSOURI 65806-2938



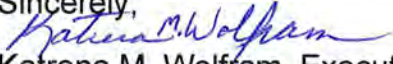
September 23, 2020

Re: Keystone Family Homes TEFRA Hearing Call 9/22/2020 10:30 a.m.

Many opportunities for resident concerns have been afforded to the community and residents of the Springfield Housing Authority. There have been various vehicles for these communication formats to accommodate residents and their need for information, questions to be answered and comments to be made.

Beginning in March, 2017, Katrena Wolfram, Executive Director has provided resident updates on the RAD transition in the Monthly Agency Newsletter. The Newsletter also includes all meeting dates and times for public meetings and public hearings. All new residents receive a RAD toolkit explaining the RAD program. The following is a list of all meetings, letters, and media coverage. All RAD covered newsletters are attached for the Springfield City Council to review as well as the items below related to RAD.

1. RAD General Information (RIN) Letter: Provided to all residents to explain the RAD transition and relocation information
2. RAD Resident Application Notice and Meeting
3. General Information Letter (GIN) This is a letter stating relocation plans and obligations to ensure the residents are protected under the Uniformed Relocation Act.
4. Public Housing Plan with RAD included notices
5. PHA Plan Public Meeting which is held annually in February
6. RAD Concept Call Resident Meeting
7. Tax Credit Public Hearing MHDC
8. RAD Financing Plan Resident Meeting
9. All Open Board Meetings
10. Resident Council/Resident Advisory Board
11. Keystone Power Point Provided at Board Meetings and resident meetings
12. "Why RAD" resident kit provided at resident meetings
13. Newspaper Articles/Media including TV news
14. Resident Flyers

Sincerely,

Katrena M. Wolfram, Executive Director

The Housing Authority of the City of Springfield does not discriminate against anyone because of race, creed, color, sex, age, religion, national origin, familial status, or disability in the application process, leasing, rental, or other disposition of housing or related facilities (including land) included in any development or project under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937.

Multiple members of the public attended the meeting and provided comments and/or posed questions regarding the project. The public input included the following questions and/or comments:

- There has been insufficient transparency with respect to the development plans for the project raising concerns and uncertainty about what work will be done on various units during the rehab process.
Housing Authority responds that all Public Housing Residents have received notices, meetings, newsletters and media coverage of RAD development updates (see attached letter dated 9/23/2020 from Housing Authority Executive Director, Katrena Wolfram)
- There should be strong oversight by the city in how the development funds are spent to ensure the units are rehabilitated in a manner that addresses tenants' concerns.
Housing Authority of Springfield and HUD oversee the development as well as MDHC, auditors, and the entire partnership of the Housing Authority/Keystone Family Homes, LLC and BGC
- The communication between the city and the residents of the existing units (and other interested members of the public) has been insufficient to this point to allow for informed decisions to be made. (See attached letter dated 9/23/2020 from the Housing Authority Executive Director, Katrena Wolfram)
- If the housing is converted to Section 8 from the existing rental assistance, some tenants are concerned this could negatively impact their living situations in terms of the units they are allowed to rent. One particular commenter expressed concern about being forced to downsize from a two bedroom unit to a single bedroom unit.
Housing Authority has outlined in all the meetings that no one's rent will change and they will not lose their housing assistance. They have the right to return to the same development.
- Notice protocols from the city and the IDA need to be adjusted to allow for better communication to the community and the concerned residents of the units regarding hearings and meetings on the project. Concern was expressed that many tenants do not have access to internet or television, so by providing notice via the city's web site members of the public are inappropriately excluded from participation. Commenters also noted that other forms of notice referenced by the city and/or housing authority, such as newsletters have proven insufficient.
We at the Housing Authority have always been available to answer tenant concerns and answer questions. We have also sent notices, in addition to the newsletter each month
- A question was posed as to how the city would provide notices in the future to ensure better communication to all parties.
 - At least one member of the public suggested the housing authority publish a monthly newsletter with meeting information and also that someone distribute flyers notifying of meetings.
 - We've been doing monthly newsletters for at least 31 years that I'm aware of.
 - Sarah Kerner indicated that she would look into other potential notice methods beyond the city's normal protocols and explore what could potentially be done to provide more avenues for notice in the future.
- A question was raised as to how many units the new project proposes to build/rehab. 297
- Concern was expressed that the hearing was not truly open to the public because it was not a democratic process and people were not being given an opportunity for meaningful involvement.

- One member of the public expressed concern that adequate accommodations were not available for her hearing disability. RAD will increase ADA units
- Desire was expressed for additional public hearings where interested persons are provided more detail about the project in advance (such as design plans for each unit, scope of rehab planned for each unit, etc.) to allow the public an opportunity to provide more meaningful input and develop more informed questions All the plans and scope of work was just completed
- Various attendees expressed their feelings that approval of the financing on the development should be postponed until more public hearings are held and all questions and concerns of the public are more thoroughly addressed. The Housing Authority of Springfield has waited for RAD to begin for at least 3 years while waiting on the State-Tax Credits to return. It is time to move forward with the HUD/RAD closing. All new residents are given the RAD news as well.
- A request was made for an audio recording of the hearing – it was explained that the hearing was not being recorded.

ADVERTISEMENT

Millions will be spent to renovate hundreds of affordable housing units in Springfield



By [Frances Watson](#)

Published: Sep. 15, 2020 at 10:51 PM CDT



SPRINGFIELD, Mo. (KY3) - A multi-million-dollar project to overhaul affordable housing is happening in Springfield.

The housing complexes are currently managed by the Housing Authority of Springfield. They will be sold to Keystone Family Homes, LP who will use a private developer to renovate nearly 300 homes.

"This is very exciting. I've actually waited for this for about three years," said Executive Director of the Housing Authority of Springfield, Katrena Wolfram.

She explained that the renovations to hundreds of homes throughout the city are not only aesthetic but very necessary and long overdue.

ADVERTISEMENT

The Industrial Development Authority of the City of Springfield is helping the project along. Housing revenue bonds of up to \$22 million dollars will be issued. They will be used to finance a portion of the costs of the sale and rehabilitation of the units.

"They are transferring the units into private ownership. The private owners are going to be able to borrow against the value of the properties in order to rehab the properties," said Director of Economic Development for Springfield, Sarah Kerner.

She said that the city is playing a big role, there is no cost or risk to the taxpayers and does not affect the city's debt.

"It allows the bonds to be obtained at a tax-free status. The liability is between the bank that's financing the project and actually purchasing the bonds and the developer," said Kerner.

Additionally, the project is set to boost the local economy.

"It also brings quite a bit of work and labor into the community, about \$35 million dollars, just for this first phase," said Wolfram.

Tenants will be relocated at no cost while the improvements are being made. Their rent will not increase once they move back.

"I've been doing this 31 years. To actually see and feel the tenants' compassion and excitement for this change is great. We've got a great partnership and a lot of work to do," said Wolfram.

Rehabilitating the family units is just the first of three phases in this project.

Construction will last a few years and is set to start in just a few months.

A public hearing about the issuance of the bonds and the project will be held via teleconference on September 22. Those interested can call 877-230-5394 and use the access code 2188566# to join the call.

Written comments may be submitted to:

Sarah Kerner

Economic Development Director

City of Springfield

840 N. Boonville Ave.

Springfield, MO 65802

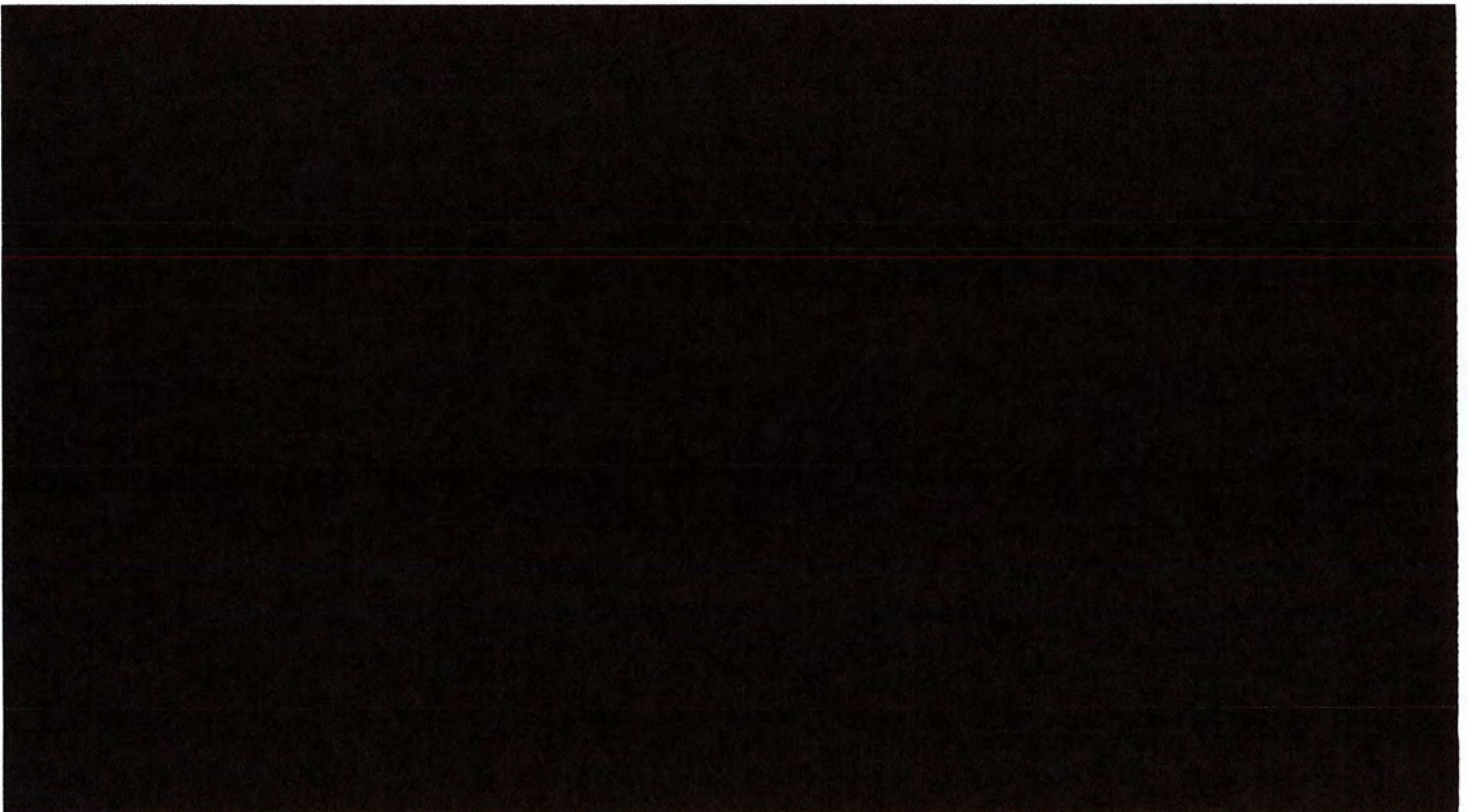
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Sponsored Stories

65°

LOCAL NEWS

Springfield asks for public opinion on rental assistance demonstration program



by: [Frances Lin](#)

Posted: Sep 15, 2020 / 09:08 PM CDT / Updated: Sep 15, 2020 / 09:11 PM CDT

65°

YOUR ★ LOCAL ELECTION HEADQUARTERS

SPRINGFIELD, Mo. — A public hearing set for the week of Sept. 20 will give the public a chance to hear about a proposed issuing of bonds to allow the purchasing of Springfield housing authority properties.

This \$22 million bond would be used to rehabilitate a 297-unit residential rental project, which involves 85 buildings.

Owners, the Springfield Housing Authority, are putting the houses through a program called rental assistance demonstration, or “RAD.”

It will transfer ownership to a private developer, who will fix them up and hold them at an affordable rate for 20 years.

Here is the list of properties owned by the Springfield housing authority in this project:

- Glenwood Apartments, 722 E. Glenwood St.
- Cedarbrook Apartments, 811 N. Cedarbrook Ave.
- Bolivar Road Apartments, 2336 N. Bolivar Road, together with the adjacent single-family home located at or about 2301 N. Fort Ave., to be demolished during rehabilitation
- Villa Marie Apartments, 1010 E. Norton Road
- Dogwood Apartments, West Madison Street and South Campbell Avenue
- 1633, 1634, 1635, 1636, 1639, 1641, 1642, 1643, 1644, 1645, 1648, 1650, 1652, 1654 N. Delaware Ave.
- 714, 716, 722, 724, 730, 732, 736, 738 W. Edgewood St.
- 2628 and 2630 S. Grant Ave.
- 1405, 1407, 1411, 1413, 1417, 1419, 1423, 1425 E. High St.
- 405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 S. Weaver Ave.
- 809, 811, 815, 817, 823, 825, 915, 917 W. Sunset St.,

65°

Some buildings will get torn down and rebuilt, but most are just getting total rehabilitation of the units.

The Springfield housing authority is planning to move all of their units into this “RAD” program.

The city’s economic development director Sarah Kerner said residents are asking questions about this project and some are concerned about their living arrangements.

Kerner says there will definitely be more information coming soon.

“This is a very preliminary stage,” said Kerner. “Nobody’s going to go start tearing apartment buildings tomorrow or anything. All the communication will be sent out to the residents. They will be relocated as necessary, and all costs will be covered.”

There is a public hearing scheduled for next Tuesday, Sept. 22. The hearing is a conference call only available through a phone call.

To join, you can call 877-230-5394 and use the access code 2187566#.

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AROUND THE WEB



Springfield News-Leader

CRIME

Apartment complex where girl went missing has 'crime-ridden' reputation. There's a plan to fix it.

Alissa Zhu Springfield News-Leader

Published 7:18 p.m. CT May 22, 2018

On Tuesday morning, law enforcement officers swarmed a public housing apartment complex in northwest Springfield, where they searched for and found a missing 8-year-old girl.

Police are well acquainted with Bolivar Road Apartments — which has an unflattering reputation that the Housing Authority of Springfield is trying to actively combat.

In March, police went to the apartment complex to serve a search warrant for Willie Haughton, who was being investigated for murder. Haughton was arrested days later at a different location. He has been charged with the deaths of two men, who were found shot in parked cars.

Officers regularly get called to Bolivar Road Apartments, located at 2336 N. Bolivar Road, for other complaints, including domestic disturbances, domestic assaults, general disturbances, check well-being and burglaries, according to police spokeswoman Lisa Cox.

So far this year, the department has received 79 calls for service at this location, Cox said. That averages out to be about four calls a week.

MORE: 'Good day in Springfield' as police find missing 8-year-old girl

Executive Director of the Housing Authority of Springfield Katrena Wolfram recognized that the public perception of Bolivar Road Apartments is less than desirable.

"I think there's been several issues here recently that have made it appear to be crime-ridden," Wolfram said. "But we are doing everything possible to eradicate that impression."

The housing authority is gearing up to renovate and re-brand the complex and two other public housing developments in Springfield, in hopes of making them safer and more appealing for residents, she said.

For starters, Bolivar Road Apartments will be renamed Keystone Family Homes.

Out of the 80 units at Bolivar Road Apartments, 32 will be demolished and rebuilt at another location, Wolfram said. The remaining 48 will be rehabbed. There will be improved landscaping, a new gate, more parking, a new family-friendly community center and increased police presence.

No residents will lose housing through the transition, Wolfram said. Those who live in units slated for demolition will be relocated to another location, which has yet to be determined.

Wolfram said tenants' rents will stay the same.

The housing authority plans to eventually rehab all of its 11 public housing developments, using a program called Rental Assistance Demonstration, Wolfram said.

"All the apartments are going to have new plumbing and more ADA compliance," she said.

"And (there will be a) change in the look and appeal of public housing. The main concern, of course, is always the safety of our residents."

MORE: Police say Highway Patrol denied request for Amber Alert in missing Springfield child case

Wolfram said her organization has applied for tax credits from the Missouri Housing Development Commission. If the commission approves the housing authority's application, construction on Bolivar Road Apartments, Madison Tower and Heritage Tower is expected to begin in early 2019.

The Housing Authority of Springfield will be the second in Missouri to embark on Rental Assistance Demonstration conversion, according to Wolfram. The housing authority in Columbia was the first.

An increasing number of housing authorities across the country are opting in for the Rental Assistance Demonstration program, Wolfram said. The conversion allows for housing authorities to tap into private capital to renovate and maintain aging infrastructure and build new structures instead of having to rely on federal funding, which has steadily decreased over the years.

MORE: Former Bolivar mayor accused in second sexual harassment lawsuit

As public housing developments are converted, all tenants will be switched to Section 8 project-based housing vouchers, Wolfram said. That would essentially allow for tenants to rent from the housing authority with a subsidy from the federal government.

People who live in the 48 units being renovated at Bolivar Road Apartments will move back after construction is finished, she said.

Marti Mowery is the president of the Tom Watkins Neighborhood Association. Tom Watkins is just a few streets west of Bolivar Road Apartments.

Mowery said there's a stigma associated with the public housing development.

"I can say most everybody I know, they either think of crime, domestic violence and drugs," Mowery said. "...I'm really glad (the housing authority) is stepping up and re-evaluating some of the things that are going to be fixed at Bolivar Roads."

MORE: 87-year-old pilot dies after plane crashes into trees at Bolivar golf course, troopers say

Springfield News-Leader

NEWS

Downtown Market building demolished, site cleared for Housing Authority

Jackie Rehwald JREHWALD@NEWS-LEADER.COM

Published 2:50 p.m. CT Mar. 23, 2017 | Updated 2:51 p.m. CT Mar. 23, 2017

As a demolition crew razed the former Downtown Market in central Springfield Thursday morning, Katrena Wolfram was in her office about 100 yards away, preparing for her trip to Washington, D.C.

Wolfram, the executive director of the Housing Authority of Springfield, will be speaking to members of Congress about HUD funding cuts proposed by President Trump.

Plans to build a new Housing Authority administration building where the market stood for more than 70 years — along with plans to renovate the 766 public housing units in Springfield — could depend on how things go for Wolfram at the Capitol.

Housing Authority of Springfield purchased the Downtown Market property last August, along with two houses located on the east side of the Madison Tower apartment building, where Wolfram's office is currently located.

The houses had already been demolished and the land cleared. Wolfram said that area will become green space for Madison Tower residents.

The planned administration building will house security, maintenance, site managers and all Madison Tower's office staff, Wolfram explained.

"Residents like the idea because right now they have to go to different places in the community to get what they need," she said.

The renovations to the housing units would likely be done in phases, she said.

"Some were built in the early '70s. We've had a lot of plumbing issues at Cedarbrook Apartments," Wolfram said. "We will be rehabbing the units. At the end of the day, residents will have a nicer place to live."

The renovation and construction plans would be made possible through HUD's Rental Assistance Demonstration program.

According to a news release, a 2010 study prepared for HUD estimated the backlog of capital needs among the nearly 1.2 million public housing units to be approximately \$26 billion, with each subsequent year accruing an additional \$3.4 billion in capital needs. Federal appropriations have been unable to keep pace with these growing capital needs.

As a result, an estimated 10,000 public housing units fall into disrepair each year and are removed from operation. RAD was authorized by Congress to help stem the loss of public housing units by allowing local housing authorities to "convert" the current federal subsidy to a more stable long-term financing model for up to 185,000 public housing units.

That 185,000 "cap" has been met, and the Housing Authority of Springfield is on the RAD waiting list.

Wolfram intends to talk to representatives in Congress about removing the cap so Housing Authorities across the nation can move forward with renovation and construction plans. She also hopes to get an idea of what Congress is going to do in regard to Trump's budget proposal and HUD funding.

Trump's budget proposes a \$6.2 billion cut from HUD next year, which would be about a 13 percent decrease from the level of funding for this year.

About the RAD program

- RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. This is critical given the \$25.6 billion backlog of public housing capital improvements.
- In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households.
- Residents continue to pay 30 percent of their income toward rent and they maintain the same basic rights as they possess in the public housing program.
- RAD maintains the public stewardship of the converted property through clear rules on ongoing ownership and use.

- The RAD program is cost-neutral and does not increase HUD's budget. This program simply shifts units from the Public Housing program to the Section 8 program so that providers may leverage the private capital markets to make capital improvements.

— *Hud.gov/rad*

Springfield News-Leader

OZARKS

Springfield Housing Authority plans apartments for veterans near Republic Road clinic

Jackie Rehwald News-Leader

Published 3:01 p.m. CT Nov. 14, 2019 | Updated 10:30 a.m. CT Nov. 15, 2019

Clarification: The original version of this story had an incorrect number of HUD-VASH vouchers being provided to the Springfield Housing Authority. The authority followed up to note those are only a portion of the 76 HUD vouchers it will receive.

The Housing Authority of Springfield is seeking to grow its rental assistance program for veterans and their families by building apartments near the new VA clinic.

The program, commonly referred to as “HUD-VASH,” is a collaborative program between the United States Department of Housing and Urban Development and Department of Veterans Affairs. It combines HUD housing vouchers with VA supportive services to help veterans and their families find and sustain permanent or transitional housing.

HUD has provided 76 rental assistance vouchers to Springfield Housing Authority to assist veterans who are eligible for VA health care services and are experiencing homelessness, the Springfield agency said in a news release. About thirty of those vouchers will be used in the planned apartment complex. The other vouchers are being used to house veterans with Section 8 landlords in the community.

Springfield Housing Authority has acquired a property near the VA Clinic on Republic Road for a three-story residential-style facility to house these veterans.

Housing: Affordable housing shortage exacerbated as 417 Rentals properties continue to be sold

The location is important because it is near the new VA clinic on Republic Road and Kansas Expressway where these veterans will likely receive their medical needs, John Oke-Thomas, project architect for the facility, said in the release.

The building will house up to 30 one- and two-bedroom units and a host of public spaces for counseling, training and rehabilitation.

VA case managers will connect these veterans with support services such as health care, mental health treatment and substance abuse counseling to help them in their recovery process and with the ability to maintain housing in the community, the release said.

Springfield Housing Authority is now seeking Low-Income State Tax Credits for the development.

Katrena Wolfram, executive director of the Housing Authority of Springfield, said she does not yet have a timeline for the project. That will depend on how long it takes to get the Low-Income State Tax Credits, she said.

Read more: Developers to break ground next week on affordable housing project for former foster kids

Springfield News-Leader

OZARKS

SGF housing authority to phase out public housing, renovate and re-brand existing units

Katie Kull Springfield News-Leader

Published 11:00 p.m. CT Jun. 30, 2020

Affordable housing units across the city are getting renamed, re-branded and converted as part of a major effort to revamp federal housing assistance in Springfield.

Starting this fall, the Springfield Housing Authority and partners will be using \$35 million in tax credits, tax exempt bonds and other sources to rehab 297 units.

It will mark the first of three phases designed to phase out "public housing" and move toward a federal voucher-based program that would eventually allow willing tenants in good standing to seek qualified units elsewhere, said Katrena Wofram, the executive director of the Housing Authority of Springfield.

The first phase of renovations will be for family units on Bolivar Road, the Dogwood Square complex on South Avenue, South Patton Avenue and West Madison Street near downtown, several units in complexes on North Delaware and South Weaver Roads, as well as other homes scattered throughout the city.

Wofram said those particular units were built in 1972 and not only need major repairs and curbside appeal, but converting them to voucher-based units would also eliminate some of the stigma associated with public housing.

"We hope once we get rid of the public housing stigma that folks will take care of their properties and be proud of where they live," she said.

The second phase of renovations will encompass the area's high rises, Stillwell Columns and South Tower, and then move to phase three, which includes Madison Tower, Heritage Tower and building an apartment complex for veterans experiencing homelessness commonly called "HUD-VASH."

The tenant vouchers will work much the same way as a traditional public housing unit, being offered to people who make at or less than 60 percent of the area's median income, or \$37,740 for a family of four. Those who qualify pay a maximum of 30 percent of their income toward rent and the housing authority subsidizes the rest.

The first phase of renovations will be paid for using tax credits from the Missouri Housing Development Commission, tax-exempt bonds and other sources.

More: Connecting Grounds moving to west side, announces new services coming

The project was made possible through a federal program called Rental Assistance Demonstration that allows housing agencies to leverage public and private debt to address deferred maintenance.

Wolfram said she hoped the use of tax credits and other programs will continue, in part because Springfield, like many cities across the country, has large need for affordable housing.

"I just think this is going to be great for our community," she said. "It's going to help the economics of Springfield."

Katie Kull covers local government for the News-Leader. Got a story to tell? Give her a call at 417-408-1025 or email her at kkull@news-leader.com. You can also support local journalism at [News-Leader.com/subscribe](https://www.news-leader.com/subscribe).



HAS PROPERTIES

421 WEST MADISON STREET

SPRINGFIELD, MISSOURI 65806-2938



September 23, 2020

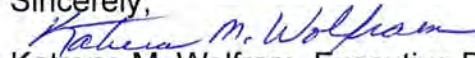
Re: Keystone Family Homes TEFRA Hearing Call 9/22/2020 10:30 a.m.

Many opportunities for resident concerns have been afforded to the community and residents of the Springfield Housing Authority. There have been various vehicles for these communication formats to accommodate residents and their need for information, questions to be answered and comments to be made.

Beginning in March, 2017, Katrena Wolfram, Executive Director has provided resident updates on the RAD transition in the Monthly Agency Newsletter. The Newsletter also includes all meeting dates and times for public meetings and public hearings. All new residents receive a RAD toolkit explaining the RAD program. The following is a list of all meetings, letters, and media coverage. All RAD covered newsletters are attached for the Springfield City Council to review as well as the items below related to RAD.

1. RAD General Information (RIN) Letter: Provided to all residents to explain the RAD transition and relocation information
2. RAD Resident Application Notice and Meeting
3. General Information Letter (GIN) This is a letter stating relocation plans and obligations to ensure the residents are protected under the Uniformed Relocation Act.
4. Public Housing Plan with RAD included notices
5. PHA Plan Public Meeting which is held annually in February
6. RAD Concept Call Resident Meeting
7. Tax Credit Public Hearing MHDC
8. RAD Financing Plan Resident Meeting
9. All Open Board Meetings
10. Resident Council/Resident Advisory Board
11. Keystone Power Point Provided at Board Meetings and resident meetings
12. "Why RAD" resident kit provided at resident meetings
13. Newspaper Articles/Media including TV news
14. Resident Flyers

Sincerely,


Katrena M. Wolfram, Executive Director

The Housing Authority of the City of Springfield does not discriminate against anyone because of race, creed, color, sex, age, religion, national origin, familial status, or disability in the application process, leasing, rental, or other disposition of housing or related facilities (including land) included in any development or project under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937.



HAS PROPERTIES

421 WEST MADISON STREET
SPRINGFIELD, MISSOURI 65806-2938

(417)866-4329
TTY (800) 735-2966 Relay Missouri
FAX (417) 862-4263



OPEN MEETING

BOARD OF COMMISSIONERS MONTHLY MEETING

October 20, 2017

****REVISED****

**9:30 a.m. – Monthly Board Open Meeting
Northeast Meeting Room-Madison Tower
Tentative Agenda**

- 1. Call to order**
- 2. Approval of the Special open and closed minutes of September 18, 2017**
- 3. Report of Executive Director and Accounting Supervisor**
- 4. Old business**
- 5. New business**
 - **Resolution No.2136** – Authorizing the Immediate Write-Off of Certain Uncollected, Vacated Resident Accounts for August, 2017
 - **Resolution No.2137** -- Approving a Holiday Gift Plan for the Employees
 - **Resolution No.2138** – Adopting Utility Allowances for Public Housing
 - **Resolution No.2139** – Adopting Revised Utility Allowances for Section 8
 - **Resolution No.2140** – Adopting Flat Rent Changes For Public Housing
 - **Resolution No.2141** – Approving Fair Market Rent Schedule and Payment Standards For Section 8
 - **Resolution No.2142** – Approving RAD Developer
 - **Resolution No.2143** – Change to ACOP Per HUD Review
- 6. Other business**
 - Other business as necessary
- 7. Adjournment**

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July, 2020

Volume 20 Issue 7

H.A.S. News



H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.



*CLOSED July 3rd
for Independence
Day weekend*

Special points of interest:

- Utility Allowance Changes
- Yard Care and Community Rules Insert
- Kids Meet Fire Fighters and Police Officers
- Bug Spray Policy
- Pet and Service/ Assistance Animal Lease Reminders
- Bringing Furniture into highrises

*NO FIREWORKS
ON
HAS PROPERTIES*

From the Desk of Katrena Wolfram, Executive Director

Housing Authority Receives Funding for Seven Affordable Housing Projects



WE ARE APPROVED TO BEGIN RAD

The Housing Authority of Springfield has been awarded a tax-credit allocation from MHDC (Missouri Housing Development Commission (MHDC) for a total of \$1,189,000 in Federal 4% Tax Credits and \$18,610,000 in Tax-Exempt Bonds with a total of \$35,513,108 in total sources and uses for redevelopment construction of 297 family units in the City limits of Springfield, MO. 100% of the units will be converted from public housing to project-based vouchers under the HUD Rental Assistance

Demonstration (RAD) program. Keystone Family Homes is the application for seven existing developments. This is considered the 1st phase of RAD with 2 more phases to follow.

Closing for this RAD project is expected to occur in early Fall with a construction start date of October, 2020. The family units were built in early 1972 and are in need of major repairs and curbside appeal. Each development will be renamed and rebranded. All units will serve tenants at or below 60% AMI with a rental subsidy program preference of households at 30%-50% AMI. Tenants will only pay 30% of their income toward rent.

The Housing Authority currently operates 756 Public Housing units with 916 Section 8 Vouchers (which include mainstream, VASH and tenant protection vouchers). We are currently applying for Foster Youth Vouchers as well.

Community services and spaces will be added for the benefit of our residents. Current residents will be relocated to current vacancies and thereby staying within our community while construction is taking place. We plan on starting at Bolivar Rd. Apartments with some demolition, new construction and overall appearance improvement of the development with the same to follow at the other six family sites. The high-rises will begin in Phase 2 and 3.

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Pest Control	Trash	Lawn Care <i>*May change due to weather*</i>	Church	Mini Store	Resident Councils	Craft / Activities
2-Heritage	At Stillwell Monday 4:45-5:30 pm	On duty from 5pm - 9pm	4th Friday August or if needed call Site Manager	Monday & Thursday	Wednesday	Life Builders Monday 6:00 pm	1st & 3rd Friday of each month 12 - 3:00 pm		1st Monday of each month 1 pm - 3 pm
3-Madison	Monday 3:55 - 4:40 pm	On duty from 5pm - 9pm	4th Friday August or if needed call Site Manager	Monday, Tuesday, Wednesday & Friday	Wednesday	Life Builders Thursday 6:00 pm			
4-Cedar- brook	Wednesday 5:00 - 5:30 pm		4th Friday August or if needed call Site Manager	Tuesday & Friday	Tuesday	Life Builders Thursday 6:00 pm			
5-Villa Ma- rie / Norton Rd			4th Friday September or if needed call Site Manager	Tuesday & Friday	Tuesday	Life Builders Tuesday 6:00 pm			
6-Bolivar Rd			4th Friday September or if needed call Site Manager	Monday & Thursday	Monday	Life Builders Thursday 6:30 pm			M-Th 8a-12p HiSET (GED) classes
7-South Tower	Monday 3:20 - 3:50 pm	On duty from 5pm - 9pm	4th Friday September or if needed call Site Manager	Tuesday & Friday	Wednesday	Life Builders Monday 6:00 pm		4th Wednesday of each Month at 2:00 pm	Crafts Thursday at 3:00 pm
8-Glenwood	Downing / Holland Wednesdays 6:30-7:00 pm		4th Friday September or if needed call Site Manager	Monday, Wednesday & Friday	Tuesday	Life Builders Monday 6:00 pm			
11A- Stillwell Columns	Monday 4:45 - 5:30 pm	On duty from 5pm - 9pm	4th Friday July or if needed call Site Manager	Monday, Tuesday, Wednesday & Friday	Wednesday			4th Tuesday of each Month at 2:00 pm	
11B- Dogwood			4th Friday July or if needed call Site Manager	Wednesday	Wednesday				
Scattered / Circles			4th Friday July or if needed call Site Manager	Resident Provides Service	Tuesday				

HAS Community Resources Dept.

Brian Schuerger 447-4585
Doug Merritt 447-4594

HAS Maintenance

AFTER HOURS CALL: 689-3495

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will
determine any further calls needed.

CRA MEETING

Madison Tower Tuesday July 14, 2020 2:30pm

Resident Initiative Meeting
Cancelled until further notice

VEHICLES

Only one vehicle parked on HAS parking lot per family.

Vehicles must be properly licensed and in working order.

Family/Scattered Site Residents must park vehicle in assigned
parking space.

NO driving or parking on grass.

Visitors must park in unmarked parking spaces.

Unauthorized Vehicles WILL BE TOWED at Owner's Expense

BOARD OF COMMISSIONERS

Madison Tower Friday July 17, 2020 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Stillwell Columns Thursday July 16, 2020 2:00 p.m.

March, 2020

Volume 20 Issue 3

H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- Adult Education
Classes at Bolivar
Road Apartments
- Fire Hazard—
Cluttered Doorways
- Highrise Trash Chutes
- Pest Control Per Lease



*"Don't cry
because it is over,
smile because it
happened."
~Dr. Seuss~*

From the Desk of Katrena Wolfram, CEO

Every month there is a RAD/Resident Initiative meeting and it is listed in your monthly newsletter calendar. As a requirement under HUD regulations we need to have several such RAD meetings. This is a time for residents to ask questions and have discussion about RAD, the lease, policies and procedures. We highly encourage all residents attend to stay informed and updated on this RAD transition process. Your input is important to us and HUD. This month the RAD/Resident Initiative meeting will be:

**March 11, 2020 @ 3:30pm
Bolivar Rd Apartments Community Building
2336 N Bolivar Rd Springfield MO 65803**

Our buildings are aging tremendously; with RAD we can make the necessary improvements. This will not be an easy process as we go forward so please be patient as we work to build an even better housing structure for all our residents. There will be architects, general contractors, developers, and subcontractors who all may be asking to enter your unit for sites, plans, etc. **We will try to update you when we are aware of things that are going to happen. We will not let anyone in without one of us present or without their identification.**

No resident needs to move because of RAD. As your unit is under construction for rehab, when that time comes, you will be relocated to another unit. You will be given advance notice way before this happens. I understand the concern for something new and different, a lot of people do not like change and I'm sure some of our employees are the same way. I promise you, as you stay with us, you will be left with a new and improved housing unit. First, approval from HUD has to happen. We are currently on their waiting list. After RAD, your property will not look or feel like public housing. It will look like a for-profit development. All I ask is that you take care of your property now and after RAD. You will be proud of where you live!

We appreciate all of our residents! Please follow your lease, keep your home care acceptable and pay your rent on time so you may remain in housing. We look forward to working with you on the upcoming changes.

Katrena Wolfram, Chief Executive Officer

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Pest Control	Trash	Lawn Care <i>*May change due to weather*</i>	Church	Mini Store	Resident Councils	Craft / Activities
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Madison Tower Tuesday March 11, 2020 2:30pm

Resident Initiative Meeting

Bolivar Rd Community Room Wed Mar 11, 2020 3:30pm

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Visitors must park in unmarked parking spaces.

Unauthorized Vehicles WILL BE TOWED at Owner's Expense

BOARD OF COMMISSIONERS

Madison Tower Friday March 20, 2020 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Madison Tower Thursday March 19, 2020 2:00 p.m.

March, 2019

Volume 19 Issue 3

H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- Highrise Laundry Rooms
- HUD Mandated Smoke Free Policy
- Stillwell Columns Thank You
- Notice of Proposed Changes to HAS Dwelling Lease and ACOP Insert

*"Count your age
by friends, not
years. Count
your life by
smiles, not tears"*
~John Lennon~

On-Site Resources

What are on-site resources? On-Site Resources provide some type of service to the tenants of HAS by bringing the service to the tenants. On-site Resources include but not limited to; Life Builders, Bible Studies, Bingo, Computer Lab, Exercise Room, Library, Book Mobile, Blood Pressure Readings, Food Pantry Deliveries, etc. These on-site resources are

very important to keep and the RAD program emphasizes having these types of activities as part of HAS communities.

RAD developers need us to track the use of these activities to make improvements and / or keep these on-site resources. How can the tenants help? Well the tenants help by completing the sign-in sheets that will

be made available during these activities and put in the highrise exercise, computer lab, library rooms.

We thank you in advance for helping HAS during the transition to RAD! If you have questions or concerns, contact Tenant Services Security at 417-832-2025.

Cedarbrook Construction



RAD in motion!

Cedarbrook community building is shut down for construction. The community building is being changed into on-site offices. This is another step in many changes happen-

ing. Our RAD process is picking up momentum!

Another community room (or building) is being

planned for a later time. Please be patient as we can only move one step at a time. An on-site office will mean easier access to staff for your housing needs. So the temporary trade off is very

beneficial for tenants.

For questions or concerns, contact Tenant Services Security at 417-832-2025.

*Cedarbrook is
located at
811 N Cedarbrook in
Springfield, M O.*

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HAS SECURITY OFFICE

MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will
determine any further calls needed.

RSA MEETING

Madison Tower Wednesday Mar 20, 2019 2:30pm

Resident Initiative Meeting

South Tower Wednesday Mar 20, 2019 3:30pm

VEHICLES

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BOARD OF COMMISSIONERS

Madison Tower Friday March 15, 2019 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Madison Tower Thursday March 14, 2019 2:00 p.m.

April, 2019

Volume 19 Issue 4



H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- HAS Community Resources Department
- Community Resources Resident Assistants
- Site Manager Updates
- Offices Under Construction
- CRD Officers
- Tornadoes and Storm Floods Insert

"Do not focus on the future because the future brings only what the present gives. Rather...focus on the path. Keep your head up and your heart full of joy."

~The Energy Bus by Jon Gordon~

HAPPY SPRING EVERYONE!!

Just a few updates and RAD/PBV:

The staff at HAS is really getting trained and ready to start conversion. We've had Continued Occupancy Specialist Training, RAD/PBV training, and in April is Tax-Credit Training. We're super excited to get this new journey started.

We are moving towards more on-site customer service for our residents; which means for example, at Cedarbrook this month we have new offices in the Community Center Building for on-site staff. Jessica Martin will be located now at Cedarbrook, she will be over Cedarbrook and Bolivar Rd Apartments. This week we are looking to move in a long side Jessica, an assistant site-manager, and a security team member. Our Security team will no longer be called Security, it has been re-named to Community Resource Department for the new tax-credit structure we will have with RAD. Maintenance will be assigned to the site per usual.

We will start training the assistant site-managers and all site managers on cash receipts and maintenance work orders first. Please be patient as we train our staff. For April, and until further notice from your Site Manager, please pay your rent as usual to Madison. By April 30th we should have everyone trained and on-site. I will be giving more updates in May myself as we move forward.

Destany Larimore will be overseeing the sites of Stillwell and Villa Marie/Norton Rd. Her office will be at Stillwell Columns.

Beth Lynch will have Madison and Heritage Towers. Her office will be at Heritage Towers.

Grace Crawford will have South Tower, Dogwood, Glenwood, Circles and Scattered. Her office will be at Glenwood.

Please expect to hear news from your Site Manager on when everything will be taking place at your site, they will also introduce you to their assistant site-manager and your Community Resource Department (CR&D) officers.

The nice thing will be, you can pay rent and do a work-order all at your site with your site-manager. Our goal is better customer service, so if you have any questions at all, please do not hesitate to call your site-manager or the front desk for help.

Katrena Wolfram
Chief Executive Officer

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Extermina- tion	Trash	Lawn Care <i>*May change due to weather*</i>	Church	Mini Store	Resident Councils	Craft / Activities
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HAS Community Resources Dept. Office

MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

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CRA MEETING

Madison Tower Wednesday April 17 2019 2:30p

Resident Initiative Meeting

Stillwell Columns Wednesday April 17 2019 3:30p

VEHICLES

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BOARD OF COMMISSIONERS

Madison Tower Friday April 19, 2019 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

South Tower Thursday May 16, 2019 2:00 p.m.

February, 2019
Volume 19 Issue 2

H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- Notice of Public and Resident Hearing
- Property Care During Winter
- Tenant Procedure for Bed Bug Reporting

*HAS Offices
CLOSED
February 18th
&
February 28th*

Government Shutdown and Housing

From the Desk of Katrena Wolfram, Executive Director



Good day residents! I know the government shutdown has lasted longer than we all expected, far longer than any I've ever seen in my 30 years in Housing. I do not want anyone to be in a panic mode, your housing is not in jeopardy because of the shutdown. We are fully funded through the end of February, I can't see it lasting longer than that; but if it does, we do have reserve money and if necessary our bank will support us with loans which will get paid back by the federal government.

No one will lose their housing due to the government shutdown. If you are under an eviction process currently, then yes the eviction process will still occur (for non-payment of rent and/or lease violations).

It is very important that rent is paid on time and lease provisions are followed.

We appreciate our great residents; we all need to pray that our government be opened soon so we can continue to provide services to each and every one of you. I will continue to advocate on your behalf.

In addition, I have a meeting with MHDC in Kansas City, MO next week to provide insight on our RAD financing. I'm still ready to move forward with RAD, just waiting on the government..... as always.

Katrena Wolfram, Executive Director

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RSA MEETING

Madison Tower Wednesday Feb. 20, 2019 2:30pm

Resident Initiative Meeting

Madison Tower Wednesday Feb. 20, 2019 3:30pm

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Madison Tower Thursday March 14, 2019 2:00 p.m.

November, 2018

Volume 18 Issue 11

H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- Pet and Service/
Assistance Animal
Waste
- Reporting Problems or
Concerns in Your
Community
- Property Care During
Winter Season
- Appointments During
Inclement Weather
- NO Space Heaters
Allowed
- Utility Allowance
Insert

November 4th



1 Hour

News Bulletin from the Executive Director

Good Day Residents! What awesome Fall weather we are having, I could take this weather all year long.

Just wanted to update you on a few things:

- Concerning RAD....we were not awarded Federal Tax- Credits this year due to the changes in Missouri's Governance. The good news is, Missouri is now reforming the State Tax-Credits rather than eliminating them so we will be applying again in January. Missouri Housing Development Commission (MHDC) only funded 25 out of 113 applications this year. Each of the 25 were very, very small developments. I did attend their board meeting and talked to the Lt. Governor and his words were "we'll get these deals back on track". Federal Tax-Credits are issued through each State and then the States each have their own allocations of State Tax-Credits. So stay tuned, we have not given up!
- We've been experiencing a higher level of criminal activity within Public Housing. Our Security Team is doing an awesome job at keeping it under control and evicting those when necessary, however, we need your help to report any criminal activity you witness. If an emergency, call 911 first then Security. If not an emergency, call Security first. All information is kept confidential with us so if you report a crime, your name and address will not be given to anyone, especially the one doing the crime. If you would rather file a written report with Security or the main office that is fine but it may delay response time vs. a phone call first then doing a written report. We are here to assure everyone's safety but we can't be at every unit in town at any given time so we need your help to keep crime down in Public Housing.
- If you are a resident and associating with criminal activity in your unit or neighborhood you risk losing your housing. Once lost, it cannot be gained back and it will be reported across the country to any subsidized housing providers through a computer system.

Continued on page 2 >>

News Bulletin from the Executive Director

continued from page 1

- We are starting our quarterly inspections beginning November 1, 2018 by a maintenance staff person. Items he will be looking for include, but are not limited to: work order item(s) for repairs, smoking inside the unit, home care issues, property appearance outside the unit, etc. This will help keep our properties in better condition for upcoming REAC inspections and help eliminate lease violations if caught early. We can then rectify any issues prior to an eviction and work with our residents to keep them better informed of any issues they are not aware of. Also, a time for residents to ask questions of our staff to better serve your needs. We are here to serve you and keep you safe.

Hope everyone has a very HAPPY THANKSGIVING!

Katrena Wolfram, Executive Director

Reporting Problems or Concerns in Your Community

We all want our communities to be safe and decent places to live. A very important way to contribute to the community being safe is reporting things to the HA. This needs to be done in writing for documentation purposes. The HA has forms used to report problems or concerns but the forms are not required. The forms HA has help with getting details needed to investigate the issue being reported. You can write down the problem or concern on a sheet of paper but remember to include as much detail as possible.

Detail is very important when making a report. No detail is too small. The 7 Ws can help: Who, What, When, Where, Why, Write it down and Witness. These questions help with remembering detail. The sooner you write down the issue then the more detail you are likely to remember. The sooner you turn in the written report then the sooner the HA

can begin to address the issue. The written reports are the best way to build documentation.

Documentation is crucial in building a case for court. That is why it takes time to build a case. There are procedures, policies and laws that have to be followed. The complaints have to be documented in writing. If you have trouble reading and / or writing, you can have your RSA assist with writing the report or come to the Tenant Services Security Office for assistance with writing the report. The two departments that receive reports are Tenant Services Security and Maintenance.

Things typically reported to Maintenance include but not limited to: property damage, play ground damage, lawn care issues, leaks, drain clogs, bed bugs, roaches, mice etc.

Things typically reported to Tenant Services Security include but not limited to: police on the property, disturbances, suspicious activity, unauthorized persons, graffiti, parking issues, vehicle issues, pet complaints, home care issues etc.

The bottom line is if you are not part of the solution, you are part of the problem. It takes everyone being observant, writing reports and turning in written reports. Let us all work together to keep our communities safe and decent places to live. Tenant Services Security can be contacted at 417-832-2025.

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South Tower Wednesday Nov 21, 2018 3:30pm

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BOARD OF COMMISSIONERS

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BOARD OF DIRECTOR/RESIDENT COUNCIL

South Tower Tuesday November 27, 2018 2:00 p.m.

New Tenants: RAD-General Information Notice (GIN)

RAD is the Plan!

HAS Properties is in an exciting time right now! RAD is Rental Assistance Demonstration. The RAD program will provide better funding that is going to be renovating all of the units in different phases. This was initially

announced to all tenants in February/ March 2017.

Enclosed is a RAD-General Information Notice (GIN) with a signature page. **Tenants that moved in after 3/1/17 need to fill out and sign the signature page then return it to your Site Manager.** All tenants should read the insert and hold on to it for future reference.

Be sure to read the newsletter every month and watch your mailbox for updates on RAD. For questions

about RAD, contact HAS Properties at 417-866-4329.

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RSA MEETING

Madison Tower Wednesday July 18, 2018 2pm

Resident Initiative Meeting

South Tower Wednesday July 18, 2018 3:30pm

VEHICLES

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BOARD OF COMMISSIONERS

Madison Tower Friday July 27, 2018 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Madison Tower Thursday July 19, 2018 2:00 p.m.



HAS PROPERTIES

421 WEST MADISON STREET
SPRINGFIELD, MISSOURI 65806-2938

(417)866-4329
TTY (800) 735-2966 Relay Missouri
FAX (417) 862-4263



RENTAL ASSISTANCE DEMONSTRATION PROJECT (RAD) GENERAL INFORMATION NOTICE (GIN)

March 23, 2017

Dear Housing Authority of Springfield Resident,

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. During this transformation, the housing authority will utilize a general partner that will participate in the developments and ownership structures. The RAD transaction may reduce the number of RAD units with a de minimus reduction as well as address any units with long term vacancies. The scope of work for rehabilitation will address the physical needs identified by a third-party lighting, kitchen remodel, and bathroom remodel. All new construction units will be built as every efficient developments using housing authority funding partners' design standards and offer modern conveniences and amenities. Several of the projects will have demolition and be relocated to a new site. The rental assistance will continue in the new units as a transfer of assistance. The transfer of assistance means that the current residents will have rental assistance as well as a unit in a new location through RAD.

Below is a site by site brief description of RAD activities that are planned. These are the current plans that have been discussed throughout the RAD process.

Heritage	Rehabilitate current units with tax credit and limited partners
Madison	Rehabilitate current units with tax credit and limited partners
South Tower	Rehabilitate current units with tax credit and limited partners.
Cedarbrook	Rehabilitate current units with tax credit and limited partners
Villa Marie	Rehabilitate current units with tax credit and limited partners
Bolivar Road	Rehabilitate a portion of the current units with tax credit and limited partners. Transfer the assistance to a new development and new RAD units established.
Glenwood	Rehabilitate current units with tax credit and limited partners.
Circle Apartments	Rehabilitate current units with tax credit and limited partners.
Stillwell	Rehabilitate current units with tax credit and limited partners.
Dogwood	Rehabilitate current units with tax credit and limited partners.
Scattered Apartments	Rehabilitate current units with tax credit and limited partners.

At this time, we expect that the proposed rehabilitation could require you to be relocated from your unit. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

General Information Notice

The Housing Authority of the City of Springfield does not discriminate against anyone because of race, creed, color, sex, age, religion, national origin, familial status, or disability in the application process, leasing, rental, or other disposition of housing or related facilities (including land) included in any development or project under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937.

LEGAL NAME HOUSING AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

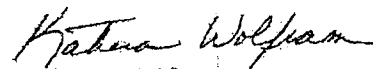
As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete. If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. The Housing Authority of Springfield will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, The Housing Authority of Springfield may have cause for your eviction. If you choose to move, or if you are evicted prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact: This letter is important to you and should be retained.

Sincerely,


Katrena Wolfram
Executive Director

Please sign and return to your property manager by March 31, 2017

Received RAD General Information Notice dated March 23, 2017:

Name: _____

Apartment Name: _____

Apartment #: _____

Date Notice Received: _____

Signature _____

Date _____

To receive updates regarding RAD, please provide your email address.

Email Address: _____



HAS PROPERTIES
421 W. Madison St.
Springfield, MO 65806-2938

Main Office (417) 866-4329
TTY (800) 735-2966 Relay Missouri
Tenant Services Security (417) 832-2025
Maintenance (417) 866-5899



"If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the housing authority at 417-866-4329."

Important Dates for July 2018

- July 4th - HAS Offices Closed for Independence Day
- July 20th - Public Hearing at Madison Tower 9:15am
- July 23rd - Bolivar Rd Family Fire Safety Event 10am
- July 23rd - Villa Marie Family Fire Safety Event 1pm
- July 27th - Board of Commissioners (B.O.C.) meeting at Madison Tower 9:30am
- July 27th - Glenwood Family Fire safety Event 10am
- July 27th - Cedarbrook Family Fire Safety Event 1pm
- July 31st - HAS Offices Closed to the Public the Last Business Day of the Month

"Courage doesn't always roar. Sometimes courage is the little voice at the end of the day that says, 'I'll try again tomorrow.'"
~ Mary Anne Radmacher ~

Firework Viewing Safety

The National Council of Fireworks Safety recommends public fireworks displays as a safe alternative to using fireworks yourself. Although you are not handling and lighting the fireworks, there are some safety precautions you should take when attending a public display.

Spectators should obey all show personnel and respect all safety barriers set up in the area. The best viewing locations are a quarter of a mile or more away. Attempting to get close to the firing area with the hopes of seeing a

better show will actually decrease your chance of enjoying the action.

Although it is rare, occasionally a firework component may fall to the ground without exploding. These materials should never be touched. If you come across any firework or portion of one, notify law enforcement or fire personnel immediately.

If you are headed out to a fireworks show and think your dog might enjoy it too, think again. Pets have very sensitive ears and the noise from a fireworks



display can be quite uncomfortable for them. They will be much happier safe at home.

Finally, don't bring your own fireworks to a public display. Sparklers, fountains, and other items are dangerous when handled and detonated when a crowd is present. You'll find plenty of excitement by just watching the show.

EXECUTIVE DIRECTOR
KATRENA WOLFRAM

BOARD OF COMMISSIONERS
LISA MCINTIRE, CHAIR
LABETHA MCGINNIS, V. CHAIR
CHERYL CLAY
CAMILLE JOHNSTON

HAS Properties does not discriminate against anyone because of race, creed, color, sex, age, religion, national origin, familial status or disability in the application process, leasing, rental or other disposition of housing or related facilities (including land) included in any development or project under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937.

EDITOR
REBECCA PASHIA

PRODUCTION
NIX IRBY

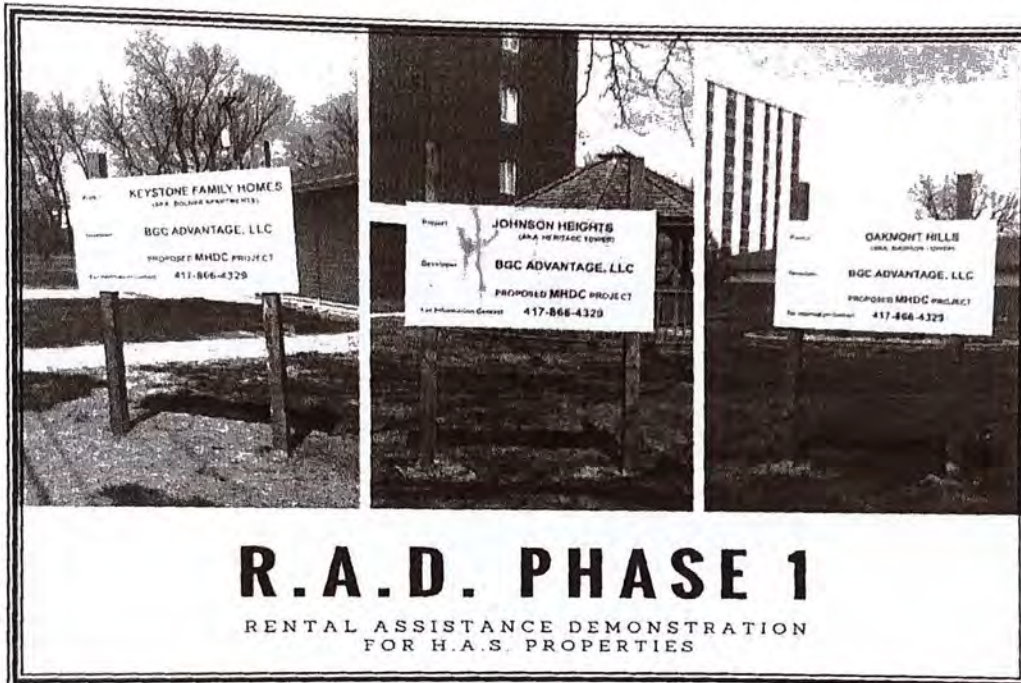


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EDITOR
REBECCA PASHIA

PRODUCTION
VICKIE ENGLE

R.A.D. Phase 1

R.A.D. stands for Rental Assistance Demonstration. This HUD program is a great way for HAS Properties to get outside funding for remodeling/upgrading the units. Basically HAS will get a whole new and improved image!

All that being said, this process will occur in phases

over the next several years. We are officially starting to see the signs of change! Yay!!

Pictured above are signs that are up at Bolivar Rd, Heritage Tower and Madison Tower. These 3 sites are part of Phase 1 of R.A.D. Name changes will occur with all the sites as

part of our new and improved image. Bolivar Rd will become Keystone Family Homes. Heritage Tower will become Johnson Heights. Madison Tower will become Oakmont Hills.

For more information contact: 417-866-4329.

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Extermina- tion	Trash	Lawn Care <i>*May change due to weather*</i>	Church	Mini Store	Resident Councils	Craft / Activities
2-Heritage	At Stillwell Monday 4:45-5:30 pm	On duty from 5pm - 9pm	4th Friday May or if needed call 866-5899	Monday & Thursday	Thursday	Life Builders Monday 6:00 pm	1st & 3rd Friday of each month 12 - 3:00 pm		1st Monday of each month 1 pm - 3 pm
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5-Villa Marie / Norton Rd			4th Friday June or if needed call 866-5899	Tuesday & Friday	Thursday	Life Builders Tuesday 6:00 pm			
6-Bolivar Rd			4th Friday June or if needed call 866-5899	Monday & Thursday	Wednesday	Life Builders Monday 6:00 pm			
7-South Tower	Monday 3:20 - 3:50 pm	On duty from 5pm - 9pm	4th Friday June or if needed call 866-5899	Tuesday & Friday	Thursday	Life Builders Monday 6:00 pm		4th Wednesday of each Month at 2:00 pm	Crafts Thursday at 3:00 pm
8-Glenwood	Downing / Holland Wednesdays 6:30-7:00 pm		4th Friday June or if needed call 866-5899	Monday, Wednesday & Friday	Tuesday	Life Builders Monday 6:00 pm			
11A- Stillwell Columns	Monday 4:45 - 5:30 pm	On duty from 5pm - 9pm	4th Friday July or if needed call 866-5899	Monday, Tuesday, Wednesday & Friday	Thursday				
11B- Dogwood			4th Friday July or if needed call 866-5899	Wednesday	Thursday				
Scattered / Circles			4th Friday July or if needed call 866-5899	Resident Provides Service	Tuesday				

HAS SECURITY OFFICE

MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will determine any further calls needed.

RSA MEETING

Heritage Tower Wednesday May 16, 2018 2pm

Resident Initiative Meeting

Heritage Tower Wednesday May 16, 2018 3:30pm

VEHICLES

Only one vehicle parked on HAS parking lot per family.

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Family/Scattered Site Residents must park vehicle in assigned parking space.

NO driving or parking on grass.

Visitors must park in unmarked parking spaces.

Unauthorized Vehicles WILL BE TOWED at Owner's Expense

BOARD OF COMMISSIONERS

Madison Tower Friday May 18, 2018 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Heritage Tower Thursday May 17, 2018 2:00 p.m.

March, 2018

Volume 18 Issue 3

H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- From the Desk of Katrena, Executive Director
- Housekeeping / Home Care Standards
- Rent
- Smoke Free Policy
- Bed Bug Reporting

*HAS Offices
CLOSED
March 30th*

*"Those who bring sun-
shine to the lives of
others cannot keep it
from themselves."
James Matthew Barrie*



Daylight Saving Time
Ends 3/11/18; Spring
Forward 1 Hour.



From the Desk of Katrena, Executive Director

Spring is coming, thank goodness!

Updates on RAD were given at the public hearing held prior to the board meeting in February. Great attendance and great questions from our residents. Thank you to those who attended! Our PHA Plan and Five-Year Capital Fund

Budget were handed out, which as I mentioned at the meeting these plans will be revised prior to our March board meeting. The reason being, we are continuously updating our strategy for RAD.

Teresa Osborn and I traveled to Kansas City on February 21st to discuss with Missouri Housing Development Commission (MHDC) our financing plan along with our Developer Holly Knight with BGC Consulting. The State of Missouri is not issuing Tax-Credits this year but we will move forward with Federal Credits and other financing resources. Next year, hopefully Missouri will once again issue the credits. This housing program is currently being reformed per the Governor's request.

PHA Plan form requests will need to be turned in prior to the March, 2018 board meeting which is March 16th. I encourage residents to attend public hearings and RAD meetings so everyone stays up-to-date on the changes that will be taking place. I will announce in your newsletter when another meeting will be held for RAD purposes, we do not have one scheduled for this month.

As always, it is very important to read your NEWSLETTER each month for updates. I know Rebecca puts a lot of time and thought into preparing our informational letter and it is issued each month to inform residents of any and all changes.

As of today, the plan is still to rehab Heritage Tower, Madison Tower, and Bolivar Rd. in our first phase. We will be doing transfer of assistance for some of our Bolivar Rd. residents and I will be informing all residents as we go along with the developments, so stay tuned. I want to assure residents, they will not be displaced nor do they have to worry about a move, we will have a relocation specialist on board to help with any transfers.

*Katrena M. Wolfram
Executive Director*

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Extermina- tion	Trash	Lawn Care	Church	Mini Store	Resident Councils	Craft / Activities
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6-Bolivar Rd			4th Friday March or if needed call 866-5899	Monday & Thursday	Tuesday	Life Builders Monday 6:00 pm			
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8-Glenwood	Downing / Holland Wednesdays 6:30-7:00 pm		4th Friday March or if needed call 866-5899	Monday, Wednesday & Friday	Monday and/ or Thursday	Life Builders Monday 6:00 pm			
11A- Stillwell Columns	Monday 4:45 - 5:30 pm	On duty from 5pm - 9pm	4th Friday April or if needed call 866-5899	Monday, Tuesday, Wednesday & Friday	Thursday				
11B- Dogwood			4th Friday April or if needed call 866-5899	Wednesday	Thursday				
Scattered / Circles			4th Friday April or if needed call 866-5899	Resident Provides Service	Monday and/ or Thursday				

HAS SECURITY OFFICE

MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will
determine any further calls needed.

RSA MEETING

Heritage Tower Wednesday Mar. 21, 2018 2pm

Resident Initiative Meeting

South Tower Wednesday Mar. 21, 2018 3:30pm

VEHICLES

Only one vehicle parked on HAS parking lot per family.

Vehicles must be properly licensed and in working order.

Family/Scattered Site Residents must park vehicle in assigned
parking space.

NO driving or parking on grass.

Visitors must park in unmarked parking spaces.

Unauthorized Vehicles WILL BE TOWED at Owner's Expense

BOARD OF COMMISSIONERS

Madison Tower Friday March 16, 2018 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

South Tower Thursday March 22, 2018 2:00 p.m.

January, 2018

H.A.S. News

monthly news letter



FROM THE DESK OF KATRENA

Happy New Year! It is a new year with exciting changes!

I thought it would be nice to hear from me quarterly with updates on RAD, news about town and where we are headed. I'm excited about this new adventure called the Rental Assistance Demonstration (RAD). We received our approval from HUD on 12/14/2017 and our CHAP (Contract to enter Housing Assistance Payments) award. We now have our Developer chosen and as many are aware, our Physical Needs Assessment has been completed. We are waiting on the final report for

the Physical Needs Assessment to begin putting the financing plan together and moving forward with a strategic plan. This will not be an easy process as we go forward so please be patient as we work to build an even better housing structure for all our residents. There will be architects, general contractors, developers, and subcontractors who all may be asking to enter your unit for sites, plans, etc. We will try to update you when we are aware of things that are going to happen. We will not let anyone in without one of us present or without their identification.

Congress is so far behind on Capital Fund Awards and Operating Subsidy that this financing plan will assure us that low-income housing will be available in Springfield, MO for many years to come.

No resident needs to move because of RAD. As your unit is under construction for rehab, when that time comes, you will be relocated to another unit. You will be given advance notice way before this happens. I understand the concern for something new and different, a lot of people do not like change and I'm sure some of our employees are the same way. I promise you, as you stay with us, you will be left with a new and improved housing unit. Our buildings are aging tremendously, with RAD we can make the necessary improvements. So stay tuned for more upcoming news concerning RAD.

We are also changing the office hours effective 1/1/18. We will be closing our office to the public on the last business day of the month starting in January 2018. This will assure paperwork is done and completed for the start of a new month. Employees will also start a flextime schedule to better accommodate our residents and applicants as well as the employees' needs.

I also wanted to take this time to give you a little background about myself. I graduated MSU at the age of 52 with a degree in accounting. It was tough working full-time, raising kids and having my first grandbaby prior to graduating college. I lived in public housing as a teenager and I have been working in public housing /Section 8 programs for about 30 years now. I worked at Sikeston Housing Authority for 11 years while also working for a CPA and a beauty college. I've been working with the Springfield Housing Authority now for 19 years. Twenty years ago I had no idea I would be the Executive Director for Springfield. The Lord has been good to me and I never take that for granted. I understand the "stigma" of living in subsidized housing because both public housing and Section 8 have been my entire life. After RAD, your property will not look or feel like public housing. It will look like a for-profit development. All I ask is that you take care of your property now and after RAD. You will be proud of where you live!

We appreciate all of our residents! Please follow your lease, keep your home care acceptable and pay your rent on time so you may remain in housing. We look forward to working with you on the upcoming changes.

Happy New Year,

Katrena M. Wolfram
Executive Director

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Extermina- tion	Trash	Lawn Care	Church	Mini Store	Resident Councils	Craft / Activities
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11A- Stillwell Columns	Monday 4:45 - 5:30 pm	On duty from 5pm - 9pm	4th Friday January or if needed call 866-5899	Monday, Tuesday, Wednesday & Friday	Thursday				
11B- Dogwood			4th Friday January or if needed call 866-5899	Wednesday	Thursday				
Scattered / Circles			4th Friday January or if needed call 866-5899	Resident Provides Service	Monday and/ or Thursday				

HAS SECURITY OFFICE

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THAT WILL NOT WAIT UNTIL BUSINESS HOURS

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Call Your on-duty contact person; they will
determine any further calls needed.

RSA MEETING

Heritage Tower Wednesday Jan. 17, 2018 2pm

Resident Initiative Meeting

Heritage Tower Wednesday Jan. 17, 2018 3:30pm

VEHICLES

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BOARD OF COMMISSIONERS

Madison Tower Friday January 19, 2018 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Heritage Tower Thursday January 18, 2018 2:00 p.m.



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NOTICE OF PUBLIC AND RESIDENT HEARING AND AVAILABILITY OF UPDATED FINANCIAL DATA

The Housing Authority of the City of Springfield, Missouri (HAS Properties), located at 421 W. Madison Street, Springfield, Missouri 65806, hereby gives notice of a Public Hearing to be held Friday, February 15, 2019 at 9:15 a.m. in the Board Meeting Room on the first floor of Madison Towers located 421 W. Madison Street. The purpose of this meeting shall be to receive public and resident comments regarding the proposed Annual Plan of HAS Properties. The plan and supporting documentation are and will remain available for review at the Administrative Offices, located at 421 W. Madison Street. For further information, contact Katrena Wolfram at (417)866-4329.

EXECUTIVE DIRECTOR
KATRENA WOLFRAM

BOARD OF COMMISSIONERS
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CAMILLE JOHNSTON

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EDITOR
REBECCA PASHIA

PRODUCTION
NIX IRBY

Property Care During Winter Season

Part of property care is prevention of damages. During the winter season the initial focus tends to be on clearing snow/ice from sidewalks, entryways, parking lots, streets, etc. Considering the freezing temperatures with property care is just as important.

Freezing temperatures can be extremely damaging to property. One of the most common issues caused are freezing pipes. Freezing

pipes can burst causing major property damage. Per Dwelling Lease, residents that are at fault for freezing pipes will have to pay for the damages and labor for repairs. Worst case scenario it can result in an eviction.

Here are some tips to help prevent freezing pipes.

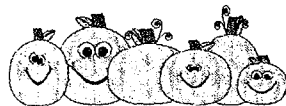
- Keep your heat on 65 degrees or higher.
- Keep windows closed.

- Remember that hot water freezes faster than cold water.
- Allow faucets to drip hot and cold water.
- Open your cabinet doors under the sinks allowing heat in.

Following the simple steps above will help in preventing property damage. For questions or concerns, contact Maintenance at 417-866-5899.

October, 2017

Volume 17 Issue 10



H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

*HAS Offices
CLOSED*

*October 9, 2017
Columbus Day*

Special points of interest:

- Grease and Drains and Clogs (OH MY)
- Resident Initiative Meetings
- Attention
- Community Safety
- Reporting Maintenance Issues

Grease and Drains and Clogs (OH MY)



Grease, food scraps, cat litter and more can cause clogged drains. Sometimes more than one drain in the home and/or in the high-rise building will clog due to the actions of one per-

son. The following list includes but not limited to:

- Do NOT pour grease down the drains.
- Do NOT dump food scraps down the drains.
- Do NOT dump cat litter down the drains.

Everyone needs to do their part to keep the drains from clogging. Proper disposal

of waste will help with safe and sanitary living.

If you have any questions or concerns, please contact: Maintenance at 417-866-5899.

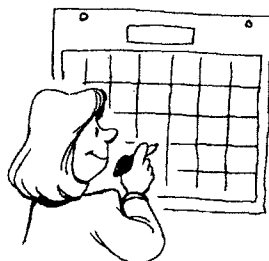
Resident Initiative Meetings

Resident Initiative Meetings are for the residents. The purpose of these meetings are for the residents to ask questions, stay updated on HUD changes, stay informed of HAS policies/procedures and so much more. The Tenant Services Security staff lead the meetings.

These Resident Initiative Meetings are listed on the calendar in the monthly newsletter. All residents

are welcome to attend any location. There is no childcare provided.

These meetings will clarify the lease, rules, procedures and policies. We will also



talk about Rental Assis-

tance Demonstration (RAD), community concerns and volunteer opportunities.

These meetings are very informative and helpful. You don't want to miss out! Be sure to mark your calendars and attend the next Resident Initiative Meeting listed on the calendar in the HAS News! For questions or comments, contact Tenant Services Security at 417-832-2025.

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7-South Tower	Monday 3:20 - 3:50 pm	On duty from 5pm - 9pm	4th Friday December or if needed call 866-5899	Tuesday & Friday	Thursday	Life Builders Monday 6:00 pm		4th Wednesday of each Month at 2:00 pm	Crafts Thursday at 3:00 pm
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Family/Scattered Site Residents must park vehicle in assigned parking space.

NO driving or parking on grass.

Visitors must park in unmarked parking spaces.

Unauthorized Vehicles WILL BE TOWED at Owner's Expense

BOARD OF COMMISSIONERS

Madison Tower Friday October 20, 2017 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

South Tower Thursday November 16, 2017 2:00 p.m.

Rental Assistance Demonstration (RAD) Summary of March Meetings

RAD is the plan.

We want to say a huge THANK YOU to Judy VanDyke and Holly Knight from the Bennett Group Consulting, LLC. Judy and Holly did a great job with the RAD presentations.

There were resident informational meetings held on March 23rd & 24th to discuss Rental Assistance Demonstration also known as RAD. There was a great turn out for the meetings. Thank you to all that were able to attend and participate in the meeting. The following are some questions asked during the meetings with the answers. Also, be sure to read the RAD Toolkit insert.

Will I not get the same unit because of architectural changes? It depends if you are over housed or the unit is made handicapped accessible. You can move into the same building but maybe not the same unit.

Will we get new keys? Yes you will have access to your apartment.

Will we get new overhead sprinklers? The buildings will be brought up to code.

Is RAD just for all Housing Authorities or just Missouri? Nationwide

What kind of relocation facility will we be moved to? Generally within the same tower or site

I work at MSU and I need a close location to walk to work? Relocation specialist will take into consideration all of your needs.

I have a special phone antenna that needs window access? Some RAD projects have campus Wi-Fi.

How does this affect RSA's? We are not sure at this time.

What if no one moves out of Public Housing, then where will we be relocated? That has never happened.

The talk is a 30% cut in HUD programs, how will this affect RAD? The HUD program cuts are felt less in RAD than it is felt in PH.

Any chance they can deny RAD application? It will take 3-5 years. HUD has authorized for 160 RAD units which needs to be raised. If interest rates increase it will affect going RAD.

When will we get the tax credit? Never, the tenant doesn't get the tax credit, it goes to the investor.

In 3-5 years when the construction starts; how long will we be out of our unit? It will take about 9-12 months to rehab your unit but it could vary.

Will there be water sprinklers in our apartments? Not sure, it will be remodeled to code.

Will the kitchen cabinets be redone? Most likely, the kitchen could be

totally remodeled and cabinets updated.

When can we go on Section 8? RAD funding is Section 8. After living here 1 year under RAD, then you can apply for Section 8, only if funds are available. 2 programs--- One program is the Housing Choice Voucher (HCV), voucher is attached to the person, and the other program is Project Based Voucher (PBV), voucher is attached to the building.

It's not going to be like privately owned Section 8? It's a Project Based Voucher (PBV).

The way you get the loan, they will own 99%. What happens if you can't make the payment? It's never happened, 25% of debt is financed where a home mortgage is 80% financed. Only .003% failure in tax credits because it's done in a desolate area with low demand for housing. These are very secure investments.

The renovation that is already done, is that RAD? No, HA will continue to do regular maintenance and upkeep.

This is an exciting time as we all work together to improve the HAS communities. You will continue to receive updates throughout this entire process via mail and / or monthly newsletter. Be sure to read this month's RAD Toolkit Insert.

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Extermina- tion	Trash	Lawn Care	Church	Mini Store	Resident Councils	Craft / Activities
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4-Cedar- brook	Wednesday 5:00 - 5:30 pm		4th Friday May or if needed call 866-5899	Tuesday & Friday	Monday	Life Builders Thursday 6:00 pm			
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6-Bolivar Rd			4th Friday June or if needed call 866-5899	Monday & Thursday	Monday	Life Builders Monday 6:00 pm			
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11B- Dogwood			4th Friday April or if needed call 866-5899	Wednesday	Thursday				
Scattered / Circles			4th Friday April or if needed call 866-5899	Resident Provides Service	Tuesday and/ or Wednesday				

HAS SECURITY OFFICE

MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will
determine any further calls needed.

RSA MEETING

Heritage Tower Wednesday Apr. 19, 2017 2pm

Resident Initiative Meeting

Stillwell Columns Wednesday Apr 19, 2017 3:30pm

VEHICLES

Only one vehicle parked on HAS parking lot per family.

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BOARD OF COMMISSIONERS

Madison Tower Friday April 21, 2017 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Heritage Tower Thursday May 11, 2017 2:00 p.m.

RENTAL ASSISTANCE DEMONSTRATION (RAD)

TOOLKIT #1: WHY RAD? A RENTAL ASSISTANCE DEMONSTRATION (RAD) OVERVIEW

WHAT IS RAD & WHY IS IT NEEDED?

The Rental Assistance Demonstration (RAD) is a **voluntary program** of the Department of Housing and Urban Development (HUD). RAD seeks to **preserve public housing** by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties.

Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as **capital needs**. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to **rehabilitate**, or repair, units without depending on additional money from Congress.



HUD Assistant Secretary Sandra Henriquez touring a property proposed for RAD in Cleveland, OH

HOW DOES A RAD CONVERSION WORK?

RAD allows PHAs to manage a property using one of two types of HUD funding contracts that are tied to a specific building:

RAD TOOLKITS FOR RESIDENTS

This series of toolkits will better inform public housing residents about RAD and help them engage with PHAs throughout the RAD application and conversion process. All toolkits are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. **Toolkit #1: Why RAD? A Rental Assistance Demonstration (RAD) Overview** provides a summary of the program with a focus on elements that affect residents.

- **Section 8 project-based voucher (PBV); or**
- **Section 8 project-based rental assistance (PBRA).**

PBV and PBRA contracts are 15- or 20-years long and are more stable funding sources.

This shift will make it easier for PHAs to borrow money and use **low income housing tax credits (LIHTCs)** as well as other forms of financing. These private sources of additional money will enable PHAs to make improvements essential for preserving public housing.

As a voluntary, limited demonstration program, less than 60,000 public housing units can be selected for RAD. PHAs must submit applications to convert some or all of their public housing assistance to PBV or PBRA contracts through RAD by September 30, 2015.

WILL A RAD CONVERSION AFFECT MY HOUSING ASSISTANCE?

You will **not lose your housing assistance** and you will **not be rescreened** because of a RAD conversion.

Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, PHAs will manage RAD properties through either the PBV or PBRA programs. RAD requires that converted

properties be owned or controlled by a public or nonprofit entity.

WILL A RAD CONVERSION AFFECT MY RENT?

If your building or development is converted to PBV or PBRA, your rent contribution will most likely be the same as it was under public housing—generally no more than 30% of your household's adjusted gross income.

Since the project-based Section 8 programs also set resident rents at 30% of adjusted income, **most residents will not have rent increases** as a result of a RAD conversion.

However, if you are paying a flat rent in public housing, you will most likely have to gradually pay slightly more in rent over time. In these limited cases, if your rent increases more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in over the next 3 or 5 years depending on your PHA's policy.

HOW CAN RESIDENTS BE INVOLVED IN THE RAD PROCESS?

HUD encourages residents and their PHAs to work together during the RAD application and conversion process.

Before PHAs can apply to participate in RAD, HUD requires them to:

- Notify all residents in a development proposed



Roundtable conversation with Fresno Housing Authority residents about a RAD conversion

DEFINITIONS

- **Capital Needs** - Costs of repairs and replacements beyond ordinary maintenance required to make the housing decent and economically sustainable.
- **Housing Choice Voucher (HCV)** - Rental vouchers that let people choose their own housing in the private rental market.
- **Low Income Housing Tax Credits (LIHTC)** (pronounced *lie-fec*) - LIHTCs provide the private market with an incentive to invest in affordable rental housing by offering a credit for an investor's Federal taxes.
- **Project-based Vouchers (PBV)** - Rental vouchers that are attached to a specific number of units in a building. The voucher stays with the unit even after a tenant moves out. This program is often operated by PHAs.
- **Project-based Rental Assistance (PBRA)** - Like in PBV, in this program rental vouchers are tied to a specific building. This program is often operated by private owners.
- **Rehabilitation (or Rehab)** - The repairs needed to restore a unit or property to good condition.

- for RAD conversion about their plans; and
- Conduct at least two meetings with those residents.

These meetings are an opportunity for you to **discuss the proposed conversion plans with your PHA, ask questions, express concerns, and provide comments**. The PHA is required to submit your comments and its response to them as part of the RAD application.

Once HUD selects the PHA and property to participate in RAD, the PHA must have at least one additional meeting with all residents of the property before HUD approves the final conversion. This is another opportunity for you to provide comments about the conversion plan.

WILL A RAD CONVERSION REQUIRE A CHANGE TO THE PHA PLAN?

HUD considers a RAD conversion to be a "Significant Amendment" to the PHA Plan. Once a PHA is selected to participate, the PHA will have to

comply with the resident and public notice, consultation, and public hearing requirements associated with a Significant Amendment before the final RAD conversion is approved.

This means that your **Resident Advisory Board (RAB)** will also be consulted and have an opportunity to make recommendations.

WHEN CAN A PHA START THE RAD CONVERSION PROCESS?

After notifying residents as outlined above, PHAs can apply to HUD to convert assistance under RAD. Some PHAs have already begun this process. The application period will remain open until the 60,000-unit conversion cap is reached, or September 30, 2015, whichever is sooner.

WILL I HAVE TO MOVE IF MY HOME OR BUILDING IS REHABBED?

Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction.

However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated as provided by the Uniform Relocation Act (URA). You will have the **right to return** to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months.

In a few cases, your current housing may be too old or deteriorated and past the point where it can be effectively rehabilitated, requiring that it be demolished and replaced. In these instances, you will be provided temporary relocation and you will have the right to return to the replacement housing that is constructed.

Before RAD



Properties are typically unfunded or underfunded.



In Public Housing, PHAs cannot borrow money to perform necessary repairs.



The building fails to keep up with the deteriorating living conditions of residents.



Residents cannot choose to move without losing housing assistance.

After RAD



Properties are placed on a more stable Section 8 funding platform.



PHAs and owners can more easily borrow money and perform rehabilitation work.



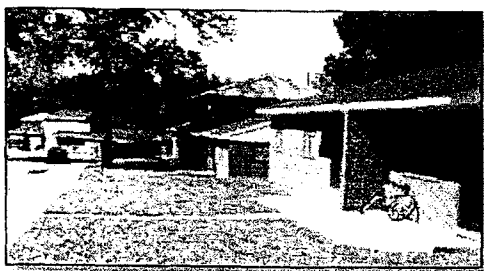
The living conditions of residents are improved.



Residents may receive a tenant-based voucher, or similar assistance, and move after 1 year in PBV and 2 years in PBRA.

If you do not want to wait for replacement housing, the PHA may offer you comparable housing in another public housing property or a Housing Choice Voucher (HCV) to enable you to move to other available private housing.

Whether you are asked to move temporarily due to rehab work or to move permanently to new replacement housing, the PHA will help you find the best possible option for you and cover your moving expenses.



Civic Park in Salisbury, NC will be converting assistance through RAD

WILL RAD INCREASE MY ABILITY TO CHOOSE WHERE I LIVE?

In addition to improved, better quality housing, you will have **greater choice in where to live** through the RAD "choice-mobility option." If you would like to move after your development undergoes a RAD conversion, you may request and receive a Housing Choice Voucher (HCV).

Under the PBV program, this option will be



RAD RESOURCES

For more information, please refer to the HUD Revised Rental Assistance Demonstration Notice PIH 2012-32, Rev 1 issued July 2013 available on RAD's website at www.hud.gov/rad, under the 'Program Information' tab.

available after living in a RAD property for one year; under the PBRA program, you may request a HCV after living in a RAD property for two years.

WILL RAD AFFECT RESIDENT RIGHTS & PARTICIPATION?

Overall, your experience as a resident should not change very much, if at all, due to a RAD conversion. RAD **keeps many of the resident processes and rights** available under public housing, such as the ability to request a grievance process and the timelines for termination notification.

Whether HUD begins funding a development through PBV or PBRA, residents will have a **right to organize** and resident organizations will continue to **receive resident participation funds**, up to \$25 per occupied unit according to their PHA's current policy.

WILL I STILL BE ABLE TO PARTICIPATE IN SELF-SUFFICIENCY PROGRAMS?

If you are a current participant in the Resident Opportunities and Self Sufficiency-Service Coordinators (ROSS-SC) program, you can continue to participate until all of the current program funding is used.

You will also still be able to participate in the Family Self-sufficiency (FSS) program. If your property converts assistance to PBV, you will be automatically moved from the public housing FSS program to the Housing Choice Voucher (HCV) FSS program. The rules in both programs are very similar.

If your property converts assistance to PBRA, you may continue your participation in the FSS program until your current contract of participation ends.

March, 2017

Volume 17 Issue 3

H.A.S. News

H.A.S. News is published & distributed free of charge as a service for residents of
The Housing Authority of the City of Springfield, D.B.A.

Special points of interest:

- Letter From the Executive Director
- Rental Assistance Demonstration (RAD) Program
- **NEW!** ACH - Automatic Rent Payment Option
- High-rise Laundry Rooms
- Don't Stop It Up!
- Pet Leash Rules

*"Space is limited
so please only one
person from each
household."*

*RAD Tenant
Meetings Being
Held at Madison*

*Tower:
3/23/17 @ 1pm or
3/24/17 @ 1pm*

To: All Housing Authority of the City of Springfield Public Housing Residents

Date: March 1, 2017

Re: Special Resident Information Session- Rental Assistance Demonstration Program

Dear Residents,

As many of you know, the Housing Authority of the City of Springfield, (HAS) is committed to renovating and preserving our Public Housing neighborhoods as part of our Affordable Housing Initiative. This means that HAS must find ways to finance these renovations for the benefit of our Residents. The U.S. Department of Housing and Urban Development (HUD), which provides funding for the maintenance and operation of Public Housing, has launched a new program designed to help Public Housing Authorities apply for funding through Low Income Housing Tax Credit Program that will enable us to renovate our aging Public Housing units.

This new program is called the Rental Assistance Demonstration (RAD) Program.

The RAD Program will change the way HUD provides funding to HAS Public Housing units for maintenance and operations. For most Public Housing Residents, you won't notice any change in your housing assistance other than the fact that the HAS will be renovating and modernizing your Public Housing unit. There might be some temporary relocation for Public Housing Residents.

I want to share more information with you about the RAD Program and hope you can attend the sessions on **March 23, 2017 at 1:00pm at Madison Tower 421 W Madison Springfield, MO or March 24, 2017 at 1:00pm at Madison Tower 421 W Madison Springfield, MO.**

Please call Tenant Services Security at (417)832-2025 if you plan on attending this meeting. **Space is limited so please only one person from each household.** Please call at least 48 hours in advance if you need accommodations related to disability.

I look forward to seeing you there.

Katrena Wolfram
Executive Director

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Scattered / Circles			4th Friday April or if needed call 866-5899	Resident Provides Service	Tuesday and/ or Wednesday				

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MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will determine any further calls needed.

RSA MEETING

Heritage Tower Wednesday Mar. 15, 2017 2pm

Resident Initiative Meeting

South Tower Wednesday Mar. 15, 2017 3:30pm

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BOARD OF COMMISSIONERS

Madison Tower Friday March 24, 2017 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

South Tower Thursday March 9, 2017 2:00 p.m.

Housing Authority's Affordable Housing Initiative Rental Assistance Demonstration (RAD) Program

This is a brief summary of RAD protections for Public Housing Residents affected by a RAD Conversion.

- **No Re-screening of Tenants upon Conversion.** Pursuant to RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions.
- **Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to the development once rehabilitation or construction is completed.
- **Renewal of Lease.** Under RAD, the PHA must renew all leases upon expiration, unless cause exists.
- **Phase-in of Tenant Rent Increases.** Most Residents rent will not change. However, if a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years, which a PHA may extend to 5 years. (This will mostly affect tenants on flat rent)
- **Resident Participation and Funding.** Residents of covered projects converting assistance to PBV's will have the right to establish and operate a resident organization for the purpose of addressing issues to their living environment and be eligible for resident participation funding.
- **Resident Choice and Mobility.** One of the major benefits of the RAD program is that the program greatly enhances the choice of mobility of Residents living in the converted Public Housing units. Depending on whether the converted units are Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA), residents can move out of the converted Public Housing development with housing assistance after living there for one or two years. Once this residency requirement has been met, the Resident will be issued a Section 8 Housing Choice Voucher if they choose not to renew their lease. The resident can use their voucher anywhere in the AHA covered area and may also "port-out" to another PHA with their voucher and continue to receive housing assistance through the new PHA.

Be sure to attend one of the **Special Resident Information Session- Rental Assistance Demonstration Program** at Madison Tower 421 W Madison Springfield, MO on:

3/23/17 @ 1:00pm

or

3/24/17 @ 1:00pm

No childcare provided. Please call Tenant Services Security at (417)832-2025 if you plan on attending this meeting. ***Space is limited so please only one person from each household.*** Please call at least 48 hours in advance if you need accommodations related to disability.

Resident meetings
just on RAD

Heritage Tower

RAD Public Hearing

Sept 16, 2020

Please sign in.

Grace Crainford

Rebecca Bell

Lea Overstreet

Ellis Raymond

Dan Corman

Doug Mott

Chuck Hicks

Charlotte Roman

Joyce Walter

Elaine Martin

Debbie Tiner

Loren Gonzalez

Linda Stinson

Nicole Ferrecci

Clara Johnson

Ben Davis

9/16/2020 3:30pm Resident Initiative / RAD Meeting at Heritage Tower

Elaine Martin (7-301): Why does she have to provide a physical document for waiving wearing a mask when the city will accept the prescription on her phone from her doctor that waives her from wearing a mask? I told her that we have to have physical documentation on file in case we are questioned as a business. Elaine would not accept that answer and began to argue so I told her that her question will be relayed to the Executive Director because the I cannot override what the Executive Director has decided. Elaine's phone number is 417-536-9002.

Brian Tinen (CRA at South Tower): Can RAD blueprints be put on HAS website? Chuck explained that this is not possible because things are still being planned.

Joyce Waltz (Heritage tenant): Will Heritage Tower be demolished? I told her no. Chuck explained that the building will be added onto.

Joyce Waltz (Heritage tenant): Where will we move to? I explained that we do not know because we are not at the relocating point for towers yet. However, we plan to use vacancies we have to move tenants around. Chuck explained the leap frog concept.

Lea Overstreet (CRA at Heritage): When extending the building, about how long will tenant be displaced? Chuck used the family sites as an example and said roughly 180 days but that is not set in stone and we are not planning for towers yet so really don't know.

RAD / Resident Initiative Meeting 8/19/2020

~~Debbie~~
Heidi
Grace Crawford
Chuck Hyatt
Ethan Hoff 706 South
Jessica Martin Site Manager
Brenda South 201
Debbie Tinew South 201 B.O.D. Chairman
KAREN GONZALEZ South 203
Charlene Moseley Stillwell 505
Nancy Andrews South Tower 510
Shirley Spears Stillwell 405
Ivonne Buse Stillwell 510
Alicia Kelly " 112
Dana Springer " 704
Don Tarkenton ASST. SITE MANAGER
Lois Sheppard South Tower 508
Shirley Copeland 716
Mae Naewcker Stillwell 416
Beverly Christensen Stillwell 810
GARY H Stillwell 204
KIMBLE GLANON South 710
Bonnie Herndon Stillwell 604

Q: How long has it been since the duct work has been Cleaned?

A: It has been a year or two. The bathroom vents suck air in to remove condensation. IF it has Lint, its coming from the apartment and regular cleaning by the tenant will help with that. None of stoves have fans, but the fan on the roof is running 24/7. (tenant complained about a missing filter) We will complete a work order to have the filter replaced and advised tenant to call these matters in sooner, we will always make work orders at their request.

Q: The dumpsters at South tower were so full of carpet from redoing the floors that they could not empty their trash properly and the dumpster was overflowing.

A: Is it still there? (No) then it has been resolved and will consider a separate dumpster for construction in the future if feasible.

Q: When will the Rehab Start?

A: Rehab will begin at family sites in November and will be completed in phases so it will be a couple years before the Towers are started.

Q: Why can we only have Mediacom

A: We have contracts with media com because these are bid on by other companies.

A Tenant also contributed" you can get tv and internet through ATT we do not only allow media com. Our contractors will be determining future 3rd party contracts, and this would be a good question, or suggestion to address at a future date

Q: South Residents are having a hard time emptying the front load washers/dryers at south, can we raise them up?

A: we will put in the request to Laundry Solutions to take care of the issue now, and will keep in mind for after Rehab

Q: Do we have Hall Monitors?

A: you can sign up if you are interested in being a hall monitor, we do not currently have them for every floor, see your Site Manager or CRA

Q: Why does the Newsletter always threaten eviction?

A: Because someone broke the lease at some point, so we remind all tenants that decide not to follow their lease that they are at risk for eviction

Q Are we required to evacuate during the fire alarm testing?

A: We do not ask you to evacuate during testing. However, even during fire drills you are not required to evacuate, and we will just note that you opted to shelter in place

Q: How long has it been since our last drill?

A: We test and do fire drills on a yearly basis, so it has been a year at most.

RAD Public Hearing

July 15, 2020

Please sign in.

Willie K

~~DO~~

Grace Crawford

Hailey Rouse

Nico Riley

Beck

Dany MUA

Katrina Wolfram

Lucia Osborn

Dawn Davis

Jasora Martin

Shuck Vicks

Penney Davidson

Guy V. Skelton

Rebecca Davis

Kamera L. Moore

Crystal King

William L. Smith

Rebecca Kitchen

Sarah A. Hanks

WV

Carly Jones

Roberta Routh

Imara Dicus

Jessica Martin conducted the meeting at Bolivar Road and started off with announcements.

Katrena Wolfram was the guest speaker for RAD Updates and answered the following questions:

1. Will we get moved back to our original unit? Answer was a relocation specialist will be brought in to work with the residents on a case by case basis. No fees for moving will be the responsibility of the tenant.
2. Can we move to another family member home instead of relocating? Answer was yes that can be an option and to discuss with the relocation specialist.
3. Will location of where I work be taken into consideration? Answer was yes and that no adverse action will be taken against the tenant during RAD.
4. How long will the renovation take? Answer was the construction company had an approximate date of 109 days for a unit rehab.
5. Can I stay where I am? Answer was the relocation specialist will work to ensure a tenant has a right to return to the same development but could not guarantee the same unit.
6. Will outside landscaping be done and if I did my own can they leave that alone? Answer was all locations will have new landscaping to help with water issues and it may change.
7. Will the inside closet doors change? Answer was it could change if they have not already been replaced.
8. Will the storm doors be replaced? Answer was no, the storm doors will not be replaced. Tenants stated they liked the storm doors and they added additional security measures. Answer was new fencing and cameras would be installed for additional security.
9. Will there be locks on the bedroom doors? Answer was no and this was a safety issue.
10. Will the gates be open after hours? Answer was they will only be open during business hours for safety precautions.
11. Is the cable changing so they can have cable wired into the bedrooms? Answer was we can look into that being done.
12. Why can't we have a dish on our unit? Answer was nothing can be affixed to the outside of the units and violates the lease.
13. Will they mix my belongings with others when moving? Answer was no and each unit will be moved separately and check for any infestations as well.
14. Can we have bicycle racks put in so we can chain bicycles up outside? Answer was we can look into doing that.
15. Can we paint the playground and have signs placed to not allow dogs into the playground and pick up after dogs? Answer was new playground equipment that is also handicap accessible will go in and we can place up signs for the dogs.
16. No one is mowing the playground area. Chuck Hicks responded that he would check into it.

RAD RESIDENT MEETING

11-Mar-20

Bolivar Road Apartments

	Name	Property/Project where you live
1	Tam Wallace	Bolivar Rd HAS
2	Jessika Martin	Site manager
3	Grace Chaudhary	Site manager
4	Dawn Davis	HAS Staff
5	Doug Merrill	Danville III
6	Teresa Osborn	HAS Staff
7	Pamela McNeal	Bolivar Rd. APT. D-2
8	Clarence Emerson	BOLIVAR RD D-2
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D-1

RAD RESIDENT RIGHTS

In Public Housing



What's Inside?

<i>Right to Notice</i>	2
<i>Right to Comment</i>	2
<i>Relocation Rights</i>	3
<i>Right to Return</i>	3
<i>Choice Mobility</i>	3
<i>Resident Organizations</i>	4
<i>Monitoring Progress</i>	4

Know your Rights

As a resident of a public housing property that is participating in RAD you have the following rights:

Prior to conversion

- Receive notice and participate in meetings
- Comment on the conversion plans

At conversion

- To maintain residency in the property
- If temporary relocation is necessary, you are provided relocation protections and a right to return

After conversion:

- Pay no more than 30% of adjusted income in rent
- Right to participate in a resident organization.
- Right to exercise "Choice-Mobility"
- Your lease must be renewed and you cannot be evicted without cause
- Right to termination and grievance procedures.

What is RAD?

Public Housing Agencies (PHAs) use the Rental Assistance Demonstration (RAD) Program to preserve affordable housing and improve properties by "converting" their form of federal assistance to the Section 8 program. PHAs choose to convert to either: Section 8 project-based voucher (PBV) or Section 8 project-based rental assistance (PBRA).



The Tempo at Encore, Tampa Housing Authority

PBV and PBRA both attach long-term rental assistance to properties, so current and future residents never pay more than 30% of their adjusted gross income (total income minus allowable deductions) in rent. After a property converts to PBV or PBRA, your public housing lease ends and you will sign a Section 8 lease with the "owner" who in many cases will continue to be the PHA. You will still have the same core rights that you have as a public housing tenant but will also gain new rights and protections under RAD.

This brochure provides greater detail on each of the resident rights and protections that HUD requires as a public housing property converts through RAD.

Key Preservation Principles of RAD

<i>Conversion is Voluntary</i>	Public housing agencies (PHAs) voluntarily choose to convert a public housing property through RAD in order to preserve, repair, and in some cases, redevelop the property.
<i>Property Improvements</i>	PHAs must show HUD that the property will address any repair needs and remain in good condition after conversion.
<i>One-for-one Replacement</i>	PHAs must preserve the same number of affordable dwelling units (with minor allowances for reductions).
<i>Long-term Preservation</i>	The property must be placed under a long term Section 8 assistance contract that must renew each time it expires.
<i>Public Stewardship</i>	Properties must be owned or controlled by a public or non-profit body after RAD conversion.

PHA Conversion Process



Residents can ask about impacts to their rent, repairs on the property, and whether there will be relocation. Participating in resident meetings throughout the RAD process is the best way to ensure your voice is heard.

Pre-Conversion: Resident Notification

Residents have a right to be notified of project plans and any potential changes. Before submitting a RAD application to HUD, PHAs must issue a written notification to resident organizations and issue a Resident Information Notice (RIN) to each resident. The RIN will describe the PHA's initial conversion plans and will notify you of the first resident meeting, where RAD resident rights and project plans will be discussed in detail. A PHA must hold at least two resident meetings before submitting its application.



Read all notices! All residents will receive a RIN.
A GIN is issued when a household could be relocated.

Relocation is generally not required during a RAD conversion, but if it is part of the plan, a PHA must issue a General Information Notice (GIN), which includes your rights under RAD and a law called the Uniform Relocation Assistance and Real Property Acquisitions Act (URA), which gives residents rights to relocation assistance.

When HUD issues a RAD Conversion Commitment (RCC), the PHA must notify residents that conversion has been approved and address anticipated timing, duration, revised terms of the lease and house rules, any anticipated relocation, and opportunities and procedures for the exercise of choice mobility, when available.

All materials must be accessible to those with hearing, visual, and other communication-related disabilities and to those with limited English proficiency.

Pre-Conversion: Resident Engagement

After PHAs hold two resident meetings and submit a RAD Application, HUD issues a Commitment to Enter into Housing Assistance Payments (CHAP), which serves as an initial award. The PHA then proceeds to develop a more robust conversion plan. A PHA must have at least one meeting with residents after a CHAP is issued, but before requesting a Concept Call with HUD, when it will describe its progress towards submitting a Financing Plan. After the Concept Call, but before submission of a Financing Plan, the PHA must have an additional resident meeting. At each of these resident meetings, the PHA will discuss conversion plans, respond to questions, and collect resident feedback. Residents and resident organizations are encouraged to meet prior to resident meetings to organize questions and feedback. PHAs are required to hold additional resident meetings when there are substantial changes to conversion plans or when HUD grants the PHA extensions.

A PHA must prepare comprehensive written responses to resident comments collected during resident meetings. HUD reviews resident comments and concerns when deciding whether to grant an (RCC), which is the step before the RAD transaction reaches the final stage—closing.

PHA Plan. Note that in addition to meeting with residents of the converting project, a PHA must also amend its PHA Plan to reflect the proposed RAD conversion and solicit community input. As part of this process, a PHA will hold separate public meetings and collect comments.



Residents should ask about any impacts converting to Section 8 may have on their rent, repairs that might be done on the property, and whether residents will need to be relocated temporarily.

Right to Remain and Return

No resident may be permanently involuntarily displaced. All residents must be offered the ability to remain in or, if temporary relocation is necessary, to return to the property. Residents who are not asked to relocate have a right to remain at the property. If you are temporarily relocated, you have a right to return to the property. A PHA may choose to offer residents alternative housing options, instead of returning to the property. It is fully your choice whether or not to accept an alternative housing option. You cannot be denied your right to remain in or

return to a property based on any HUD re-screening criteria, income eligibility, or income targeting. The unit you return to must not leave you "under-housed," meaning the unit must have at least the number of bedrooms you are allowed under the PHA's rules. The new unit must also provide the same main features of your previous unit.

In some RAD conversions, the assistance is transferred to a new site. In these cases, residents have the right to reside in a unit at the new site.

Right to Relocation Assistance

Most RAD conversions do not require relocation, but if relocation is necessary, residents will receive an early indication through a General Information Notice (GIN) at the CHAP phase. The GIN is not your notice to relocate.

If you must relocate, you will receive separate notices and have further discussions with the PHA to go over relocation options and process.

Relocation can take many forms. Residents can relocate within the property or may be temporarily relocated off-site. Alternatively, a resident may accept a PHA's offer for a permanent off-site housing option. In all cases, the PHA must cover reasonable packing and moving expenses, any increases in housing

costs, and other related expenses.

If you must relocate, you will receive a separate "Notice of Relocation." The Notice of Relocation will provide a time frame for when relocation may occur — at least 30 days for relocation that will last for a year or less or at least 90 days for relocation that will last more than a year. Except in extraordinary circumstances, relocation cannot occur prior to the issuance of the RAD Conversion Commitment (RCC).

Relocations lasting more than a year are subject to special provisions under the Uniform Relocation Act which require relocation assistance and benefits, including relocation advisory services.

Option to Move With a Voucher ("Choice-Mobility")

After living in the property for a certain period, residents of a RAD PBV or PBRA property have the option to request a tenant-based voucher in order to move from the property and rent a unit in another property. This option is referred to as "Family Right To Move" in your lease. It is the resident's decision whether or not to exercise this option.

For conversions to PBV, residents may request to move with a voucher anytime after living at the property for one year. When you wish to exercise this "choice-mobility" option, you will contact your PHA to request a tenant-based voucher.

For conversions to PBRA, unless the PHA has been granted a good-cause exemption (please consult with your PHA), residents may request to move with a voucher anytime after living at the property for two years. When you wish to exercise this option, you will generally contact the owner, unless they have provided a means for you to contact the PHA directly.

If a voucher is not immediately available, your family is given priority to receive the next available voucher.

A PHA will pay for reasonable increases in housing costs, packing and moving assistance, and reasonable costs associated with transferring utilities and associated deposits.

After living at the property for a period, a resident may elect to move out with a tenant-based voucher in order to move closer to a job, family, better schools, or any other reason.

Email questions and comments directly to HUD at: rad@hud.gov

hud.gov/rad

Preserving and improving affordable housing across America

Residents and resident organizations are encouraged to use resource desk data

Ongoing Right to Participate in a Resident Organization

RAD residents have the right to establish and operate a resident organization that addresses issues related to the living environment, including the terms and conditions of residency, and activities related to housing and community development. Resident organizations are independent from management, meet regularly, operate democratically, and represent all residents. If your property does not have a resident organization, owners must allow residents and outside resident organizers to conduct activities that include distributing leaflets, knocking on doors, and otherwise making contact with residents. Owners must reasonably make available on-site space for resident meetings, which must be accessible to people with disabilities. Finally, Owners must make available at least \$25 per unit per year for resident participation activities, including resident education, organizing around tenancy issues, and training. At least \$15 per unit per year must be made available to the resident organization for eligible activities.

Ongoing Right to Grievance Procedures

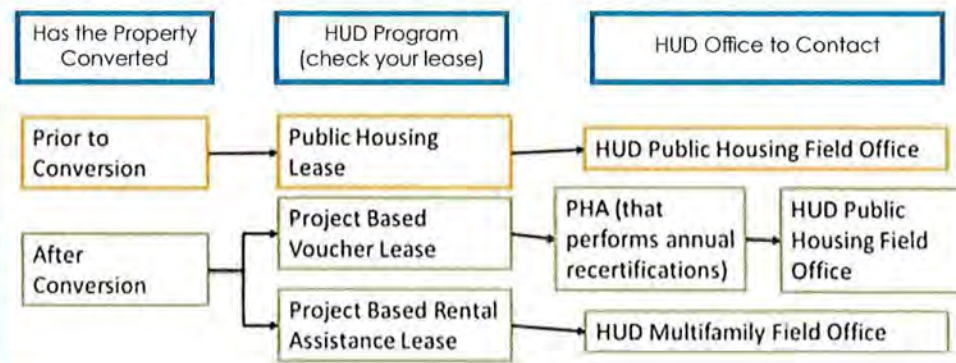
Owners must provide residents advanced written notification of any lease termination. Further, residents have a right to address disputes, grievances, and adverse actions taken by an owner. Residents must be provided with notice of the reasons for any a proposed adverse action, an opportunity for an informal hearing, and a written decision within a reasonable time-frame.

Informal hearings at PBV properties are performed by the PHA, while hearings at PBRA properties are performed by an impartial member of the project owner's staff. The grievance process must be outlined in your lease.

Need More Information?

Typically, the best place to start when you have questions or issues related to a RAD conversion is to have a discussion with your property manager or PHA. However, there are other resources residents may access to gather additional information:

- Find resources at www.hud.gov/RAD/residents
- Email RAD@hud.gov
- Use www.radresource.net to track the status of RAD projects. By accessing the "DATA" spoke on the "RAD for PHAs" part of the site (pictured), users can create custom data exports, searchable by state or PHA
- If your question or issue is not adequately addressed, you can seek additional assistance. The appropriate HUD contact will depend on what program your property falls under: public housing, Project-Based Voucher, or Project Based Rental Assistance. If you're not sure, check your lease. The graphic below identifies which HUD office is most appropriate.



Resident Inisitive Meeting / RAD Sign In 02/19/2020

	Name	Development
1	Barbara Purdy	Madison
2	Edwin Fong	ST
3	Steven Picco	Madison
4	Zoe Pierce	Madison
5	Rubensack ex	Madison
6	Ben St-	HAS Staff
7	Donnie Turner	South Tower
8	Brian Turner	South Tower
9	Grace Crawford	HAS Staff
10	Jessica Martin	HAS Staff
11	Dawn Davis	HAS Staff
12	Barb S. Davis	Madison
13	Barb S. Davis	
14	Doug Mennitt	
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RAD Resident Meeting

February 20, 2020

The residents meet on February 20, 2020 regarding RAD and any other issues or questions they might have. Present were 14 total residents and staff combined.

Questions asked were:

1. When they build out from Madison 12 feet this way and 12 feet that way what part of the unit are they going to expand?
We have not seen any blue prints or drawings, so we have no idea at this point.
2. Some people work at night and sleep during the day, will there be construction noise during the day.
Yes
3. I was told someone will ask me what my needs are when it comes time to move. I need a westerly unit to give my birds sunlight. I also need a bathtub do to an injury.
We will do best we can to accommodate you.
4. Will the investors all be the same?
No. There could be multiple investors and could be different for each project.
5. When all of RAD is completed, will all units have Vouchers?
Yes.
6. After RAD, will there be no more Public Housing?
No. It will become affordable housing.
7. When are fences for South Tower going to be done?
We expect them to be done before the end of June.
8. Will the Housing Authority still be Section 8?
Yes
9. Will you still be called the Housing Authority?
No. We are changing our name to Breckenridge.
10. Do you have the Veterans Program?
Yes, we have VASH and give preference to Veterans.
11. When will Madison start the RAD process?
It is unknown exactly when. Madison is in the 3 phase.
12. Will the Video Surveillance equipment be up graded?
Yes it will.

Meeting concluded at 3:51 pm.

RAD Resident Meeting
15-Jan-20

	<u>Attendee Name</u>	<u>Property /Project</u>
1	Rebecca Glass	Heritage
2	George Amer	Heritage
3	Ellis Raymond	Heritage
4	Jim Kerner	Heritage
5	Connie Holder	Heritage
6	Teresa Valentin	Heritage
7	James	Heritage
8	Philip Bepple	South Tower
9	Joseph Woods	Heritage
10	Robert	Heritage
11	John Bussey	Heritage
12	Don Kern	Heritage
13	Taffy	
14	Theresa Glannon	Madison
15	Roger Crandell	Madison
-16	Doug Merritt	Doug
-17	Chuck Histo	HAS
18	Victoria Costa	Heritage
-19	B Schuyler	HAS
20	Wbbie Tiner	South 212
21	Bruce Tiner	South 212
22	Dan Corum	South T 205
-23	Dawn Davis	HAS
-24	Doug Merritt Teresa Osborn	HAS
-25	Rebecca Parkia	HAS
-26	Donovan Jenkins	HAS
-27	Robert Reeves	HAS

RAD Resident Meeting
January 15, 2020

The residents meet on January 15, 2020 regarding RAD and any other issues or questions they might have. Present were 19 residents and 8 staff persons.

Questions asked were:

1. Can we start a resident counsel at Heritage?
Residents are in the process of assembly of a new resident counsel.
2. Are we going to have to move out?
Yes
3. Will we have to move ourselves?
No. A moving company will be hired to move you.
4. How much notice will we have? (Asked twice).
Paperwork stated you will be given 60 days notice.
5. Will we be given options on where we will be temporarily moved to?
No, it will be based on availability.
6. If South Tower has a vacancy will I be moved there?
It is unknown where you will be moved to.
7. What will the noise level be for the construction?
It is unknown. Construction is going to have noise.
8. Are the units going to be made bigger?
That is the plan, to have bigger units.
9. Will my rent go up?
No. Your assistance will still be based on your income.
10. Will bathrooms be bigger?
It is in the plan to enlarge the bathrooms.
11. Can we see the blueprints?
It is unknown to us if you can see the blueprints.
12. Is the floor plan changing?
Yes it will.
13. How will the expansion affect the parking lot, trash containers, etc.?
The architect will make adjustments and figure all that out.
14. Will the relocation property be an HAS Property?
Yes.
15. Can the Library and the fitness center be separated?
That has been suggested. We hope so.
16. Question to maintenance about current unit and water filter system request.
Chuck Hicks talked privately with the tenant about this.
17. I have two ceiling fans; will you remove and then return them to my unit?
It has been suggested to put ceiling fans in the new property. But we should be able to.
18. I reported black mold, but no one has come to look at it.
Donavan spoke to him in private to get the information for a work order.
19. When renovating, will they be replacing the carpet?
Carpet will be replaced in the bedrooms, but will install wood laminate in other rooms.
20. Will we get bigger closet space?
We assume you will.
21. I have old blinds that are really old, can they be replaced?
Yes, just put in a work order.
22. Will bathrooms have tubs and showers?
It is unknown at this time.
23. Will we have real doors in the bedrooms and bathroom?
Yes. Those are being taken down with each make-ready action.

Resident Meeting 12/18/2019

	Attendee Name	phone number (area code + #)
1	Malissa Harley	
2	STEVEN PICCO	MADISON
3	GARY HOWARD	Stillwell
4	Teresa Valentin	Heritage
5	Louise Holder	HERITAGE
6	Julia Park	573-289-9995
7	Debbie Turner	Smith Tower
8	Ellis Raymond	Heritage
9	Jenn Pilkinton	Heritage
10	Ruby Flynn	Stillwell C.
11	Alicia R. Kelly	Stillwell Column
S 12	Nix Irby	
S 13	Destiny Carmere	
S 14	Jessica Martin	
15	Jenna McCabe	Dogwood
S 16	Dawn Davis	
17	Sharon Osarsan	Stillwell
18	Trudy Corcoran	Stillwell
19	Theresa Douglas	Stillwell
S 20	B Schum	HAS
S 21	Halley Roese	HAS
S 22	Doris Merritt	HAS
S 23	Chuck High	HAS Repetries
24	Trudy Barnes	Dog Wood.
25	Don Kern	Heritage

Resident Meeting 12/18/2019

	Attendee Name	phone number (area code + #)
1	MAZL Schoch DAUER John Simmons	417-396-5588
2	John Simmons	543-8175
3	Mark Shuster ST 809	970 531 1873
4	Mark Shuster ST 301	412-220 5337
5	Full Butch 406	417 866 1210
6	Gabe Pinner	
7	Michele P. Smith	925-421-9418
8	Gabe Pinner	
9	ROGER CRADDELL	417-894-4831
10	Maria M. Katsulas	(417) 865-8672
11	Patricia Bailey	(417) 849 6871
12	Doreen Dutton (HHS site mgr)	417-447-4878
13	Beverly Christensen	
14	Ben Fucci South 212	(417) 633-8016
15	Theresa Olson	866-4329 ext 4561
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Notice of Intent to Acquire (NOIA)

August 31, 2020

Dear _____

As you are aware from previous meetings, letters or oral communications, the property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. Since the Housing Authority cannot have a subsidy contract with itself, they had to create a non-profit entity to be the owner. In order to complete the process, the housing agency has created the Breckenridge Development Services Inc. that will be the owner of the property.

In addition, there will be some substantial rehabilitation to the property and the units. In order for HAS to complete the project, you will need to be temporarily relocated after we issue a 30-day notice. Upon completion of the project, you will be able to lease and occupy a unit at the site, or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. Since relocation will be required in order for the HAS to complete the work, you are eligible for relocation payments and assistance.

However, you do not need to move now. Wait for the specific notice on relocation. This notice informs you that a decent, safe, and sanitary dwelling unit will be made available to you and you may be required to move by within 30 days after receipt of the relocation notice. We anticipate this notice will go out in the near future on families in Phase 1, and then to the other phases of development but no earlier than 30 days from this notice. We will start with the 5 units that are part of the demolition in the earlier phase.

If your temporary relocation exceeds one year, you qualify as a "displaced person" under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may be eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

The relocation assistance to which you are entitled includes:

- Payment for Moving Expenses. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move. Relocation will be made by a contractor that HAS has hired to perform this service.
- The location of your temporary replacement unit has not be determined at this time, However, you will be provided a specific address for a unit, that will be provided under a separate 30-day notice. This temporary housing will be determined to be decent, safe and sanitary.
- Counseling services will be available through our staff.

If you disagree with this determination, you may file a written appeal to the HAS in accordance with 49 CFR 24.10.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact HAS at _____ before you make any moving plans. Someone will assist you with your move to a temporary unit and help ensure that you preserve your eligibility for any relocation payments to which you may be entitled.

We have scheduled a meeting on _____ to gather information through a survey residents regarding relocation, to inform you of the latest status of the conversion application, and to address any questions regarding the upcoming process and briefings, Remember, no one needs to move at this time, and everyone remains eligible to remain on the site or has the right to return.

Should you or a family member not be able to attend any of the meeting times, we will be glad to provide information by contacting _____ at _____.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Katrena Wolfram
Executive Director

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.

**Housing Authority of the City of Springfield
Glenwood, Scattered, Circles, Dogwood Square, Cedarbrook, Villa Marie,
and Bolivar Road
Housing Choice Survey**

PART A: Review General Information Section

Current Development

- ☐ Bolivar Road Apartments
- ☐ Glenwood
- ☐ Scattered
- ☐ Circles
- ☐ Dogwood Square
- ☐ Cedarbrook
- ☐ Villa Marie

Leaseholders Name: _____ / _____
Last First

Current Address: _____

Daytime Phone: _____

Current Number of Household Occupants: _____

Current Apartment Size:

- ☐ 0- bedroom
- ☐ 1- bedroom
- ☐ 2- bedroom
- ☐ 3-bedroom
- ☐ 4-bedroom
- ☐ 5-bedroom

Current Occupants

Name	Sex	Age	Relationship	
Head				
Co-head				
Dependent				
Dependent				
Dependent				
Dependent				

For PHA Use Only:

Eligible bedroom size _____

Current bedroom size _____

Part B: Complete Housing Preference Section**General Relocation:**

Will you need assistance packing?

- ☐ Yes
- ☐ No

Permanent Housing Placement:

Preferred Type of Replacement Housing

- ☐ Tax Credit/Project-based Voucher
- ☐ Tenant-based Voucher
- ☐ Other- _____

Do you want to return in your current unit on the redevelopment site after all construction is complete?

- ☐ Yes
- ☐ No

Do you want to be assisted under another program unit off the redevelopment site as your method of assistance as permanent housing placement?

- ☐ Yes
- ☐ No

If so, where _____

Do you want to be assisted under the Voucher off the redevelopment site as your method of assistance as permanent housing placement?

- ☐ Yes
- ☐ No

If so, where _____

Temporary Housing Placement:

If you are temporarily moved during the relocation process, HAS wants to also try and place you according to your preference. If I am temporarily placed for relocation, I would like to be placed in the following preferences:

- ☐ Current unit on the site
- ☐ Current unit at another development housing site

If eligible for the unit size, do you wish to return to your same unit after renovation?

- ☐ Yes
- ☐ No

Do you want to remain on the site, but in a different unit?

- ☐ Yes
- ☐ No

If so, which general location _____

PART C: Special Unit Requirements:

This portion of the survey is used to determine whether a family needs accessible or adaptable features in their housing unit. The need for such features must be verified in order to assure that the limited number of units with these features go to families who need them. No one is required to disclose the nature and/or extent of any disability.

Will you or any member of your family require any of the following?

- ☐ Ground floor unit
- ☐ Wheel chair Accessible unit
- ☐ Unit Equipped for the Vision Impaired
- ☐ Unit Equipped for the Hearing Impaired
- ☐ First Floor Bed/Bath
- ☐ Special Bathroom/Kitchen Accessible Unit
- ☐ Live-In Aide
- ☐ Separate Bedroom due to a Disability
- ☐ Other: Please explain _____

Please provide the name of the family member requiring the above listed feature(s):

IS THERE ANYTHING WE SHOULD KNOW ABOUT YOU OR YOUR FAMILY TO BETTER ASSIST YOU WITH THIS PROCESS?

Please provide the name, phone number and address of a qualified health care or services professional that can be contacted to verify the above-described need

Name: _____

Address: _____

Phone Number: _____

Other Relocation Issues:

Do you currently have a telephone land line in your unit?

- ☐ Yes
- ☐ No

How many telephone jacks do you currently have? _____

Do you currently have cable TV or satellite dish in your unit?

- ☐ Yes
- ☐ No

Do you currently have internet connection in your unit?

- ☐ Yes
- ☐ No

Will you need any other additional assistance during the relocation process?

- ☐ Medical
- ☐ Transportation
- ☐ Other (please list) _____

PART D: Signature Page:

With my signature below, I confirm that the information I have provided above is truthful and accurate to the best of my ability and that I have been given the opportunity to request an accessible unit or adaptable unit features. I understand that, while the HAS will try and honor the housing choices I have selected above to the extent feasible, I may not be offered the specific type unit or program I have selected. I understand that I must complete and return this signed survey, and that failure to do so may result in placement into any available housing. I further understand that my failure to abide by the terms of the lease in any program I choose may result in the loss of benefits from that program.

Head of Household Name: _____ Date: _____

Head of Household Signature: _____

Co-head of Household Name: _____ Date: _____

Co-head of Household Signature: _____

Surveyor: _____ Date: _____

**Relocation Plan
for the Revitalization of
Bolivar Road Apartments, Cedarbrook,
Circle, Dogwood, Glenwood, Scattered Sites,
and Villa Marie under the
LIHTC, Rental Assistance Demonstration
Program (RAD), or other initiatives**

developed by

**Housing Authority of the City of Springfield
(HAS)**

**January 14, 2020
August 27, 2020- Update**

**421 W Madison Street #1
Springfield, MO 65806
(417) 866-4329**

I. Introduction and Project Summary

Housing Authority of the City of Springfield (HAS) has an aging housing stock and growing physical needs. Due to this, the agency has been through a comprehensive physical needs assessment that looked at each project to help determine critical, immediate, and 20 year needs. This has led the housing authority to an overall strategic revitalization effort utilizing the Rental Assistance Demonstration (RAD) program and other affordable housing preservation strategies including Section 18 Demo/Dispo.

HAS with the concurrence of the community and residents is undertaking the revitalization, demolition, disposition, or other methods to transition the housing stock at Glenwood, Scattered, Circles, Dogwood Square, Cedarbrook, Villa Marie, Bolivar Road, and various other complexes, within the portfolio that will be converting to the Project-based Voucher (PBV) Program under the Rental Assistance Demonstration (RAD) Program, restructured under the Low-Income Housing Tax Credit Program, or revised through other revitalization strategies. Depending on the type of revitalization, demolition, disposition, or other activities, residents will require temporary or permanent relocation while the redevelopment, extensive modernization or renovations are occurring.

Proposed Modernization or Redevelopment Goals By Public Housing Development

Site	Type	# Units	Year Built	Modernization/Redevelopment Goals	Relocation Requirements
Bolivar Road Apartments	Family	81	1971	Rehabilitation/Demolish/Reduce Density	Permanent with Right to Return to New Site of Alternate Sites
Glenwood	Family	33	1973	Substantial Rehabilitation	Temporary/Right to Return
Scattered	Family	32	1970's/1980's	Substantial Rehabilitation	Temporary/Right to Return
Circles	Family	20	1970's/1980's	Substantial Rehabilitation	Temporary/Right to Return
Dogwood Square	Family	24	1982	Substantial Rehabilitation	Temporary/Right to Return
Cedarbrook	Family	80	1972	Substantial Rehabilitation	Temporary/Right to Return
Villa Marie	Family	32	1972	Substantial Rehabilitation	Temporary/Right to Return

Specific to the site the following conditions have been included in the planning effort:

Redeveloped Site Activity

Bolivar Road Apartments (rehabilitation and demolition through RAD)

This project would be submitted for funding approval in the 1st quarter of 2020. It would include demolition of 5 existing units and rehabilitation of 76 units. The reduction of units will allow for reduce density in the community. Current residents will be offered temporary, or permanent if necessary, relocation and the possibility opportunity to return to the site. The housing agency will manage the reduction of units through attrition and everyone on-site at the time of the proposed action still retain the right to return.

Glenwood (RAD rehabilitation)

This project will be designed to address the goals of downtown revitalization, environmental remediation and working to attract more flexible housing types to the downtown area. The rehabilitation is needed to bring energy efficiency and remove barriers in all respects – physically, socially, and economically. This project would submit the HUD financing plan in the first quarter of 2020. It would proceed to construction in third quarter 2020.

Scattered (RAD rehabilitation)

This project will be designed to address the goals of downtown revitalization, environmental remediation and working to attract more flexible housing types to the downtown area. The rehabilitation is needed to bring energy efficiency and remove barriers in all respects – physically, socially, and economically. This project would submit the HUD financing plan in the first quarter of 2020. It would proceed to construction in third quarter 2020.

Circles (RAD rehabilitation)

This project will be designed to address the goals of downtown revitalization, environmental remediation and working to attract more flexible housing types to the downtown area. The rehabilitation is needed to bring energy efficiency and remove barriers in all respects – physically, socially, and economically. This project would submit the HUD financing plan in the first quarter of 2020. It would proceed to construction in third quarter 2020.

Dogwood Square (RAD rehabilitation)

This project will be designed to address the goals of downtown revitalization, environmental remediation and working to attract more flexible housing types to the downtown area. The rehabilitation is needed to bring energy efficiency and remove barriers in all respects – physically, socially, and economically. This project would submit the HUD financing plan in the first quarter of 2020. It would proceed to construction in third quarter 2020.

Cedarbrook (RAD rehabilitation)

This project will be designed to address the goals of downtown revitalization, environmental remediation and working to attract more flexible housing types to the downtown area. The rehabilitation is needed to bring energy efficiency and remove barriers in all respects – physically, socially, and economically. This project would submit the HUD financing plan in the first quarter of 2020. It would proceed to construction in third quarter 2020.

Villa Marie (RAD rehabilitation)

This project will be designed to address the goals of downtown revitalization, environmental remediation and working to attract more flexible housing types to the downtown area. The rehabilitation is needed to bring energy efficiency and remove barriers in all respects – physically, socially, and economically. This project would submit the HUD financing plan in the first quarter of 2020. It would proceed to construction in third quarter 2020.

Schedule for Redevelopment/Relocation of Public Housing By Site

Site	Beginning Action	Relocation From	Construction/Rehabilitation Completion	Return Relocation
Bolivar Road Apartments	Demolition/Rehab start 3rd quarter 2020	3 rd – 4 th quarter 2020	2 nd quarter 2022	Staged upon construction completion, relocation finished 2 nd quarter 2022
Glenwood	Rehabilitation start 3rd quarter of 2020	3 rd – 4 th quarter 2020	3 rd quarter 2021	Staged upon construction completion, relocation finished 3 rd quarter 2021
Scattered	Rehabilitation start 3rd quarter of 2020	3 rd – 4 th quarter 2020	3 rd quarter 2021	Staged upon construction completion, relocation finished 3 rd quarter 2021
Circles	Rehabilitation start 3rd quarter of 2020	3 rd – 4 th quarter 2020	3 rd quarter 2021	Staged upon construction completion, relocation finished 3 rd quarter 2021
Dogwood Square	Rehabilitation start 3rd quarter of 2020	3 rd – 4 th quarter 2020	3 rd quarter 2021	Staged upon construction completion, relocation finished 3 rd quarter 2021
Cedarbrook	Rehabilitation start 3rd quarter of 2020	3 rd – 4 th quarter 2020	3 rd quarter 2021	Staged upon construction completion, relocation finished 3 rd quarter 2021
Villa Marie	Rehabilitation start 3rd quarter of 2020	3 rd – 4 th quarter 2020	3 rd quarter 2021	Staged upon construction completion, relocation finished 3 rd quarter 2021

Financial Resources

HAS is working with a development team to identify best practices and strategies to meet the physical needs at the housing authority sites as well as emerging housing needs in Springfield. HAS will utilize multiple housing authority funds to leverage private and public funding opportunities for all of the redevelopment and new construction projects. The housing authority through the partner entities will utilize the 4% tax credit

program. Each project will have distinct funding based on the size of the project, scope of work, and type of construction occurring.

The following includes a list of anticipated funds for the HAS. These funds will be allocated to ongoing capital fund improvements as well redevelopment efforts including RAD and non-RAD developments. The housing authority is using a combination of capital funds and other PHA financial resources to complete third party assessments that contribute to the financial and physical viability of the projects. Public Housing is so restrictive that it doesn't attract investors and lenders as RAD and/or project-based voucher contracts. The HAS will be assessing all avenues to determine the best fit for funding, programs, and long-term viability.

General Relocation Conditions

Tenant belongings will be relocated with the tenant while the work is undertaken. Depending on the development, HAS will be demolishing, rehabilitating, or modernizing the units including interior and exterior renovation causing tenants relocation. Generally, the relocation time on moderate rehabilitation should not last longer than 90 days on each unit during the construction period. In other words, the kitchen and bathroom cabinets and sinks, electrical renovation, water heaters, 504 upgrades, and wall removals will be occurring on the developments. The resident will be required to move, since the work to be performed includes the extensive renovation of the tile floor, painting, reworking plumbing, etc. At the end of the relocation, tenants will be allowed the opportunity of the right to return to the property. There may be some additional tenants, based on individual qualifiers, that may be offered the opportunity of additional housing opportunities for permanent relocation or housing at alternative sites or use of the Voucher.

The ADA (Section 504) renovation requires temporary relocation for those families in those units that are undergoing substantial renovations to convert the units to full 504 accessibility standards. The families may require a temporary/permanent relocation to another unit. Tenants will be provided the services as required under the Uniform Relocation Act (URA). It is anticipated that some residents may be relocated through the Housing Choice Voucher (if necessary) since demolition/disposition are part of the proposed actions. In the cases where construction will be scheduled to occur on vacated units in the development- the HAS will start holding vacancies once the plans are approved for renovation/demolition to ensure adequate vacancies at the development to start the process and the impact will be minimal when most of the families, will remain on the development and just moved to an alternate unit that has or has not been renovated during the process.

It is not anticipated, but some residents may extend past the 12 months, although it is estimated that this will be the exception to the process for rehabilitation- since the construction schedule is generally a 9- to 12-month period. Should the rare occasion occur that the relocation extends past the 12- month period, the tenants who are temporarily relocated in excess of 12 months will be offered permanent relocation

assistance at that point under the URA in accordance with Appendix 4 of Notice H 2016-17/PIH 2016-17. If the relocation extends past the 12- month period, the family will also be offered the opportunity for voluntary permanent relocation under the PIH notice 2016-17. Since RAD is a higher standard and will meet all Section 18 requirements, HAS will use RAD notices and RAD implementation requirements.

After redevelopment, the entire site will consist of the same configurations, therefore no family will be displaced as a result of unit size changes. Based on HAS's needs for the community, the following is the current bedroom size configuration by development and the ending configuration after rehabilitation/redevelopment:

Property Name	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Bolivar Road Apartments currently		18	33	20	8	2	81
Bolivar Road Apartments after redevelopment/rehab		14	33	19	8	2	76
Glenwood currently		0	13	20	0	0	33
Glenwood after redevelopment/rehab		0	13	20	0	0	33
Scattered currently		0	16	16	0	0	32
Scattered after redevelopment/rehab		0	16	16	0	0	32
Circles currently		5	22	3	0	0	20
Circles after redevelopment/rehab		5	22	3	0	0	20
Dogwood Square currently		24			0	0	24
Dogwood Square after redevelopment/rehab		24	0	0	0	0	24
Cedarbrook currently		24	32	16	8	0	80
Cedarbrook after redevelopment/rehab		24	32	16	8	0	80
Villa Marie currently		3	15	10	4	0	32
Villa Marie after redevelopment/rehab		3	15	10	4	0	32

With respect to both temporary and permanent displacements, the HAS relocation plan will use the recommended notices as contained in the RAD Relocation Notice H 2016-17/PIH 2016-17. HAS is not to use the Notice of Non-displacement or Notice of Eligibility for Relocation Assistance from Handbook 1378 as referenced in previous relocation plans. The HAS will make revisions to ensure compliance with Notice H 2016-17/PIH 2016-17 and notices.

HAS will document that each household to be permanently displaced was first offered the choice to voluntarily accept permanent relocation and waived their right to return. In the case of Glenwood, Scattered, Circles, Dogwood Square, Cedarbrook, Villa Marie, all residents will be offered the right to return upon completion of the rehabilitation.

HAS determined that families would be relocated at least once during the multi-phased undertaking of redeveloping the sites. The mandatory transfers to other available

housing programs or converted stock will initially be accomplished through turnover of the existing housing at the development, as well as using the redeveloped units that will be placed back on-line after rehabilitation or new construction.

HAS will make every effort to minimize the impact of relocation on the resident population. HAS will use staff and contractors to assist the families with the temporary or permanent relocation- and families have the right to return upon completion. HAS is undertaking the revitalization of developments that are needed to preserve the limited affordable housing stock, reverse the continuing decline of public housing and allow the revitalized property to compete in the community for qualified residents.

HAS has involved and informed residents from the very beginning in the program of the conversion under RAD, LIHTC, or alternative undertakings and has sought input into the plan. HAS has kept and will continue to keep residents current on its plans for the developments. To date these activities have included meetings, workshops, public notice, revisions in the Agency Plan, notification to HUD, and working with the resident groups and this has proven particularly helpful in bringing tenants' views into consideration on a timely basis. HAS prepared a resident questionnaire (survey) and will use it to solicit and consider tenants' views on the program's impact and any special needs.

HAS has fully considered the resident's views on the redevelopment and especially in the relocation of tenants from the developments. The HAS will utilize the staging of the construction/redevelopment of the program as an important method in which the temporary or permanent relocation of tenants can be achieved with minimum disruption to the residents. Existing public housing, non-revitalized units on the site will be available to provide the resource for many if not all the residents to relocate. Upon completion, those residents temporarily relocated will return to the unit and/or building/development whenever possible. HAS intends to use vacancies arising in its inventory of the apartments in the development so that it may create a meaningful temporary relocation resource. Priority for any relocation will be given to those families that must be relocated to remain in the same development.

HAS will pay for the relocation cost to move residents on a temporary/permanent basis. HAS will pay those eligible relocation costs, including utility transfers in accordance with the Uniform Relocation Act for the relocation of residents under the RAD program. Although it is not anticipated that many vouchers will be required for relocation, if it is required, HAS will assist residents with the program requirements, assist them in finding an available Section 8 unit, and further assist them to remain in Section 8 housing through the mobility-counseling program. In the case of Tenant Protection Vouchers, HAS will provide extensive workshops and technical assistance to help residents making the transition to the Voucher Program. All the relocation will be conducted in accordance with the rules of the Uniform Relocation Act and PIH notices governing this proposed action.

HAS is using funding assistance from the tax credit program and other allowable program funds for the renovations and redevelopment of this site. All families residing on the site will remain eligible for the site. In addition, no resident will be relocated until such time as funding is fully secure to begin and funding is available for that phase of the relocation, rehabilitation/construction, and counseling requirements.

Information and Consultation

HAS provides residents with a general information notice advising them of the possible affects of proposed action.

Residents required to relocate due to renovation construction work will receive certain benefits in the form of notices, advisory and counseling services, and housing assistance payments as appropriate. HAS will follow the notices, services and payments as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (also known as the Uniform Relocation Act, or "URA") for the program funded. The policies and procedural requirements of the URA as applied to HUD-funded programs are consolidated in HUD Handbook 1378, "Tenant Assistance, Relocation and Real Property Acquisition", PIH 2014-17 RAD Relocation, and other requirements will be followed by the HAS.

Generally, the following notices, counseling and benefits will apply to this project. The timing of notices and services, and the levels of benefits may vary depending on the nature and timing of specific project and phasing activities, and the rules associated with various types of funding.

Notices

The following notices will be provided to residents in developments scheduled for rehabilitation under the redevelopment subject to the URA:

The RAD Information Notice must do the following:

- ◆ *RAD Information Notice (RIN)* MHA has provided the RAD Information Notice to residents at the very beginning of the RAD conversion planning process in order to convey general written information on potential project plans and residents' basic rights under RAD, and to facilitate residents' engagement with the PHA regarding the proposed RAD conversion. The MHA has provide a RAD Information Notice to all residents of a Converting Project prior to the first of the two meetings with residents required by the RAD Notice, Section 1.8.2, and before submitting a RAD Application. This RAD Information Notice shall be provided without regard to whether the PHA anticipates any relocation of residents in connection with the RAD conversion.

- ◆ *General Information Notice (GIN).* MHA has notified residents of its decision to convert to RAD and to apply to agencies for redevelopment funding. The MHA will bring this notice more current as other activities and the approval process takes place. MHA will further provide the residents with an updated *General Information Notice once all components are approved and in place.* This notice explains the nature of the proposed project, description in general terms of the relocation assistance that MHA will make available to residents, and explain the proposed timetable for relocation. The notice further states that the HAS will provide all residents with comparable replacement housing and urge them not to move. MHA will further update the notice since the timing of the original notice may not have the sustaining impact and more current notices will vary depending on local circumstances, project timing and phasing, and other considerations such as the opinion of the HAS regarding the adequacy of known information about the project. The notice will be made in accordance with Relocation Handbook 1378, and applicable statutes and regulations.
- ◆ *Notice of Intent to Acquire- Non-displacement, or Notice of Eligibility for Relocation Assistance.* As soon as feasible following HUD approval of the HAS's final approval of the RAD or Revitalization Plan, whichever comes first, the HAS will provide residents with a more specific notice of their rights. Residents who will move temporarily will receive a Notice of Non-displacement. This document will inform residents of the specific relocation services and benefits to which they are entitled, when they will receive those services and benefits, and any procedures that must be followed to obtain them. This notice will again advise residents not to move.
- ◆ *Thirty Day Notice.* No resident to be temporarily displaced will be required to move unless the household has first received at least 30 days written notice of the earliest date the family will be required to move. The 30 Day Notice will either state a specific date the family must move, or state the earliest possible date for a move and indicate that the family will receive another notice providing the specific move date at least 30 days before they are required to move. This would be the primary notice used on Glenwood, Scattered, Circles, Dogwood Square, Cedarbrook, Villa Marie, and Bolivar Road since it is anticipated residents will be out of the unit for less than 12 months.
- ◆ *Ninety Day Notice.* No resident to be permanently displaced will be required to move unless the household has first received at least 90 days written notice of the earliest date the family will be required to move. The 90 Day Notice will either state a specific date the family must move, or state the earliest possible date for a move and indicate that the family will receive another notice providing the specific move date at least 30 days before they are required to move. This will be the notice that is used if and when the redevelopment would exceed 12 months- since it will be considered permanent relocation with a right to return. Note: Permanent Relocation

Assistance: permanent relocation would require that HAS to offer alternative housing options in accordance with Section 6.10 of the Relocation Notice. The HAS cannot require a resident to accept permanent relocation: the resident must voluntarily relinquish their right to return in writing as being given at least 30 days to consider the HAS's offer. The RAD program requirements in this area can exceed the URA and the URA requires three but not less than one comparable housing option once a person is permanently displaced (i.e., after one year and one day). If HAS knows from the beginning that residents are going to be permanently moved and not return, the HAS must follow the requirements of Section 6.10 of the RAD Relocation Notice and offer the resident an alternative housing offer that persuades the resident to voluntarily relinquish their right to return in writing. HAS cannot require permanent relocation; the resident must choose this voluntarily.

Advisory Services and Counseling

Relocation advisory services will include one or more personal interviews with each household. Typically, the HAS will survey residents early in the process to determine each household's general relocation needs, and then provide additional counseling, services and information as specific issues are identified. The HAS will have plans and processes in place to communicate with families who are not proficient in English, and with people with disabilities.

At minimum, HAS's advisory services and counseling will:

- ◆ determine the needs of individual families;
- ◆ explain the availability of relocation benefits and services, including the eligibility requirements, the procedures for obtaining benefits and services, and the amount of the replacement housing payment, if any;
- ◆ explain the timetable for temporary relocation or permanent displacement;
- ◆ advise the family of specific comparable replacement dwellings that will be available;

Moving Expenses

Relocating residents are entitled to payment for their actual moving and related relocation expenses, so long as those expenses are reasonable. The payment must include expenses for:

- ◆ transportation to replacement dwelling;
- ◆ packing, moving and unpacking furniture and family belongings;
- ◆ storage for a period not to exceed 12 months;
- ◆ disconnecting, dismantling, moving and re-assembly of household appliances;

- ◆ utility hook-ups, including re-installation of telephone and cable service;
- ◆ insurance against loss of personal property during the move, or the replacement value of any property lost, stolen or damaged during the move
- ◆ credit checks; and
- ◆ other reasonable moving expenses.

Relocation Resources

All eligible residents, who are relocated, will receive the appropriate services and benefits required. The HAS relocation resources for the development include: (1) priority for available units at the specific development undergoing the work (2) priority for vacant turnover units of at other HAS developments; and (3) priority for tax-credit and other units available after the redevelopment on the specific site or other HAS sites, (4) priority for the Voucher- whenever needed. HAS will use all available resources to identify and move residents into their desired housing preference. On a limited basis, residents will be offered available housing choice vouchers during the relocation process.

The relocation developments are within reasonable distance to bus lines and services. All sites are to be made handicap accessible and also accessible to shopping areas, employment areas, grocery stores and medical offices.

HAS has addressed the housing issues of disabled families and families with disabled members by proactively making all programs and services available to qualified families. All facilities operated, and programs managed by HAS will be made 504 compliant or at least the minimum number of units will be made 504 compliant. If relocated disabled families are having difficulty in the relocation, HAS will provide for reasonable accommodations to address the issues. HAS has handicapped-accessible units in the public housing program. These units are available in the necessary bedroom sizes. During gathering data on the relocation survey, HAS included a specific area on the survey to assist families and the HAS in identifying special needs of each family. These special needs will be considered in making relocation offers.

(1) Vacant Turnover of Units at Other HAS Sites:

To accommodate all households needing a unit, HAS has prioritized the displaced families as the highest priority for vacant turnover units. HAS provides for this priority in the current Admission and Occupancy Policy (ACOP) and has updated the Administrative Plan to include a priority for relocation by HAS initiatives. The policies are incorporated in the PHA Plan process and remain supporting documents to the PHA Plan.

(2) HAS Developments:

HAS determined that families would be relocated at least once during the multi-phased undertaking of redevelopment. The mandatory transfers to other available public housing or converted stock will be accomplished through turnover of the existing housing at the development, as well as using the redeveloped units that will be placed back on-line after rehabilitation. All families relocating to public housing and other sites will be offered decent, safe and sanitary units that meet the local occupancy codes and UPCS or HQS- depending on the program requirement. All properties are inspected prior to occupancy and before relocation, the units are determined that they meet UPCS or HQS.

(3) Redevelopment Sites:

As the development continues through redevelopment- current residents will be prioritized for returning to the development/unit. Based on the individuals needs and from information gathered during the initial survey data, HAS has designed a plan to address all the family's requests during the relocation process.

Use of Section 8 Vouchers During the Relocation Process

HAS has determined that the HCV Program will be needed for a limited number of families during the relocation activities. HAS has a voucher program of adequate size to address these issues. Relocated families will have priority over current families on the waiting list- if the voucher is needed for relocation and these revisions have already been included in the Administrative Plan. In the case of Glenwood, Scattered, Circles, Dogwood Square, Cedarbrook, Villa Marie, and Bolivar Road, it is anticipated that vouchers will be offered for relocation and HUD is providing tenant protection vouchers.

II. Resident Return and Re-occupancy Policies

HAS has determined that the first choice of many residents of the development site is to remain a part of the community during the process and after the conversion to Project-based Vouchers under RAD or redevelopment. Under RAD, there is no rescreening or re-eligibility requirements; therefore, all families are eligible for the new units after renovation. HAS has presented a method that all families will be provided a tenant survey on the relocation/selection process and will update the survey information prior to relocation, if and when required.

Typically, there is no rescreening. Residents that are temporarily relocated must remain in compliance with the program (not be terminated) and have the first-priority right of re-occupancy of the revitalized unit at the development. HAS has and will continue to plan collaboratively with residents and other stakeholders to establish the occupancy terms and conditions for the revitalized community as a result of tax-credit funding and other final issues that may arise, but residents still retain the right to return. Relocation activities will not begin until the re-occupancy standards are established, with resident

consultation. Consistent with the goal of maximizing the opportunities for the residents, HAS will also attempt to identify potential obstacles with any re-occupancy and assist with counseling and special services aimed at overcoming any special needs.

HAS does not foresee any imposed conditions on the rights of residents to return to the revitalized site/unit other than being a resident remain in compliance during relocation. It is anticipated that all residents will remain in compliance with these requirements. Any resident that is not in compliance will be notified of non-compliance and given an opportunity to cure the deficiency.

III. Summary of Moving Cost

Temporary Moves

It is anticipated that most, if not all, will have temporary moves which are required for a two-way move. For rehabilitation, the move will be from their current unit to another vacant unit for approximately 90 days and then the family will be moved back to the original site after rehabilitation is complete.

- Number of and cost amount for two-way moves (i.e., a move to another unit and then a return move) within the same development/complex. (estimated cost of \$1,500 movement each way) This is based on relocations at other local PHAs in Springfield, Tennessee, Arkansas and Louisiana.
- Number of and cost amount for two-way moves to a unit not in the same development/complex, carried out by the HAS. (limited number based on the survey)
- Number of and cost amount for two-way moves to a unit not in the same development/complex not carried out by the PHA. (limited number based on the survey)

Permanent Moves

It is anticipated that a limited number of permanent moves will be required on this project. All families are eligible to return, and most will indicate that they want to return to a unit at the site after completion of the rehab.

- Number of and cost amount for one-time moves into another unit in the same building/complex. (limited number of units)
- Number of and cost amount for one permanent move to a unit not within the same building/complex, carried out by the PHA. (limited number of units)

- Number of and cost amount for one permanent move to a unit not within the same building/complex that is not carried out by the PHA. (limited number of units)

IV. Temporary Relocation Assistance

HAS will assist residents who are required to move temporarily. At the Initiation of Negotiations (ION), HAS will send a RAD Notice of Relocation to residents who will be relocated. HAS will use the language outlined in PIH 2016-17 Appendices 3 and 4 sample RAD Notices of Relocation that will to be provided to residents that will be temporarily relocated.

The temporary relocation assistance the HAS will provide for residents is outlined in (Paragraph 2-7 of HUD Handbook 1378). This assistance includes:

- Temporary Housing - HAS will provide temporary housing that is decent, safe, and sanitary on a nondiscriminatory basis for residents who are relocated temporarily. The units will be located at the same development- whenever possible- and HAS will also pay for reasonable increased housing costs that the resident incurs in connection with the temporary relocation at URA levels. It is anticipated the relocation will be for a very short duration; however, should the process become longer, the HAS will provide additional notice to affected residents as soon as the temporary relocation exceeds one year.
- Packing and Moving Assistance - Since some residents prefer to pack their own personal possessions and items of value, residents will be provided packing instructions, boxes, markers, and tape for the move. If assistance in packing is needed, the HAS will provide the resident with information on how to request this assistance. In those cases, HAS will assist the resident with the packing. HAS is responsible for covering all reasonable moving expenses incurred in connection with temporarily relocating a resident. HAS may reimburse the resident's out-of-pocket moving expenses and/or directly carry out the move.
- Payment for Temporary Relocation Moving Expenses - The HAS generally chooses to do the following:
 - Undertake the moves itself, using force account labor (HAS laborer) or a moving company; or
 - As an alternative to the HAS's contractor or moving company;
 - Reimburse residents for all actual and reasonable moving costs.

The HAS will not make fixed payments since such payments may not be representative of actual reasonable costs incurred.

- **Utility Costs** - HAS is responsible for covering the expenses relating to disconnection and reconnection of necessary utilities. If the resident has telephone, cable service or Internet access, HAS is responsible for covering the expenses involved in transferring existing service. Utilities will be already turned on in the unit and HAS will pay utility deposits, if required at the temporary relocation housing (HUD Handbook 1378, paragraph 2-7(A)(3)). Although not anticipated, if a resident is temporarily relocating from a public housing unit to a non-public housing unit, the resident must be reimbursed for reasonable increases in utility costs even if the HAS utility allowance is lower than the actual costs to the resident.

V. Permanent Relocation Assistance

It is anticipated that there will be some cases of required permanent relocations. When those conditions occur, HAS would use the requirements outlined in PIH 2016-17 as follows:

Based on the local housing resources available, HAS will identify the replacement housing options that will be available to meet the housing needs of residents to be permanently relocated. Replacement housing options for residents that meet the definition of a "displaced person" (49 CFR 24.2(a)(9)) under the URA include, but are not limited to:

- Other Public Housing;
- Section 8 Project-Based Voucher unit;
- Section 8 Housing Choice Voucher unit;
- Homeownership housing;
- Private-market rental housing (affordable, non-subsidized)

VI. Relocation Budget

Based on the results of the planning process, the HAS has a relocation budget that includes the following components:

- 1) The cost of administering the plan and providing assistance and counseling.
- 2) Reasonable moving expenses for a person with disabilities, which may include the cost of moving assistive equipment that is the personal property of the residents, the furnishings and personal belonging of a live-in aide, and/or other reasonable accommodations (HUD Handbook 1378, Paragraph 3-2).

- 3) The cost of the physical move of the residents' belongings.
This physical move cost total is based on the move scenarios anticipated or projected by the resident survey.
- 4) The cost estimated to pay for projected increases in monthly housing costs for temporary relocation.
- 5) The cost estimated to pay for the replacement housing payment (RHP) (42-month period for URA or 60-month period if section 104(d) applies).

Contingency costs estimated for carrying out the relocation process necessary to complete the proposed project. HAS states that these costs are indicated in the application, or attach any other information required by HUD, to support these costs.

HAS understands that the statutory requirements and protections of the URA cannot be altered or waived by a Relocation Plan. All tenants who are on-site at the time of the required relocation are entitled to URA-level assistance unless eviction for cause is in process or recently completed. Any eviction proceeding that commences after that date may not result in denial of benefits as required under the URA.

Sources of Funding

What sources of funding will be used to pay for relocation activities?

HAS intends to utilize the following sources for funding relocation over the next 3 years:

Program	2020	2021	2022	Total
Operating Funds/Capital Funds	0	0	0	0
LIHTC	578,000			578,000
Total for Relocation	578,000			578,000

VII. Appeal Process

If a resident disagrees with HAS's decision as to the resident's eligibility to receive relocation assistance, the amount of a relocation payment, or the adequacy of a comparable replacement dwelling offered to a resident, the resident may file a written appeal to the HAS. The Relocation Plan provides the specific appeal procedures to be followed consistent with 49 CFR 24.10 (and 24 CFR 42.390 if section 104(d) is

Example 1**Housing Authority of the City of Springfield****Glenwood, Scattered, Circles, Dogwood Square, Cedarbrook, Villa Marie, and Bolivar Road****Housing Choice Survey****Instructions**

The attached survey is designed to find out the special needs and any preference to a public housing converted units, tax credit, or other type of assisted unit. You must complete this survey accurately to ensure your housing choice is considered in the redevelopment process. This information is used to seek your preferences and needs for housing accommodations during the relocation process.

Please review the pre-printed information in PART A carefully to and correct any information that is wrong or outdated. Then complete PART B through D completely and accurately.

A surveyor has been assigned to assist you in obtaining the information and completing the survey from the information you are supplying. If the surveyor could not make personal contact, then please return the completed survey to the Housing Authority office as soon as possible, but no later than 10 business days from the date of receiving the form. Failure to return a completed survey may result in your Housing Choice not being used or worked within the design of the program and therefore your only option will be placement into other available housing as determined by the HAS.

The Housing Choice Survey questions and responses are designed to give the HAS an estimate on the needs. It is not legally binding to you or HAS in the relocation or redevelopment of your development. You will receive relocation counseling and other information prior to any final choice or final actions by HAS.

PHA Public Meeting
To include RAD



HAS PROPERTIES
421 WEST MADISON STREET
SPRINGFIELD, MISSOURI 65806-2938

(417)866-4329
TTY (800) 735-2966 Relay Missouri
FAX (417) 862-4263



**OPEN AND CLOSED MEETING
BOARD OF COMMISSIONERS MONTHLY MEETING**

February 19th, 2020
5:00 PM

SIGN IN SHEET

NAME	PHONE	EMAIL
Dawn Davis	417-447-4586	dawnd@hasprop
Dorothy Osborn	417-447-4566	dorothy@hasprop
LAURA LARIMORE	417-447-4560	llaerim@hasprop
Grace Crawford	417-447-4588	gemcraford@hasproperties
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Robert McGinnis	417-872-6711	robertm@cox.com
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John Rodriguez	214-723-3770	jrodriguez@bgcadvantage.com
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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																						
A.1	PHA Name: Housing Authority of the City of Springfield, MO <u>PHA Code: MO058</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>756</u> Number of Housing Choice Vouchers (HCVs) <u>213</u> Total Combined Units/Vouchers <u>1669</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th data-bbox="203 1417 462 1480" rowspan="2">Participating PHAs</th> <th data-bbox="462 1417 576 1480" rowspan="2">PHA Code</th> <th data-bbox="576 1417 852 1480" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="852 1417 1112 1480" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1112 1417 1385 1480">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1112 1480 1242 1543">PH</th> <th data-bbox="1242 1480 1385 1543">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="203 1543 462 1585">Lead PHA:</td> <td data-bbox="462 1543 576 1585"></td> <td data-bbox="576 1543 852 1585"></td> <td data-bbox="852 1543 1112 1585"></td> <td data-bbox="1112 1543 1242 1585"></td> <td data-bbox="1242 1543 1385 1585"></td> </tr> <tr> <td data-bbox="203 1585 462 1669"></td> <td data-bbox="462 1585 576 1669"></td> <td data-bbox="576 1585 852 1669"></td> <td data-bbox="852 1585 1112 1669"></td> <td data-bbox="1112 1585 1242 1669"></td> <td data-bbox="1242 1585 1385 1669"></td> </tr> <tr> <td data-bbox="203 1669 462 1753"></td> <td data-bbox="462 1669 576 1753"></td> <td data-bbox="576 1669 852 1753"></td> <td data-bbox="852 1669 1112 1753"></td> <td data-bbox="1112 1669 1242 1753"></td> <td data-bbox="1242 1669 1385 1753"></td> </tr> <tr> <td data-bbox="203 1753 462 1837"></td> <td data-bbox="462 1753 576 1837"></td> <td data-bbox="576 1753 852 1837"></td> <td data-bbox="852 1753 1112 1837"></td> <td data-bbox="1112 1753 1242 1837"></td> <td data-bbox="1242 1753 1385 1837"></td> </tr> <tr> <td data-bbox="203 1837 462 1921"></td> <td data-bbox="462 1837 576 1921"></td> <td data-bbox="576 1837 852 1921"></td> <td data-bbox="852 1837 1112 1921"></td> <td data-bbox="1112 1837 1242 1921"></td> <td data-bbox="1242 1837 1385 1921"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																													
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B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Financial Resources.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Rent Determination.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Operation and Management.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Grievance Procedures.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Homeownership Programs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td>☐</td> <td>☐</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Pet Policy.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Asset Management.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Substantial Deviation.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Significant Amendment/Modification</td> </tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): RAD Details: See Attachment 4 (c) The PHA must submit its Deconcentration Policy for Field Office review.	Y	N		☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs	☒	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	☒	☐	Financial Resources.	☒	☐	Rent Determination.	☐	☒	Operation and Management.	☐	☒	Grievance Procedures.	☒	☐	Homeownership Programs.	☐	☒	Community Service and Self-Sufficiency Programs.	☐	☐	Safety and Crime Prevention.	☐	☒	Pet Policy.	☐	☒	Asset Management.	☐	☒	Substantial Deviation.	☒	☐	Significant Amendment/Modification
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B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Non-Smoking Policies.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Project-Based Vouchers.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.	Y	N		☐	☒	Hope VI or Choice Neighborhoods.	☒	☐	Mixed Finance Modernization or Development.	☒	☐	Demolition and/or Disposition.	☐	☒	Designated Housing for Elderly and/or Disabled Families.	☒	☐	Conversion of Public Housing to Tenant-Based Assistance.	☒	☐	Conversion of Public Housing to Project-Based Assistance under RAD.	☐	☒	Occupancy by Over-Income Families.	☐	☒	Occupancy by Police Officers.	☐	☒	Non-Smoking Policies.	☒	☐	Project-Based Vouchers.	☐	☒	Units with Approved Vacancies for Modernization.	☒	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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B.3	Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.																																										
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? <table border="0"> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table> (b) If yes, please describe:	Y	N	☐	☒																																						
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B.5	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment 3
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☒ (c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	Certification by State or Local Officials. Form HUD-50075-ST, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☒ (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form - 50075.2 approved by HUD on 7/8/2015

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(f)(c))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(h)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(h)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self-Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(ii))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PHA 1999-51](#). (24 CFR §903.7(r)(2)(iii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/nh/hopc6/index.cfm>. (Notice PHA 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/nh/hopc6/index.cfm>. (Notice PHA 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/dema_disp/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; and 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PHA 2012-32](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PHA 2011-7](#). (24 CFR §903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PHA 2011-7](#). (24 CFR §903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PHA 2009-21, 24 CFR §903.7\(e\)](#)

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §90.145(a)(1).

☐ **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).**

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(e))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(f))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(f)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XXX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5.A to the U.S. Housing Act of 1992, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

IV.E. DECONCENTRATION

HA Policy

If subject to deconcentration requirements, the HA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the HA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

Attachment B2: New Activities

Demolition and/or Disposition: Possible sale of 10 units on S. Wedgewood and demolition of 32 units at Bolivar Rd. in conjunction with RAD.

Housing Authority of Springfield is contracting with T-Mobile for a wireless antenna on Madison Tower and updates on the ATT wireless antenna on South Tower.

Conversion to Project-Based Assistance under RAD: RAD approval of 12/13/2017, first phase to include applications for financing has begun.

Occupancy by Police Officers: Housing Authority of Springfield will continue Occupancy by Police Officer.

B.5 - Progress in Meeting Mission and Goals

Housing Authority of Springfield (HAS), continues to make improvements on our aging properties with the goal of providing safe, decent and affordable housing for our residents. For several years HAS has been using available capital funds to make necessary improvements as money was available. With the decrease in funding for capital funds and operating subsidy through the last several years, HAS has contracted with a RAD (Rental Assistance Demonstration) Developer to implement a RAD application with HUD and a solution of rehabbing Public Housing units to assist with more marketability and increased occupancy of our public housing units. RAD is an option for Housing Authorities across the country to provide new and improved housing stock. With the help of our RAD Consultant and Developer we have been approved to convert our entire portfolio of 756 Public Housing units to RAD Project-Based Vouchers. Financing applications are underway and we plan on closing our financing and starting rehab/demolition and new construction in the coming year. The RAD will be phased in over the course of several years in four phases. The first phase will consist of rehabbing 289 Public Housing units at the Family Sites which are a total of 7 developments. (See attachment 4 for the details of our 1st, 2nd and 3rd phases of RAD.) For the tax-credit application without currently having state tax-credits we have had to regroup our developments in order to maximize funding results.

Our HA continues to provide safe communities for our residents by keeping certain security measures active. The presence of our new camera systems has successfully aided in providing a better sense of security for our residents and guests, and staff, and more efficiently resolving the crimes that do occur.

The PHA is maintaining its partnership with the Springfield Police Department. This partnership includes a contracted Police Officer to work with our Tenant Services/Security Department as a liaison between the two agencies. This partnership has been a benefit to both parties in dealing with crime in and around our properties. The Police Officer provides safety and crime prevention awareness education and guidance to all HA staff to ensure the safety of our public housing residents. The Police and Security Department also share information regarding no trespassing orders that can be used by officers at the scene. This partnership permits the HA to concentrate on resolving issues more efficiently. Along with this partnership, we continue to train our residents to participate in our Neighborhood Watch Program. The PHA approved the Law Enforcement Housing Program under Code of Federal Regulations, Title 24, Section 960.505 to provide an increased sense of security for public housing residents and encourage Community Oriented Policing. We currently have six Police Officers participating in this housing program, along with two housing units available for drug surveillance. The officers provide reports documenting actions taken and issues needing attention.

The Housing Authority and Community Resource Department works closely with the Resident Councils by offering training and support for residents. We believe that when residents are given the proper tools they can affect changes that will promote self-sufficiency and a better quality of life. By partnering with various area organizations we have been able to connect residents with needed resources to become self-sufficient and find better balance with regard to personal development. We have brought resources directly to residents that enhance their quality of life. Our partnerships have provided several opportunities for residents to complete their community service requirements as well. Several new MOU's and letters of support for our PHA and residents have evolved in the past year.

For several years now the PHA has participated in the homeless counts through The Salvation Army as well as the "Hope Connection". Both events are intended to be an outreach for housing assistance to the homeless population, resulting in several being housed with the PHA. The Shelter Plus Care Program is also helping to house some of the homeless population. This is a difficult group to serve due to multiple levels of needs to be serviced. We are often not staffed to assist with the various forms of mental and/or addictive difficulties.

The Housing Authority includes a Family Self-Sufficiency Program under the Section 8 Program which encourages participation and collaboration with community service agencies to help Section 8 participants with Family Self-Sufficiency contracts to reach their goals and eventually accomplish self-sufficiency. We have partnered with the Missouri Career Center to share a caseworker who works part-time for us in order to increase the numbers of our graduates.

Our Section 8 program has increased in lease-ups due to funding increase based on last year's leasing experience. This program continues to be in such high demand; having a waiting list of approximately two years before any assistance can be made to those who may otherwise qualify for assistance.

We currently have 76 Veterans Affairs Supported Housing (VASH) for the Springfield Metropolitan area to assist with housing homeless veterans. With the addition of a new VA medical clinic in Springfield opening soon, we plan to build a new VASH development with 28 units.

We continue to strive for 100% occupancy, we currently are at 95 - 96% occupied in Public Housing and 95% in Section 8 which is a slight increase from last year. We increased the Section 8 program by adding 61 Tenant Protection Vouchers and 10 Mainstream Vouchers we are currently working on leasing.

RAD Details

Attachment 4 -- Rental Assistance Demonstration (RAD)

The Housing Authority of Springfield, MO is amending its annual and/or 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of Springfield, MO will be converting to Project-Based Vouchers under the guidelines of PIH Notice 2019-23, REV-4 and any successor Notices.

Upon conversion to Project-Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBV: Section 1.6 of PIH Notice 2019-23, REV-4; and Joint Housing PIH Notice H-2014-09/PIH-2014-17.* These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of Springfield certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Housing Authority of Springfield, MO with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Housing Authority of Springfield may also borrow funds to address their capital needs. The Housing Authority of Springfield, MO will also be contributing Operating Reserves and/or Capital Funds towards the conversion, and/or Replacement Housing Factor (RHF) Funds towards the conversion. The Housing Authority of Springfield, MO currently has debt under an Energy Performance Contract and will be working with Honeywell and PNC to address outstanding debt issues, which may result in additional reductions of capital or operating funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD, our 1st Phase.

Phase #1

<u>Name of Public Housing Project:</u>	<u>PIC Development ID:</u>	<u>Conversion type (i.e., PBV or PBRA):</u>	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
Bolivar Rd. Dogwood Square Cedarbrook Villa Marie Glenwood Circles Scattered	MO-058-006 MO-058-11B MO-058-004 MO-058-005 MO-058-008 MO-058-009 MO-05811C	PBV	NO
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
289	General Occupancy	General Occupancy	\$58,437.46

Bedroom Type	Number of Units Pre- Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
<u>Bolivar Rd</u> : 6(1), 33(2), 19(3), 8(4), 2(5)	81	68	13 unit Reduction
<u>Dogwood</u> : 24(1)	24	24	
<u>Cedarbrook</u> : 24(1), 32(2), 16(3), 8(4)	80	80	
<u>Villa Marie</u> : 3(1), 15(2), 10(3), 4(4)	32	32	
	33	33	
<u>Glenwood</u> : 13(2), 20(3)	20	20	
<u>Circles</u> : 3(1), 15(2), 3(2)	32	32	
<u>Scattered</u> : 1(1), 18(2), 13(3)			

Phase #2

<u>Name of Public Housing Project:</u> Stillwell Towers South Towers Kingsley Holland	<u>PIC Development ID:</u> MO-058-011A MO-058-007	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring) NO
<u>Total Units:</u> 266	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> General Occupancy	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> General Occupancy	<u>Capital Fund allocation of Development:</u> \$44,254.00

Bedroom Type	Number of Units Pre- Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
<u>Stillwell Towers</u> : 141(1), 1(2)	142	142	N/A
<u>South Towers</u> : 63(Eff), 21(1)	84	84	
<u>Kingsley</u> : 25(1), 3(2)	28	28 PBV	
<u>Holland</u> : 2(1), 10(3)	12	12	

Phase #3

<u>Name of Public Housing Project:</u> Madison Tower Heritage Towers Community Center	<u>PIC Development ID:</u> MO-058-003 MO-058-002	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring) NO
<u>Total Units:</u> 228	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> General Occupancy	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> General Occupancy	<u>Capital Fund allocation of Development:</u> \$16,170.00

Bedroom Type	Number of Units Pre- Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
<u>Madison Tower:</u> 100(eff), 30(1)	130	130	N/A
<u>Heritage Tower:</u> 64(eff), 33(1), 1(2)	98	98	

Resident Rights, Participation, Waiting List and Grievance Procedures

If converting to PBV: (Insert PIH Notice 2019-23, REV-4 Section 1.6.C & Section 1.6.D, and Joint Housing/PIH Notice H-2014-09/ PIH-2014-17.

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), Housing Authority of Springfield, MO is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion

PHA Plan + Public
meeting to include
RAD

SIGN-IN SHEET FOR
PUBLIC MEEETING
February 15th, 2019

Name	Building/Apartment #	Phone #
Dawn Davis	Security	447-4586
Chuck Hicks	Maint.	447 4569
Shelly Hicks	HR	447-4558
Laura Larimore	Acct.	447-4560
Amber S	FH	447-4580
Laluen Bedell	office	444-4565
Kathia Wolfram	office	866-4329
Joe [unclear]	Madison	417 414 1740

SIGN-IN SHEET FOR
PUBLIC MEEETING
February 15th, 2019

Apt. Bldg.
↓ ↓
Name Philip Baepke Building/Apartment # 302-7 Phone #
Debbie Tinner ST 343-4525 417-771-9980
Briaw Tinner ST 343-4525

PHA PLAN FORM:

Do you have any ideas, and/or suggestions, for improvements for your property, lawn care, or other services, i.e., educational opportunities, etc... Please write them down here and turn them in to the office at Madison Towers. Thank you.

Save unnecessary over-use of the automatic sliding front door at 770 South avenue by installing non-reflective barrier panels on the left and right side of the motion detector. (As it is, even when some one stands up or sits back down on the bench or comes from other side to dispose trash or cigarette butt, the door opens and closes, adding to the wear and tear.

Resident name:

Philip Baepple

Building/apt#

South tower #302

Signature

Philip Baepple

non reflective
barrier panels
motion
sensor

BENCH

motion
sensor

BENCH

with no
cameras,
no motion-
sensing range
as much
as much
as needed

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.					
A.1	PHA Name: <u>Housing Authority of Springfield, MO</u> PHA Code: <u>MO058</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>766</u> Number of Housing Choice Vouchers (HCVs) <u>842</u> Total Combined Units/Vouchers <u>1608</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					

B.	Annual Plan Elements																																										
B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Financial Resources.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Rent Determination.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Operation and Management.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Grievance Procedures.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Homeownership Programs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Pet Policy.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Asset Management.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Substantial Deviation.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Significant Amendment/Modification</td> </tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): - RAD Details: See Attachment 4 - Pursuing Section 8 Home Ownership (c) The PHA must submit its Deconcentration Policy for Field Office review.	Y	N		☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs	☒	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	☒	☐	Financial Resources.	☒	☐	Rent Determination.	☐	☒	Operation and Management.	☐	☒	Grievance Procedures.	☒	☐	Homeownership Programs.	☐	☒	Community Service and Self-Sufficiency Programs.	☐	☒	Safety and Crime Prevention.	☐	☒	Pet Policy.	☐	☒	Asset Management.	☐	☒	Substantial Deviation.	☒	☐	Significant Amendment/Modification
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B.2	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Non-Smoking Policies.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Project-Based Vouchers.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.	Y	N		☐	☒	Hope VI or Choice Neighborhoods.	☒	☐	Mixed Finance Modernization or Development.	☒	☐	Demolition and/or Disposition.	☐	☒	Designated Housing for Elderly and/or Disabled Families.	☐	☒	Conversion of Public Housing to Tenant-Based Assistance.	☒	☐	Conversion of Public Housing to Project-Based Assistance under RAD.	☐	☒	Occupancy by Over-Income Families.	☒	☐	Occupancy by Police Officers.	☐	☒	Non-Smoking Policies.	☒	☐	Project-Based Vouchers.	☐	☒	Units with Approved Vacancies for Modernization.	☒	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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☒	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).																																									
B.3	Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.																																										
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? <table border="0"> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table> (b) If yes, please describe:	Y	N	☐	☒																																						
Y	N																																										
☐	☒																																										

B.5	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment 3
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y ☐ N ☒ (c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☐ (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form - 50075.2 approved by HUD on 7/8/2015

IV.E. DECONCENTRATION

HA Policy

If subject to deconcentration requirements, the HA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the HA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

Attachment B2: New Activities

Demolition and/or Disposition: Possible sale of 10 units on S. Wedgewood and demolition of 32 units at Bolivar Rd. in conjunction with RAD and transfer of assistance.

Housing Authority of Springfield is contracting with T-Mobile for a wireless antenna on Madison Tower and updates on the ATT wireless antenna on South Tower.

Conversion to Project-Based Assistance under RAD: RAD approval of 12/13/2017, first phase to include applications for financing has begun.

Occupancy by Police Officers: Housing Authority of Springfield will continue Occupancy by Police Officer.

B.5 - Progress in Meeting Mission and Goals

Housing Authority of Springfield (HAS), continues to make improvements on our aging properties with the goal of providing safe, decent and affordable housing for our residents. For several years HAS has been using available capital funds to make necessary improvements as money was available. With the decrease in funding for capital funds and operating subsidy through the last several years, HAS has contracted with a RAD (Rental Assistance Demonstration) Consultant to pursue a RAD application with HUD and the possible solution of rehabbing Public Housing units to assist with more marketability and increased occupancy of our public housing units. RAD is an option for Housing Authorities across the country to provide new and improved housing stock. With the help of our RAD Consultant and Developer we have been approved to convert our entire portfolio of 766 Public Housing units to RAD Project-Based Vouchers. Financing applications are underway and we plan on closing our financing and starting rehab/demolition and new construction in the coming year. The RAD will be phased in over the course of several years in four phases. The first phase will consist of rehabbing Madison Tower, Heritage Tower and demolition of 32 units at Bolivar Rd., new construction for VASH, and transfer of assistance at Bolivar Rd. and S. Wedgewood.

Our HA continues to provide safe communities for our residents by keeping certain security measures active. The presence of our new camera systems has successfully aided in providing a better sense of security for our residents and guests, and staff, and more efficiently resolving the crimes that do occur.

The PHA is maintaining its partnership with the Springfield Police Department. This partnership includes a contracted Police Officer to work with our Tenant Services/Security Department as a liaison between the two agencies. This partnership has been a benefit to both parties in dealing with crime in and around our properties. The Police Officer provides safety and crime prevention awareness education and guidance to all HA staff to ensure the safety of our public housing residents. The Police and Security Department also share information regarding no trespassing orders that can be used by officers at the scene. This partnership permits the HA to concentrate on resolving issues more efficiently. Along with this partnership, we continue to train our residents to participate in our Neighborhood Watch Program. The PHA approved the Law Enforcement Housing Program under Code of Federal Regulations, Title 24, Section 960.505 to provide an increased sense of security for public housing residents and encourage Community Oriented Policing. We currently have six Police Officers participating in this housing program, along with two housing units available for drug surveillance. The officers provide reports documenting actions taken and issues needing attention.

The Housing Authority works closely with the Resident Councils by offering training and support for residents. We believe that when residents are given the proper tools they can affect changes that will promote self-sufficiency and a better quality of life. By partnering with various area organizations we have been able to connect residents with needed resources to become self-sufficient and find better balance with regard to personal development. We have brought resources directly to residents that enhance their quality of life. Our partnerships have provided several opportunities for residents to complete their community service requirements as well.

For several years now the PHA has participated in the homeless counts through The Salvation Army as well as the "Hope Connection". Both events are intended to be an outreach for housing assistance to the homeless population, resulting in several being housed with the PHA. The Shelter Plus Care Program is also helping to house some of the homeless population. This is a difficult group to serve due to multiple levels of needs to be serviced. We are often not staffed to assist with the various forms of mental and/or addictive difficulties. More social staff are required in order to fully assist with their needs and to connect with other agencies able to provide services. The agency cannot afford the additional staffing until more funding becomes available to our organization.

The HOPE program is currently being set up to replace our HEARTS program which is an advocacy group designed to help women re-build their lives by healing their emotional issues. Self-esteem, healthy boundaries, abuse, dysfunctional relationships, and many other issues that affect women in their ability to function successfully are addressed in an effort of overcoming those obstacles and building success. The PHA has continuously over the years assisted families involved with domestic violence by providing guidance such as but not limited to: counseling, obtaining ex partes or court actions and transfers when needed.

The Housing Authority includes a Family Self-Sufficiency Program under the Section 8 Program which encourages participation and collaboration with community service agencies to help Section 8 participants with Family Self-Sufficiency contracts to reach their goals and eventually accomplish self-sufficiency. We have partnered with the Missouri Career Center to share a caseworker who works part-time for us in order to increase the numbers of our graduates.

Our Section 8 program has reduced in lease-ups due to funding constraints. This program continues to be in such high demand; having a waiting list of approximately two years before any assistance can be made to those who may otherwise qualify for assistance.

We currently have 76 Veterans Affairs Supported Housing (VASH) for the Springfield Metropolitan area to assist with housing homeless veterans. With the addition of a new VA medical clinic in Springfield opening soon, we plan to build a new VASH development with 28 units.

We continue to strive for 100% occupancy, we currently are at 97% to 98% occupied in Public Housing and 92.2% in Section 8 which is a slight increase from last year. If more funding were received we could be at 100% in the Section 8 Voucher Program.

RAD Details

Attachment 4 – Rental Assistance Demonstration (RAD)

The Housing Authority of Springfield, MO is amending its annual and/or 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of Springfield, MO will be converting to Project-Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

Upon conversion to Project-Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17.* These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of Springfield certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Housing Authority of Springfield, MO with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Housing Authority of Springfield may also borrow funds to address their capital needs. The Housing Authority of Springfield, MO will also be contributing Operating Reserves and/or Capital Funds towards the conversion, and/or Replacement Housing Factor (RHF) Funds towards the conversion. The Housing Authority of Springfield, MO currently has debt under an Energy Performance Contract and will be working with Honeywell and PNC to address outstanding debt issues, which may result in additional reductions of capital or operating funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD, our 1st Phase.

Development #1

<u>Name of Public Housing Project:</u> Madison Tower Heritage Tower 48 Units at Bolivar Rd.	<u>PIC Development ID:</u> MO058000003 MO058000001 MO058000004	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 130 at Madison 98 at Heritage 48 at Bolivar Rd.	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> General Occupancy	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> General Occupancy	<u>Capital Fund allocation of Development:</u> <u>(Annual Capital Fund Grant attributable to the Project, if known)</u> OR, <u>(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>
<u>Bedroom Type</u> 0-1 Bedrooms at Madison 0-1 at Bedrooms at Heritage 1-5 Bedrooms at Bolivar	<u>Number of Units Pre-Conversion</u> 130 98 48	<u>Number of Units Post-Conversion</u> 130 98 48	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>

HAS will provide once determined by Developers

Studio/Efficiency			
One Bedroom	246		
Two Bedroom	20		
Three Bedroom	7		
Four Bedroom	2		
Five Bedroom	1		
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

Resident Rights, Participation, Waiting List and Grievance Procedures

If converting to PBV: (Insert PIH Notice 2012-32, REV-3 Section 1.6.C & Section 1.6.D, and Joint Housing/PIH Notice H-2014-09/ PIH-2014-17.

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), Housing Authority of Springfield, MO is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Survey To Residents
monthly Newsletter
December, 2018

ATTENTION RESIDENTS

We would love to hear from you! Please complete and return the attached survey by 5pm Monday Dec. 17, 2018.

You can turn them in at the Madison Tower Office located at 421 W Madison Springfield, MO 65806. For questions, contact Katrena Wolfram, Executive Director at 417-866-4329. Thank you in advance for your participation.

Missouri Public Housing Agency (PHA)

Considering resources are limited, please indicate how you would prioritize the following PHA activities over the next year (2019):

* 1. Physical improvement to PHA housing units

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 2. Improvements to PHA community buildings

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 3. Improvements to PHA common spaces (open spaces, parking lots, playgrounds, sidewalks, lighting)

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 4. Improved communication between PHA management and PHA residents

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 5. Improved supportive services for PHA residents (after school / summer activities for youth, financial education, transportation assistance, health screenings, etc.)

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 6. Improvements to PHA housing units for disabled residents

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 7. Improvements to PHA common spaces for disabled PHA residents

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 8. Improvements to PHA community buildings for disabled PHA residents

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 9. Improved access to affordable housing resources for Housing Choice Voucher (HCV) residents

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 10. Improved access to fair housing resources for both HCV and PHA residents

- ☐ No opinion
- ☐ Low priority
- ☐ Medium priority
- ☐ High priority

* 11. Please check all that apply to you

- ☐ PHA resident
- ☐ PHA staff
- ☐ HCV resident

* 12. Where is your PHA located?

13. Are there additional PHA priorities you feel should be considered over the next year (2019)? If so, please let us know.

14. Thank you for your input! The DRAFT 2019 Action Plan will be available on January 15, 2019 - www.ded.mo.gov or contact marcy.oerly@ded.mo.gov

COMPLEX	Bookmobile Weekly Schedule	Neighbor- hood Watch	Extermina- tion	Trash	Lawn Care <i>*May change due to weather*</i>	Church	Mini Store	Resident Councils	Craft / Activities
2-Heritage	At Stillwell Monday 4:45-5:30 pm	On duty from 5pm - 9pm	4th Friday February or if needed call 866-5899	Monday & Thursday	Thursday	Life Builders Monday 6:00 pm	1st & 3rd Friday of each month 12 - 3:00 pm		1st Monday of each month 1 pm - 3 pm
3-Madison	Monday 3:55 - 4:40 pm	On duty from 5pm - 9pm	4th Friday February or if needed call 866-5899	Monday, Tuesday, Wednesday & Friday	Thursday	Life Builders Thursday 6:00 pm			
4-Cedar- brook	Wednesday 5:00 - 5:30 pm		4th Friday February or if needed call 866-5899	Tuesday & Friday	Wednesday	Life Builders Thursday 6:00 pm			
5-Villa Marie / Norton Rd			4th Friday December or if needed call 866-5899	Tuesday & Friday	Thursday	Life Builders Tuesday 6:00 pm			
6-Bolivar Rd			4th Friday December or if needed call 866-5899	Monday & Thursday	Wednesday	Life Builders Monday 6:00 pm			
7-South Tower	Monday 3:20 - 3:50 pm	On duty from 5pm - 9pm	4th Friday December or if needed call 866-5899	Tuesday & Friday	Thursday	Life Builders Monday 6:00 pm		4th Wednesday of each Month at 2:00 pm	Crafts Thursday at 3:00 pm
8-Glenwood	Downing / Holland Wednesdays 6:30-7:00 pm		4th Friday December or if needed call 866-5899	Monday, Wednesday & Friday	Tuesday	Life Builders Monday 6:00 pm			
11A- Stillwell Columns	Monday 4:45 - 5:30 pm	On duty from 5pm - 9pm	4th Friday January or if needed call 866-5899	Monday, Tuesday, Wednesday & Friday	Thursday			4th Tuesday of each Month at 2:00 pm	
11B- Dogwood			4th Friday January or if needed call 866-5899	Wednesday	Thursday				
Scattered / Circles			4th Friday January or if needed call 866-5899	Resident Provides Service	Tuesday				

HAS SECURITY OFFICE

MON-FRI 8AM-5PM CALL: 832-2025

HAS MAINTENANCE OFFICE

(24-HOUR) CALL: 866-5899

NON-BUSINESS HOUR EMERGENCIES

THAT WILL NOT WAIT UNTIL BUSINESS HOURS

For a Police/Medical emergency call 911.

Call Your on-duty contact person; they will
determine any further calls needed.

RSA MEETING

Madison Tower Thursday Dec 20, 2018 2:30pm

Resident Initiative Meeting

Stillwell Thursday Dec 20, 2018 3:30pm

VEHICLES

Only one vehicle parked on HAS parking lot per family.

Vehicles must be properly licensed and in working order.

Family/Scattered Site Residents must park vehicle in assigned
parking space.

NO driving or parking on grass.

Visitors must park in unmarked parking spaces.

Unauthorized Vehicles WILL BE TOWED at Owner's Expense

BOARD OF COMMISSIONERS

Madison Tower Friday December 21, 2018 9:30 a.m.

BOARD OF DIRECTOR/RESIDENT COUNCIL

Heritage Tower Thursday January 17, 2019 2:00 p.m.

PHA Plan &
Public Meeting
To include RAD

SIGN-IN SHEET FOR
PUBLIC MEETING
February 16th, 2018

Name	Building/Apartment #	Phone #
<u>Jim M. Stui</u>	<u>member</u> <u>Board met</u>	<u>417-839-9303</u>
<u>Shirley Maloney</u>		<u>417-379-3406</u>
<u>James C. Caden</u>		<u>619-917-1012</u>
<u>Carole J. J. J.</u>		<u>417-291-7991</u>
<u>Charles Booth</u>		<u>417 576 2657</u>
<u>Christopher Orr</u>		<u>417-306-1434</u>
<u>Sara Cuenteville</u>		<u>630-957-7761</u>
<u>Kathleen L. L.</u>		<u>417-427-0557</u>

SIGN-IN SHEET FOR
PUBLIC MEETING
February 16th, 2018

Name	Building/Apartment #	Phone #
Edwin Wong	20th 706	3683338
Lisa Karling	madison 902	
Brian Lee	8th 212	343-4525
Lauren Bedell	HAS Employee	
Monica Ray	community resident	
Cheryl Clay	HAS Board	
Tommy Peters	ST 207	4173701507
Michelle Parker-Smith	EC1	925-421-9418
John W. Cade		

SIGN-IN SHEET FOR
PUBLIC MEETING
February 16th, 2018

Name	Building/Apartment #	Phone #
Bobbie Jo Strausser	South/412	417-763-7807
Charlita McGinnis	Greenbrook P2	417-872-6711
Laura Larimore	HAS Employee	417-447-4360
Angie Lambert		
Tracy Davis		
Rebecca Pashia		
Jeresa O'Brien	Employee	417-866-4329
Kimmie Glannon	South #710	417-812-2672
Roger Campbell	Madison #913	417-812-2672

02/16/18,

PHA PLAN FORM:

Do you have any ideas, and/or suggestions, for improvements for your property, lawn care, or other services, i.e., educational opportunities, etc... Please write them down here and turn them in to the office at Madison Towers. Thank you.

Madison Towers: new lights,

new landscaping

South: 4th floor

new windows

new about 2 new high-rises on the property

I would like to see some changes made to the building

in the building but I want to see

Thank you all!

Resident name: Karen Gorman + Ryan Gorman

Building/apartment# South #710 Madison 913

Signature Karen Gorman

2000, 2001, 2002

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information						
A.1	PHA Name: <u>Housing Authority of Springfield, MO</u> PHA Code: <u>MO058</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>766</u> Number of Housing Choice Vouchers (HCVs) <u>790</u> Total Combined Units/Vouchers <u>1556</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission					
	Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan; PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.					
	☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

B.	Annual Plan Elements																																										
B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Financial Resources.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Rent Determination.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Operation and Management.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Grievance Procedures.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Homeownership Programs.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Pet Policy.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Asset Management.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Substantial Deviation.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Significant Amendment/Modification</td> </tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): ACOP and Admin Policies were revised to adhere to Nan McKay format and guidelines. Flat Rents were revised per HUD regulations. RAD Details: See Attachment 4 - PHA Plan Significant Amendment (c) The PHA must submit its Deconcentration Policy for Field Office review.	Y	N		☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs	☒	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	☒	☐	Financial Resources.	☒	☐	Rent Determination.	☒	☐	Operation and Management.	☒	☐	Grievance Procedures.	☒	☐	Homeownership Programs.	☒	☐	Community Service and Self-Sufficiency Programs.	☒	☐	Safety and Crime Prevention.	☒	☐	Pet Policy.	☒	☐	Asset Management.	☒	☐	Substantial Deviation.	☒	☐	Significant Amendment/Modification
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B.2	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Non-Smoking Policies.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Project-Based Vouchers.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.	Y	N		☐	☒	Hope VI or Choice Neighborhoods.	☐	☒	Mixed Finance Modernization or Development.	☒	☐	Demolition and/or Disposition.	☒	☐	Designated Housing for Elderly and/or Disabled Families.	☒	☐	Conversion of Public Housing to Tenant-Based Assistance.	☒	☐	Conversion of Public Housing to Project-Based Assistance under RAD.	☒	☐	Occupancy by Over-Income Families.	☒	☐	Occupancy by Police Officers.	☒	☐	Non-Smoking Policies.	☒	☐	Project-Based Vouchers.	☒	☐	Units with Approved Vacancies for Modernization.	☒	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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B.3	Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.																																										
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? <table border="0"> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table> (b) If yes, please describe:	Y	N	☐	☒																																						
Y	N																																										
☐	☒																																										

B.5	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment 3
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y ☐ N ☐ (c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. These items will be completed during our RAD conversion.
B.7	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☐ (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form - 50075.2 approved by HUD on 7/8/2015.

IV.E. DECONCENTRATION

HA Policy

If subject to deconcentration requirements, the HA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the HA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

Attachment B2: New Activities

Demolition and/or Disposition: Possible sale of 10 units on S. Wedgewood in conjunction with RAD and transfer of assistance.

Housing Authority of Springfield is contracting with T-Mobile for a wireless antenna on Madison Tower and updates on the ATT wireless antenna on South Tower.

Conversion to Project-Based Assistance under RAD: RAD approval of 12/13/2017, first phase to include applications for financing has begun for Heritage, Madison, and 48 units at Bolivar Rd.

Occupancy by Police Officers: Housing Authority of Springfield will continue Occupancy by Police Officer.

Non-Smoking Policy: Housing Authority of Springfield has implemented a smoke-free policy effective July 1, 2017 per HUD regulations and will be at the end of its phase-in period 6/30/18.

B.5 - Progress in Meeting Mission and Goals

Housing Authority of Springfield (HAS), continues to make improvements on our aging properties with the goal of providing safe, decent and affordable housing for our residents. For several years HAS has been using available capital funds to make necessary improvements as money was available. With the decrease in funding for capital funds and operating subsidy through the last several years, HAS has contracted with a RAD (Rental Assistance Demonstration) Consultant to pursue a RAD application with HUD and the possible solution of rehabbing Public Housing units to assist with more marketability and increased occupancy of our public housing units. RAD is an option for Housing Authorities across the country to provide new and improved housing stock. With the help of our RAD Consultant and Developer we have been approved to convert our entire portfolio of 766 Public Housing units to RAD Project-Based Vouchers. Financing applications are underway and we plan on closing our financing and starting rehab/demolition and new construction in the coming year. The RAD will be phased in over the course of several years in four phases. The first phase will consist of rehabbing Madison Tower, Heritage Tower and 48 units at Bolivar Rd., new construction for VASH, and transfer of assistance at Bolivar Rd. and S. Wedgewood.

Our HA continues to provide safe communities for our residents by keeping certain security measures active. The presence of our new camera systems has successfully aided in providing a better sense of security for our residents and guests, and staff, and more efficiently resolving the crimes that do occur.

The PHA is maintaining its partnership with the Springfield Police Department. This partnership includes a contracted Police Officer to work with our Tenant Services/Security Department as a liaison between the two agencies. This partnership has been a benefit to both parties in dealing with crime in and around our properties. The Police Officer provides safety and crime prevention awareness education and guidance to all HA staff to ensure the safety of our public housing residents. The Police and Security Department also share information regarding no trespassing orders that can be used by officers at the scene. This partnership permits the HA to concentrate on resolving issues more efficiently. Along with this partnership, we continue to train our residents to participate in our Neighborhood Watch Program. The PHA approved the Law Enforcement Housing Program under Code of Federal Regulations, Title 24, Section 960.505 to provide an increased sense of security for public housing residents and encourage Community Oriented Policing. We currently have six Police Officers participating in this housing program, along with two housing units available for drug surveillance. The officers provide reports documenting actions taken and issues needing attention.

The Housing Authority works closely with the Resident Councils by offering training and support for residents. We believe that when residents are given the proper tools they can affect changes that will promote self-sufficiency and a better quality of life. By partnering with various area organizations we have been able to connect residents with needed resources to become self-sufficient and find better balance with regard to personal development. We have brought resources directly to residents that enhance their quality of life. Our partnerships have provided several opportunities for residents to complete their community service requirements as well.

For several years now the PHA has participated in the homeless counts through The Salvation Army as well as the "Hope Connection". Both events are intended to be an outreach for housing assistance to the homeless population, resulting in several being housed with the PHA. The Shelter Plus Care Program is also helping to house some of the homeless population. This is a difficult group to serve due to multiple levels of needs to be serviced. We are often not staffed to assist with the various forms of mental and/or addictive difficulties. More social staff are required in order to fully assist with their needs and to connect with other agencies able to provide services. The agency cannot afford the additional staffing until more funding becomes available to our organization.

The HOPE program is currently being set up to replace our HEARTS program which is an advocacy group designed to help women re-build their lives by healing their emotional issues. Self-esteem, healthy boundaries, abuse, dysfunctional relationships, and many other issues that affect women in their ability to function successfully are addressed in an effort of overcoming those obstacles and building success. The PHA has continuously over the years assisted families involved with domestic violence by providing guidance such as but not limited to: counseling, obtaining ex partes or court actions and transfers when needed.

The Housing Authority includes a Family Self-Sufficiency Program under the Section 8 Program which encourages participation and collaboration with community service agencies to help Section 8 participants with Family Self-Sufficiency contracts to reach their goals and eventually accomplish self-sufficiency. We have partnered with the Missouri Career Center to share a caseworker who works part-time for us in order to increase the numbers of our graduates.

Our Section 8 program has reduced in lease-ups due to funding constraints. This program continues to be in such high demand; having a waiting list of approximately two years before any assistance can be made to those who may otherwise qualify for assistance.

We currently lease 24 Veterans Affairs Supported Housing (VASH) for the Springfield Metropolitan area to assist with housing homeless veterans. With the addition of a new VA medical clinic in Springfield opening soon, we have asked HUD, and been awarded an additional allotment of 10 VASH Vouchers for a total of 34 VASH Vouchers.

We continue to strive for 100% occupancy, we currently are at 97% to 98% occupied in Public Housing and 92.2% in Section 8 which is a slight increase from last year. If more funding were received we could be at 100% in the Section 8 Voucher Program.

PHA Plan Significant Amendment

Attachment 4 -- Rental Assistance Demonstration (RAD)

The Housing Authority of Springfield, MO is amending its annual and/or 5-year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of Springfield, MO will be converting to Project-Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

Upon conversion to Project-Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17.*

These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of Springfield certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Housing Authority of Springfield, MO with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Housing Authority of Springfield may also borrow funds to address their capital needs. The Housing Authority of Springfield, MO will also be contributing Operating Reserves and/or Capital Funds towards the conversion, and/or Replacement Housing Factor (RHF) Funds towards the conversion. The Housing Authority of Springfield, MO currently has debt under an Energy Performance Contract and will be working with Honeywell and PNC to address outstanding debt issues, which may result in additional reductions of capital or operating funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD, our 1st Phase.

Development #1

<u>Name of Public Housing Project:</u> Madison Tower Heritage Tower 48 Units at Bolivar Rd.	<u>PIC Development ID:</u> MO058000003 MO058000001 MO058000004	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 130 at Madison 98 at Heritage 48 at Bolivar Rd.	<u>Pre-RAD Unit Type (i.e., Family, Senior, etc.):</u> General Occupancy	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> General Occupancy	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u> 0-1 Bedrooms at Madison 0-1 at Bedrooms at Heritage 1-5 Bedrooms at Bolivar	<u>Number of Units Pre-Conversion</u> 130 98 48	<u>Number of Units Post-Conversion</u> 130 98 48	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>

HAS will provide once determined by Developers

Studio/Efficiency			
One Bedroom	246		
Two Bedroom	20		
Three Bedroom	7		
Four Bedroom	2		
Five Bedroom	1		
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

Resident Rights, Participation, Waiting List and Grievance Procedures

If converting to PBV: (Insert PIH Notice 2012-32, REV-3 Section 1.6.C & Section 1.6.D, and Joint Housing/PIH Notice H-2014-09/ PIH-2014-17.

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), Housing Authority of Springfield, MO is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.



HAS PROPERTIES

421 WEST MADISON STREET
SPRINGFIELD, MISSOURI 65806-2938

(417)866-4329
TTY (800) 735-2966 Relay Missouri
FAX (417) 862-4263



RENTAL ASSISTANCE DEMONSTRATION (RAD) RAD INFORMATION NOTICE (RIN)

March 9, 2017

Dear Resident,

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. The Housing Authority of Springfield (the PHA) application will propose a rehabilitation, demolition and new construction, or acquisition of all units within its program (the Converting Project), including the unit in which you currently reside.

During this transformation, the housing authority will utilize a variety of development methods to deliver high quality affordable housing. The housing authority will be utilizing a general partner that will participate in the developments and ownership structures. The RAD transaction may reduce the number of RAD units with a de minimus reduction as well address any units with long term vacancies. The scope of work for rehabilitation will address the physical needs identified by a third-party assessment. Generally, the scopes of work will include building systems, energy efficient appliances, new flooring, lighting, kitchen remodel, and bathroom remodel. All new construction units will be built as energy efficient developments using housing authority funding partners' design standards and offer modern conveniences and amenities. Several of the projects will have demolition and be relocated to a new site. The rental assistance will continue in the new units as a transfer of assistance. The transfer of assistance means that the current residents will have rental assistance as well as a unit in a new location through RAD.

Below is a site by site brief description of RAD activities that are planned. These details are not new RAD activities. These are the current plans that have been discussed throughout the RAD process.

Heritage	Rehabilitate current units with tax credit and limited partners
Madison	Rehabilitate current units with tax credit and limited partners
South Tower	Rehabilitate current units with tax credit and limited partners
Cedarbrook	Rehabilitate current units with tax credit and limited partners
Villa Marie	Rehabilitate current units with tax credit and limited partners
Bolivar Road	Rehabilitate a portion of the current units with tax credit and limited partners. Transfer the assistance to a new development and new RAD units established.
Glenwood	Rehabilitate current units with tax credit and limited partners
Circle Apartments	Rehabilitate current units with tax credit and limited partners
Stillwell	Rehabilitate current units with tax credit and limited partners
Dogwood	Rehabilitate current units with tax credit and limited partners

The Housing Authority of the City of Springfield does not discriminate against anyone because of race, creed, color, sex, age, religion, national origin, familial status, or disability in the application process, leasing, rental, or other disposition of housing or related facilities (including land) included in any development or project under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937.

If relocation is required, your household will maintain the right to return to an assisted unit within the Converting Project. In addition, you will be informed of the need for future relocation well in advance as well as informed of all potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). These potential protections include advance written notice of any move, advisory services, payment(s) and other assistance as applicable to the situation. It is important to note that residents will not be subject to any rescreening as a result of the conversion. Households cannot be required to move permanently without the resident's consent, except in the case of a transfer of assistance when the resident may be required to move a reasonable distance, as determined by HUD, in order to follow the assisted unit.

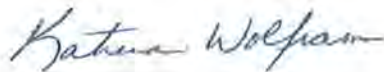
From the date of this notice, any resident-initiated moves from the Converting Project could put any future relocation payment(s) and assistance at risk. The PHA encourages residents not to move from the Converting Project until conversion is complete. However, if you do choose to leave the Converting Project for any reason please ensure that your contact information is left with the management office should you need to be contacted during or after the conversion. The proposed RAD conversion will be completed in a manner consistent with all fair housing and civil rights requirements.

You will be contacted as soon as we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. Requests for reasonable accommodations during relocation for residents with disabilities will be handled by the PHA.

Katrena Wolfram,
Executive Director,
421 W Madison St. #1
Springfield, MO 65806

This letter is important to you and should be retained.

Sincerely,



Katrena Wolfram
Executive Director

For PHA use:

Hand Delivered _____ Received By _____

Date _____

Certified Mail _____ Date _____

(Attach CM receipt)

*original Required To Residents
All new residents receive copy
when signing new lease.*



HAS PROPERTIES

421 WEST MADISON STREET
SPRINGFIELD, MISSOURI 65806-2938

(417)866-4329
TTY (800) 735-2966 Relay Missouri
FAX (417) 862-4263



RENTAL ASSISTANCE DEMONSTRATION PROJECT (RAD) GENERAL INFORMATION NOTICE (GIN)

March 9, 2017

Dear Housing Authority of Springfield Resident,

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. During this transformation, the housing authority will utilize a variety of development methods to deliver high quality affordable housing. The housing authority will be utilizing a general partner that will participate in the developments and ownership structures. The RAD transaction may reduce the number of RAD units with a de minimus reduction as well address any units with long term vacancies. The scope of work for rehabilitation will address the physical needs identified by a third-party assessment. Generally, the scopes of work will include building systems, energy efficient appliances, new flooring, lighting, kitchen remodel, and bathroom remodel. All new construction units will be built as energy efficient developments using housing authority funding partners' design standards and offer modern conveniences and amenities. Several of the projects will have demolition and be relocated to a new site. The rental assistance will continue in the new units as a transfer of assistance. The transfer of assistance means that the current residents will have rental assistance as well as a unit in a new location through RAD.

Below is a site by site brief description of RAD activities that are planned. These are the current plans that have been discussed throughout the RAD process.

Heritage	Rehabilitate current units with tax credit and limited partners
Madison	Rehabilitate current units with tax credit and limited partners
South Tower	Rehabilitate current units with tax credit and limited partners
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Circle Apartments	Rehabilitate current units with tax credit and limited partners
Stillwell	Rehabilitate current units with tax credit and limited partners
Dogwood	Rehabilitate current units with tax credit and limited partners

At this time, we expect that the proposed rehabilitation could require you to be relocated from your unit. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

General Information Notice

The Housing Authority of the City of Springfield does not discriminate against anyone because of race, creed, color, sex, age, religion, national origin, familial status, or disability in the application process, leasing, rental, or other disposition of housing or related facilities (including land) included in any development or project under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

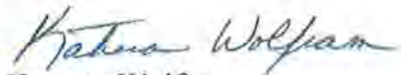
As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete. If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. The Housing Authority of Springfield will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, The Housing Authority of Springfield may have cause for your eviction. If you choose to move, or, if you are evicted prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact: This letter is important to you and should be retained.

Sincerely,



Katrena Wolfram
Executive Director

Please sign and return to your property manager by March 31, 2017

Received RAD General Information Notice dated March 9, 2017:

Name: _____

Apartment Name: _____

Apartment #: _____

Date Notice Received: _____

Signature

Date

To receive updates regarding RAD, please provide your email address.

Email Address: _____

One-rdg. _____
P. Hrngs. X
Pgs. 87
Filed: 11-02-20

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020 – 247

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning 1.9 acres of property,
3 generally located at 1452 North Eastgate Avenue, from O-1, Office District
4 with Conditional Overlay District No. 128 to Planned Development No.
5 375; and adopting an updated Official Zoning Map. (Planning and Zoning
6 Commission and Staff recommend denial.)
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 1452 North Eastgate Avenue, which is more fully described on
11 "Exhibit A," from O-1, Office District with Conditional Overlay District No. 128 to Planned
12 Development No. 375; and
13

14 WHEREAS, following proper notice, a public hearing was held before the
15 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
16 hearing being attached hereto as "Exhibit B" and incorporated herein by this reference,
17 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 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" of this Ordinance, which is
29 attached hereto and incorporated herein by this reference, is hereby rezoned from O-1,
30 Office District with Conditional Overlay District No. 128, or such zoning districts as are
31 designated on the official zoning map adopted by City Council, to Planned Development
32 No. 375. Springfield Land Development Code, Section 36-306, 'Official zoning map and
33 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 described in “Exhibit C – Exhibit 1,” which is attached hereto and incorporated herein by this reference, and these requirements, standards, and design shall govern and control the use and development of the land hereby rezoned to Planned Development No. 375.

Section 3 – City Council hereby directs the City Manager, or his 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 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.

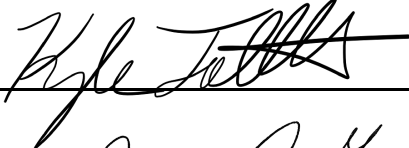
Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020 –247

FILED: 10-27-20

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 1.9 acres of property generally located at 1452 North Eastgate Avenue from O-1, Office District with Conditional Overlay District No. 128 to Planned Development No. 375. (Planning and Zoning Commission and Staff recommend denial.)

BACKGROUND INFORMATION:

PLANNED DEVELOPMENT DISTRICT NO. 375

The applicant is proposing to rezone approximately 1.9 acres of property generally located at 1452 North Eastgate Avenue from O-1, Office District with Conditional Overlay District No. 128 to Planned Development No. 375.

The first public hearing for this application was held on August 13, 2020, at the Planning and Zoning Commission meeting. The applicant requested that the application be tabled to allow revisions to be made to the proposed Planned Development. Neighborhood comments have been divided to show when the comments were received, before and after the revisions were made.

Staff does not support the proposed Planned Development. The proposed PD would allow several uses that could potentially have detrimental impact to the adjacent neighborhood.

The application is also not consistent with the *Growth Management and Land Use Element* of the *Comprehensive Plan* which designates this property as appropriate for low-density housing. The current O-1 zoning is more intense than recommended by the Future Land Use Plan, however, it provides an appropriate step-down in zoning classifications and intensity of uses between the HC and residential district. As noted in the staff comments, the current O-1 zoning meets the intent of the Office Land Use Guidelines contained in the *Comprehensive Plan*. This application would further increase the intensity of the subject property and erode the transitional buffer between the HC and residential district.

REMARKS:

The Planning and Zoning Commission held a public hearing on October 8, 2020, and recommended to deny the proposed Planned Development No. 375, by a vote of 7 to 0.

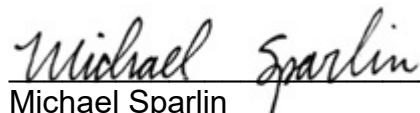
The Planning and Development staff recommends the application be denied (see the

attached Development Review Staff Report).

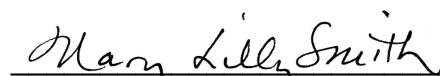
FINDINGS FOR STAFF RECOMMENDATION

1. The application is not consistent with the *Growth Management and Land Use Element* of the *Comprehensive Plan* which designates this property as appropriate for low-density housing. The property was rezoned to O-1, Office District with Conditional Overlay District No. 128 in 2017 as a buffer between the HC, Highway Commercial District along U.S. 65 and the existing residential neighborhood to the east. The current O-1 zoning is more intense than recommended by the Future Land Use Plan, however, it provides an appropriate step-down in zoning classifications and intensity of uses between the HC and R-SF districts. The 2017 rezoning to Office was based in part on the Office Land Use Guidelines of the *Comprehensive Plan* which encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. This application would further increase the intensity of the subject property and would erode the transitional buffer between the HC and residential districts.
2. The proposed PD would allow several uses that could potentially have a detrimental impact to the adjacent neighborhood and remove protections that are already in place with the current O-1, Office COD No. 128 zoning district that was approved in 2017.
3. The proposed Planned Development would allow permitted uses that are considered to potentially have higher environmental impacts in terms of noise, dust and odor which make them incompatible with the adjacent neighborhood. Those permitted uses are automobile detailing services, general office use group with an “ancillary storage area” and retail use group with limitations.

Submitted by:


Michael Sparlin
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

Attachment 1, Department Comments

Attachment 2, Neighborhood comments received before August 13,
2020 Planning & Zoning Commission Hearing

Attachment 3, Neighborhood comments received after August 13,
2020 Planning & Zoning Commission Hearing

PLANNED DEVELOPMENT 375 EXHIBITS:

Exhibit 1, Planned Development Ordinance Text

Exhibit 2, Preliminary Development Site Plan

Exhibit A

**LEGAL DESCRIPTION
PLANNED DEVELOPMENT 375**

ALL OF LOT FOUR OF NAPELTON EQUITIES LLC ADMINISTRATIVE REPLAT OF
COOPER ESTATES TRACT V, A RECORDED SUBDIVISION IN THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI

Exhibit B

RECORD OF PROCEEDINGS PLANNED DEVELOPMENT 375 **Planning and Zoning Commission – October 9, 2020**

Planned Development 375
1452 North Eastgate Avenue
Applicant: Eastgate Office, LLC

Britton Jobe recused himself

Mr. Hosmer stated that this is a request to rezone approximately 1.9 acres of property generally located at 1452 North Eastgate Avenue from O-1, Office District with Conditional Overlay District No. 128 to Planned Development No. 375. The application is not consistent with the Comprehensive Plan which designates this property as appropriate for low-density housing. However, the property has been rezoned to an Office District which is a good transition between residential/commercial. The Transportation Plan classifies Division Street as a Primary Arterial roadway and Eastgate Avenue as a Collector roadway. The new alignment of Eastgate has split the property into its current configuration. A Traffic Impact Study is not required. The property is not in a FEMA floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention is not applicable since a regional detention and water quality has been provided to the south. The proposed Planned Development would allow several permitted uses that are considered to potentially have higher environmental impacts in terms of noise, dust and odor which make them incompatible with the adjacent neighborhood. The proposed Planned Development does not adequately maintain provisions of the current Conditional Overlay District No. 128 that would minimize the adverse impacts on adjacent residential property owners. The PD proposes off-street parking standards for Office uses that are less than required by the Zoning Ordinance. The PD proposes a parking ratio of 1 space per each 300 sf for the office uses area only where the code requires a parking ratio 1 space for each 350 sf for the entire building. The storage areas would be counted separately (1 per employee plus 1 per each car kept on the premise). The PD proposes "Automobile detailing services limited to washing, waxing and detailing cleaning of motorized vehicles." The Zoning Ordinance first allows this use by right in the HC, Highway Commercial District. This district is a more intense commercial zoning district not compatible with adjacent residential. The PD proposes "General office use group with ancillary storage area." The applicant does not provide definitions or standards to define what materials would be stored. The PD proposes "retail sales use group provided the sale of products is related to the principal use. Products related to the principal use include products produced, distributed or sold on-site by the principal use." This could potentially be more intense than what the current O-1 District zoning would allow. The PD proposes a fifty (50) foot bufferyard along the east property line with plantings per 100 foot. There is an existing masonry fence belonging to Cooper estates. The Zoning Ordinance would normally require a

bufferyard type F with a minimum of twenty (20) foot width, fence/berm with more plantings per 100 linear feet.

	Canopy	Understory	Evergreen	Shrubs	Fence/Berm	Width
PD	3	3	3	0	0	50ft
Code	3	3	4	20	Existing Fence	20ft

Staff recommends denial.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main Avenue stating that this property has been rezoned several times and would like it to be zoned as a Planned Development due to interest to open an auto detail shop. He noted that it would be one story with no openings in the back, no noise, low intensity, 40%+ green space with a large bufferyard, low foot traffic, stating it is better than the standard office building and cited the Comprehensive Plan for the history of the location.

Mr. Greg McKinney, representative of Cooper Estates HOA, noted his concerns for the entire 254 residences and believes this is the wrong type of development and will incur noise and light pollution and would like the zoning to remain current. He also noted that he believed not all residences received notification of the rezoning.

Ms. Cox asked about the notices sent out.

Mr. Bob Hosmer stated that notices were sent out to the people living within 500' and 185' of proposed development.

Mr. Bryan Fisher, attorney for Cooper Estates, stated that there are three reasons to deny this request. One, the proposed planned development is consistent with the Comprehensive Plan and; two Cooper Estates would like it to remain O-1 zoning that operates 8am to 5pm; and three believes that it would have more intense use if rezoned.

Mr. Randall Doennig closed the public hearing.

Mr. Joel Thomas asked what were not allowed uses.

Bob gave out a list of uses not allowed.

Ms. Cox asked Geoff Butler what they are willing to compromise?

Mr. Geoff Butler stated that they have compromised with a 50' bufferyard, no windows or openings on the back of the building, 30' bulk plain, lower intensity and 42% green space and gave example of other developments that would be allowed and it would

involve higher intensity, i.e., plumbing office, etc.

Mr. Randall Doennig asked about the 50' bufferyard.

Mr. Hosmer stated that it a larger area, but insufficient on the shrubs, evergreens, etc.

Ms. Melissa Cox stated she has no problem with the site plan and ideas for retail but does not see why the development cannot remain O-1 and will not support it.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Planned Development 375 (1452 North Eastgate Avenue). Ms. Ogilvy seconded the motion. Ayes: None. Nays: Doennig, Ogilvy, Shuler, Rose, Broekhoven, Cox, and Thomas. Abstain: None. Absent: Coltrin.

Motion Failed. Britton Jobe recused himself.

A handwritten signature in black ink, appearing to read "Bob Hosmer", is enclosed in a rectangular box. The signature is fluid and cursive.

Bob Hosmer, AICP
Planning Manager

Exhibit C



Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

OCTOBER 8, 2020

November 2, 2020

CASE: Planned Development 375

ACRES: Approximately 1.9 acres

LOCATION: 1452 North Eastgate Avenue

EXISTING LAND USE: Undeveloped land

APPLICANT: Eastgate Office LLC

STAFF: Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Deny

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 1.9 acres of property generally located at 1452 North Eastgate Avenue from O-1, Office District with Conditional Overlay District No. 128 to Planned Development No. 375.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The application is not consistent with the *Growth Management and Land Use Element* of the *Comprehensive Plan* which designates this property as appropriate for low-density housing. The property was rezoned to O-1, Office District with Conditional Overlay District No. 128 in 2017 as a buffer between the HC, Highway Commercial District along U.S. 65 and the existing residential neighborhood to the east. The current O-1 zoning is more intense than recommended by the Future Land Use Plan, however, it provides an appropriate step-down in zoning classifications and intensity of uses between the HC and R-SF districts. The 2017 rezoning to Office was based in part on the Office Land Use Guidelines of the *Comprehensive Plan* which encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. This application would further increase the intensity of the subject property and would erode the transitional buffer between the HC and residential districts.
2. The proposed PD would allow several uses that could potentially have a detrimental impact to the adjacent neighborhood and remove protections that are already in place with the current O-1, Office COD No. 128 zoning district that was approved in 2017.
3. The proposed Planned Development would allow permitted uses that are considered to potentially have higher environmental impacts in terms of noise, dust and odor which make them incompatible with the adjacent neighborhood. Those permitted uses are automobile detailing services, general office use group with an "ancillary storage area" and retail use group with limitations.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 229 Am.	O-1 COD 128	PD 19	HC COD 127
LAND USE	Springfield Underground	Undeveloped land, stormwater detention	Residential uses	Car dealership

Development Review Staff Report

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



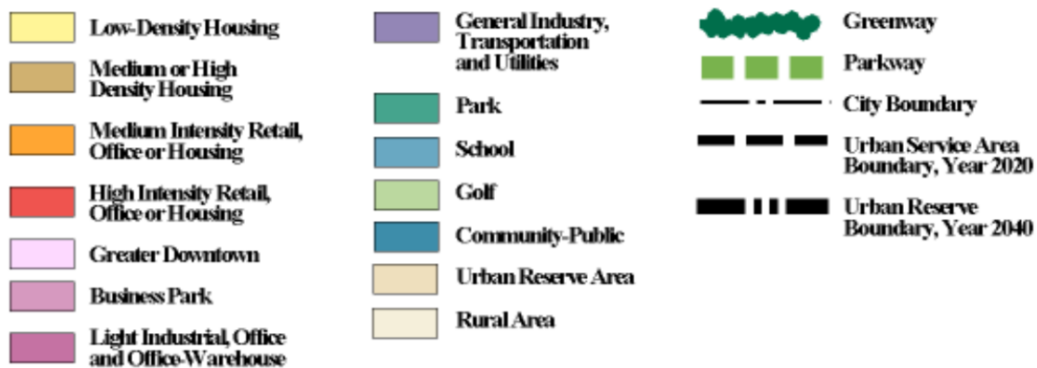
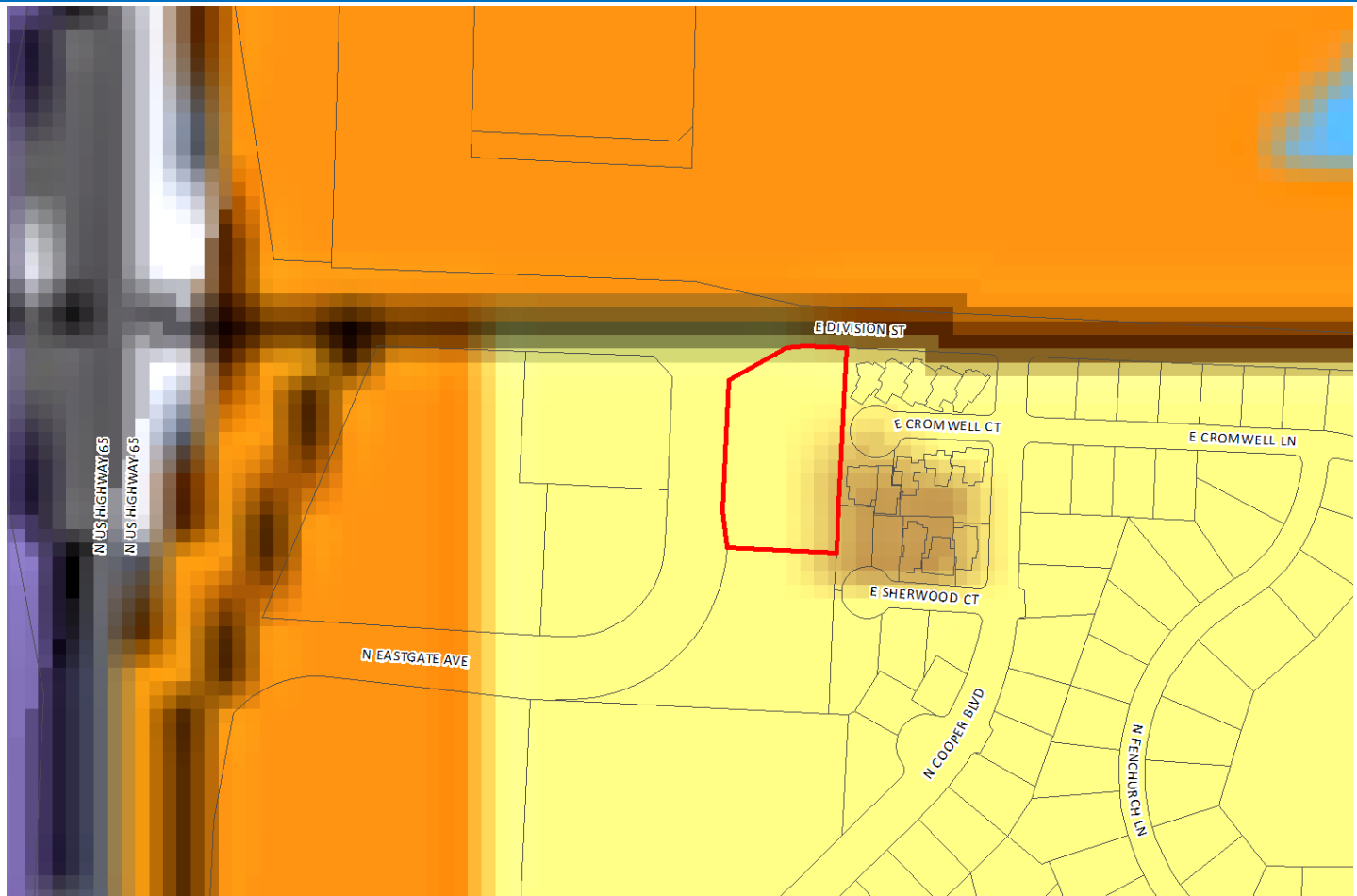
GOOGLE MAPS STREET VIEW:



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

In October 1982, City Council approved General Ordinance No. 3350 rezoning the subject property from R-1, One-Family District to Planned Development No. 19. The subject property was a 15.6-acre portion of the larger 111.84-acre Planned Development No. 19 which permitted "General Commercial" uses on this tract which included professional and medical office uses, restaurants, retail sales, automotive service stations and service centers, and commercial entertainment (movie theaters, bowling alleys, skating rinks and other similar activities). The adjacent residential homes were built between 1985-1993.

In August 1997, City Council approved General Ordinance No. 4732 rezoning the subject property from Planned Development No. 19 to Planned Development 19 Amendment 2. This PD permitted professional offices, research and development facilities engaged in culinary and horticultural research and development, commercial nurseries and greenhouses, restaurants, general retail sales, personal services and specialty retail such as bookstores, card shops, jewelry shop, arts and craft shops and similar uses. (before the realignment of Eastgate Ave).

In May 2014, City Council approved General Ordinance No. 6119 (Z-07-2014 w/ COD No. 69) rezoning the subject property from Planned Development 19 Amendment 2 to GR, General Retail District with Conditional Overlay District No. 69 (before the realignment of Eastgate Ave).

In July 2017, City Council approved General Ordinance No. 6382 rezoning the subject property from General Retail with Conditional Overlay District No. 69 to O-1, Office District with Conditional Overlay District No. 128. The new alignment of Eastgate Avenue was undergoing design and construction during this rezoning and effectively split the property into its current configuration.

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.

Development Review Staff Report



ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 375
Use Limitations	1. All activities and permitted uses, except off-street parking and loading facilities shall be conducted entirely within a completely enclosed building. 2. No outdoor storage of equipment, products, materials, or supplies, except refuse disposal areas, shall be permitted. 3. All uses shall operate in accordance with the noise standards contained in <u>section 36-485</u>, noise standards. 4. No on-site fabrication or similar services shall be allowed. 5. No building shall be used for residential purposes. 6. No drive through services. 7. No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
Maximum Structure Height	None, however, a thirty-degree bulk plane shall apply to the east portion of the property
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
A thirty-degree bulk plane shall apply to the east portion of the property	There shall be a fifty (50) foot bufferyard along the east property line with the following plantings per 100 foot of length: 3 canopy trees, 3 understory trees and 3 evergreen trees. There is an existing masonry screen fence along the east property line belonging to Cooper estates.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* designates this property as appropriate for low-density housing. The *Plan* shows this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan* recommends design of these land areas should consider the proximity of the existing residential development south of Division Street. The Office Land Use Guidelines of the *Comprehensive Plan* encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The *Plan* recommends carefully planned, low volume office development to be used as transitions and buffers between commercial and residential areas.

STAFF COMMENTS:

- 1) The applicant is proposing to rezone approximately 1.9 acres of property generally located at 1452 North Eastgate Avenue from O-1, Office District with Conditional Overlay District No. 128 to Planned Development No. 375. At the August 13, 2020 Planning and Zoning Commission, the applicant requested that this application be tabled to allow revisions to be made to the proposed Planned Development.
- 2) Staff does not support the proposed Planned Development. The proposed PD which would allow several uses that could potentially have detrimental impact to the adjacent neighborhood.
- 3) The Office Land Use Guidelines of the *Comprehensive Plan* encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The *Plan* recommends carefully planned, low volume office development to be used as transitions and buffers between commercial and residential areas. The current zoning is consistent with this recommendation. The proposed PD does not adequately preserve the recommended transition

Development Review Staff Report



between commercial and residential areas because it proposes uses that are not compatible with the adjacent residential land uses.

- 4) The application is not consistent with the *Growth Management and Land Use Element* of the *Comprehensive Plan* which designates this property as appropriate for low-density housing. The current O-1 zoning is more intense than recommended by the Future Land Use Plan, however, it provides an appropriate step-down in zoning classifications and intensity of uses between the HC and residential district. As noted in the first staff comment, the current O-1 zoning meets the intent of the Office Land Use Guidelines contained in the *Comprehensive Plan*. This application would further increase the intensity of the subject property and erode the transitional buffer between the HC and residential district.
- 5) Staff cannot support the following proposed permitted uses of the PD with an explanation for each:
 - a) The PD proposes “Automobile detailing services limited to washing, waxing and detailing cleaning of motorized vehicles.” The *Zoning Ordinance* first allows this use by right in the HC, Highway Commercial District. This district is a more intense commercial zoning district. This use is considered to have potentially higher environmental impacts in terms of noise, dust and odor which makes them incompatible with office or retail business districts and would be considered potentially detrimental to the adjacent neighborhood.
 - b) The PD proposes “General office use group *with ancillary storage area*.” The applicant does not provide definitions or standards to define what materials would be stored which could lead to an interpretation and enforcement issue, absent a definition by the *Zoning Ordinance*. The *General Office Use Group*, defined by the *Zoning Ordinance*, may have accessory uses which may “include cafeterias, health facilities, parking or other amenities primarily for the use of employees in the firm or building” but makes an exception that “contractors and others who perform services off-site are included in the general office category *if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site*” (Sec. 36-310(5)). The PD language does not propose limits of the size or square footage of the storage area.
 - c) The PD proposes “retail sales use group provided the sale of products is related to the principal use. Products related to the principal use include products produced, distributed or sold on-site by the principal use.” This could potentially be more intense than what the current O-1 District zoning would allow, which permits the retail sales use group provided the use is located in an office building provided the total floor area of such uses does not exceed ten percent of the gross floor area of all the office buildings on the same lot. Staff cannot recommend approval of the PD so long as it does not include square foot limitations on retail similar to that required in the O-1 zoning district. Staff also believes that the applicant may be anticipating uses that the PD does not permit by right. The proposed permitted uses would not allow products “to be produced, distributed or sold on-site by the principal use,” unless by an accessory use.
- 6) The PD proposes off-street parking standards that are less than required by the *Zoning Ordinance* for offices uses. The PD proposes to provide one off-street parking space per 300 square feet of office use, while the *Zoning Ordinance* sets parking standards based on the total building floor area. The table below shows parking standards of the permitted uses in the proposed PD. All other permitted uses will meet current parking standards.

Use	Zoning Ordinance Parking Requirement	Proposed PD 375
Business or professional offices and public administration buildings	1 space/350 sq. ft. of total building area	1 space/300 sq. ft. of office use area

- 7) The PD proposes a fifty (50) foot bufferyard along the east property line with the following plantings per 100 foot of length: 3 canopy trees, 3 understory trees and 3 evergreen trees. There is an existing masonry fence along the east property line belonging to Cooper estates. The *Zoning Ordinance* would normally require a bufferyard type F with a minimum of twenty (20) foot width and plantings of 3 canopy trees, 3 understory trees, 4 evergreen trees and 20 shrubs per 100 linear feet.

Development Review Staff Report



8) 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 comments that were received before the first Planning and Zoning Commission hearing on August 13, 2020 are attached as Attachment 2. All comments received after the first hearing are attached as 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: 17 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues with the proposed rezoning

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION COMMENTS:

No objection to rezoning. Tract has access to public sewer.

FIRE DEPARTMENT COMMENTS:

No issues with zoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Division Street as a Primary Arterial roadway and N. Eastgate Avenue as a Collector roadway. The standard right-of-way width for E. Division Street is 50-feet from the centerline N. Eastgate Avenue is 30-feet from the centerline. It appears no additional right-of-way is needed along these roadways. A survey is recommended to determine the exact amount of existing right-of-way. E. Division Street and N. Eastgate Avenue are both MoDOT maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts on E. Division Street or N. Eastgate Avenue. On-street parking is not allowed along E. Division Street or N. Eastgate Avenue.

DRIVEWAY ACCESS

Access to N. Eastgate Avenue is limited to the existing access already constructed. No access is allowed to E. Division Street.

SIDEWALK

There is not existing sidewalk along the property frontage of E. Division Street and sidewalk is not required to be constructed. Sidewalk already exists along the property frontage on N. Eastgate Avenue.

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 the property frontage on E. Division Street or N. Eastgate 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. Improvements to N. Eastgate Avenue have already been made with the relocation of Eastgate.

SITE PLAN

Detailed site-specific comments.

Development Review Staff Report



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	E. Division Street	Primary Arterial	No	70	50
Street 2	N. Eastgate Avenue	Collector	No	30	50
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		65	84	456	
*Proposed Trips Generated		19	19	120	
Additional Trips Generated		-46	-65	-336	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION COMMENTS:

The property is in the Pierson 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 is not applicable as this site already has regional detention and water quality provided as part of public improvement plans 2017PW0062.

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	Pierson 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?	No

MISSOURI DEPARTMENT OF TRANSPORTATION:

No comments.

1452 N. Eastgate rezoning



Chris Nattinger <cnattinger@comcast.net>
To Zoning@springfieldmo.gov

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Tue 7/21/2020 12:48 PM

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As a resident of Cooper Estates I am opposed to the rezoning of this property from O-1 to a PD. I attended the meeting presented by Architect Butler when this property was rezoned to allow the car dealership to be developed. At that time we were assured that the portion of the land that is adjacent to the Cooper boundary would be developed as office use only and not as a cluster of multi use companies as requested in this rezoning proposal. Noise, traffic, odors, etc. are not acceptable or compatible with our quality residential neighborhood. Please deny this request and keep the trust that was presented at the original meeting.

Thanks. Chris Nattinger, 1452 N. Cooper Blvd, Spfld Mo 838-4797

Sent from my iPad

Re zoning 1452 north east gate



Orvil Brewer <orvilbrewer@yahoo.com>

To Zoning@springfieldmo.gov

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Thu 7/23/2020 9:46 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr.Hosmer,

In response to rezoning of 1452 North Eastgate, Lot 4 of Napleton Equities Replat of Cooper Estates Tract V, we the homeowner of 3649 E Cromwell Lane adamantly oppose this proposal.

As a resident in the community of Cooper Estates we were assured that space of land would only be used for an office, with the example given of perhaps an insurance agency.

To change this from O-1 to PD is setting a precedent that will significantly reduce the value of the homes in Cooper Estates. This proposal goes against everything the Cooper Community was assured of when Napleton purchased the corner of highway 65.

The traffic congestion , noise pollution, light pollution that already exists on Division Street are already detractors to home values, to add more problems by rezoning this plat of land is simply UNACCEPTABLE.

Thank you for your time,

OT & Sharon Brewer

[Sent from Yahoo Mail for iPad](#)

PLN 2020-00127 , 1452 North Eastgate



Frank Gardner <cooperestates@att.net>
To Zoning@springfieldmo.gov

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 7/27/2020 10:01 AM

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PLN 2020-00127 , 1452 N. Eastgate

As a Resident of Cooper Estates I am Opposed to the rezoning of this mentioned property from O-1 to a PD. In May of 2014 City Council took into consideration the affects of such a development and changed the zoning to the current O-1. The Office Land Use Guidelines of that Comprehensive Plan suited both the Developer and Cooper Estates.
The added Noise, Lights, Traffic , Odors, Etc. are all not compatible with our adjoining Quality Residential Neighborhood.

Please keep in place the Trust that was set in 2014 and Deny this request of rezoning.

Frank Gardner
3679 E. Cromwell Ln.
417-861-0255

No No No to Rezoning request 1452 N Eastgate



karenrotton@cebridge.net

To Zoning@springfieldmo.gov

Cc admin@cooperestatespoa.com

Reply

Reply All

Forward

Tue 7/28/2020 12:13 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

As residents of Cooper Estates we are opposed to the rezoning of this property from O-1 to a PD. In 2014 the meeting presented by Architect Butler to rezone and allow the car dealership to be developed. At that time we were assured that the portion of the land that is adjacent to the Cooper boundary would be developed as office use only and not as a cluster of multi-use companies as requested in this rezoning proposal. The noise, increased traffic, use of jake breaks, extreme light pollution, industrial odors are impacting all in Cooper., not just those within 500 ft of the proposed rezoning. This is not acceptable or compatible with our quality residential neighborhood. Deny this request and keep the trust that was presented at the original meeting.

Thanking you in advance to our request and concerns the impact of rezoning will have on Cooper Estates.

The Rotton's

3673 E. Cromwell

PLN 2020-00127 , 1452 N. Eastgate

As a Resident of Cooper Estates I am Opposed to the rezoning of this mentioned property from O-1 to a PD.

In May of 2014 City Council took into consideration the effects of such a development and changed the zoning to the current O-1. The Office Land Use Guidelines of that Comprehensive Plan suited both the Developer and Cooper Estates.

The added Noise, Lights, Traffic , Odors, Etc. are all not compatible with our adjoining Quality Residential Neighborhood.

Please keep in place the Trust that was set in 2014 and Deny this request of rezoning.

Rezoning PLN 2020-00127, 1452 N. Eastgate



Catherine Kershaw <katiebker@gmail.com>

To Zoning@springfieldmo.gov

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Tue 7/28/2020 1:22 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

ob Hosmer, AICP Planning Manager

City of Springfield Development Review Office

840 Boonville Ave

Springfield, MO 65802

I am a resident of Cooper Estates. This is to inform you that I am opposed to the rezoning of this property from O-1 to a PD. It was my understanding at a prior meeting presented by Architect Butler that this property was rezoned to allow the car dealership. Assurance was given at that time that the portion of the land that is adjacent to the Cooper boundary would be developed as office use only and not as a cluster of multi-use companies as requested in this rezoning proposal. We already have problems with light pollution at night. Now we can anticipate noise levels, increase traffic congestion and food odors. All of these will decrease the quality of life we have experienced. Please deny this request and keep the trust that was presented at the original meeting.

Thank you for your time and attention to this matter.

Catherine Kershaw

PLN 2020-00127 , 1452 N. Eastgate



Todd Tolbert <emailttolbert@yahoo.com>

To Zoning@springfieldmo.gov

Reply

Reply All

Forward

...

Tue 7/28/2020 5:13 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Ave
Springfield, MO 65802

Dear Mr. Hosmer,

As a resident of Cooper Estates I am opposed to the rezoning of this property from O-1 to a PD.

Please deny this request.

Sincerely,

Todd Tolbert

Cooper Resident and POA Board Member

Re: PLN 2020-00127 , 1452 N. East gate



Joel <jgl4545@gmail.com>

To Zoning@springfieldmo.gov

 Reply

 Reply All

 Forward

...

Tue 7/28/2020 6:11 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

As a Resident of Cooper Estates I am Opposed to the rezoning of this mentioned property from O-1 to a PD.

In May of 2014 City Council took into consideration the effects of such a development and changed the zoning to mop the current O-1. The Office Land Use Guidelines of that Comprehensive Plan suited both the Developer and Cooper Estates.

The added Noise, Lights, Traffic , Odors, Etc. are all not compatible with our adjoining Quality Residential Neighborhood.

Rezoning North Eastgate



Greg Walton <gkw Walton@att.net>
To Zoning@springfieldmo.gov

↩ Reply

↩ Reply All

→ Forward

...

Tue 7/28/2020 8:00 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

PLN 2020-00127 , 1452 N. Eastgate

As a Resident of Cooper Estates I am Opposed to the rezoning of this mentioned property from O-1 to a PD.

In May of 2014 City Council took into consideration the effects of such a development and changed the zoning to the current O-1. The Office Land Use Guidelines of that Comprehensive Plan suited both the Developer and Cooper Estates.

The added Noise, Lights, Traffic , Odors, Etc. are all not compatible with our adjoining Quality Residential Neighborhood.

Please keep in place the Trust that was set in 2014 and Deny this request of rezoning.

Rezoning PLN 2020-00127 1452 N.Easgate



Bernie and Pam Burrier <burriers@sbcglobal.net>

To Zoning@springfieldmo.gov



Wed 7/29/2020 9:11 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Please do not change the zoning on this property.

Zoning has an obligation to ensure the value of private citizens property.

Please review the zoning transcripts to see what was promised.

Thank you

Bernie Burrier

1155 N.Cheshire Ct

Cooper Estates

rezoning



Mike Richerson <mikericherson@mediacombb.net>
To Zoning@springfieldmo.gov
Cc admin@cooperestatespoa.com

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Wed 7/29/2020 11:32 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Proposed zoning change at 1452 N Eastgate

As a Resident of Cooper Estates I am Opposed to the rezoning of this mentioned property from O-1 to a PD. The types of proposed businesses would increase traffic on both Eastgate and Division. Cooper Estates only has two gates. One on Eastgate and one on Division. Eastgate already has increased traffic due to Menard's. Most traffic exiting to Division makes a left turn. This is already difficult during times of heavy traffic. Increased traffic will make the Division gate more difficult to use. Also some of those businesses are likely to be open later in the evening. This would cause more noise and light for nearby property in Cooper Estates. Such a zoning change could impact not only nearby property values, but the values of all properties in Cooper Estates.

Michael Richerson

Rezoning Request Impacting Cooper Estates



Andrea McKinney <andrea.mckinney@ymail.com>

To: Zoning@springfieldmo.gov

Cc: Greg McKinney

Reply

Reply All

Forward

Wed 7/29/2020 10:07 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:

Re: PLN 2020-00127 , 1452 N. Eastgate

As a Resident of Cooper Estates I am opposed to the rezoning of this property from O-1 to a PD.

In May of 2014, City Council took into consideration the effects of such a development and changed the zoning to the current O-1. The *Office Land Use Guidelines* of that Comprehensive Plan suited both the developer and Cooper Estates.

Now that the construction of the car dealership is complete, our neighborhood has been impacted by the light pollution from the commercial lighting illuminating the parking lot. We have asked the car dealer, several times, to remedy this issue. It has been difficult to get the dealer's attention and we feel betrayed.

The added noise, lights, traffic, and negative environmental impact are not compatible with our adjoining quality residential neighborhood. The agreements and promises made with our neighborhood have been broken and trust has been lost.

Please reinstate the trust that was established in 2014 and deny this request of rezoning.

Sincerely,
Andrea McKinney
1316 N. Fenchurch Lane

Re: 1452 North Eastgate



Keith Abercrombie <keithabercrombie329@gmail.com>

To: Zoning@springfieldmo.gov

Cc: Kim Richards; Greg McKinney; Frank Gardner

Reply

Reply All

Forward



Sat 8/1/2020 9:45 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 in opposition to the proposed re-zoning of the property at the listed address. While I appreciate your soliciting input from surrounding property owners, I am extremely disappointed your board has even entertained this request!

Only two or three years ago Napleton Automotive Group through their architect and representative, Geoffrey Butler, petitioned to have the corner property re-zoned to allow for their car dealership with assurances that their facilities would be located on the west side of the re-routed Eastgate and assured the zoning commission that the lots between their dealership and Cooper Estates would be restricted to "professional offices such as dentists and attorneys". During community meetings prior to that initial re-zoning, the subject of light pollution was addressed and assurances were given that the amount of lighting from their car lot would be under a predetermined level. Those assurances were thrown aside shortly after opening the dealership and the board for Cooper Estates POA had to petition the city to force Napleton to adhere to city restrictions. And now this!

Despite Geoffrey Butler and Napleton's assurances otherwise, they now want to use the property East of Eastgate and adjacent to our gated community to expand their business footprint. It is quite clear that Mr Butler and Napleton Automotive have intent to use these lots to build their auto body repair center and other related business ventures. These businesses types ALL eventually become visually offensive and oftentimes are accompanied with loud and abrasive sounds with their operations. For these reasons, they have even be restricted from locating to property zoned for retail, let alone next to residential neighborhoods. Please reject this request and permit our neighborhood to remain the quality community we have enjoyed for over 30 years!

Keith Abercrombie
1236 Newcastle Avenue
Springfield, MO 65802
417-838-0258

Rezoning of property on Eastgate and Division PLN 2020-00127 , 1452 N. Eastgate



Susan Tolbert <susan.d.tolbert@gmail.com>

To Zoning@springfieldmo.gov

[Reply](#)[Reply All](#)[Forward](#)

Sun 8/2/2020 1:03 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Bob Hosmer, AICP Planning Manager

City of Springfield Development Review Office

840 Boonville Ave

Springfield, MO 65802

Dear Mr. Hosmer,

As a resident of Cooper Estates I am opposed to the rezoning of this property from O-1 to a PD.

In May of 2014 City Council took into consideration the effects of such a development and changed the zoning to the current O-1. The Office Land Use Guidelines of that Comprehensive Plan suited both the Developer and Cooper Estates.

However, incrementally increasing the noise, traffic, and light pollution through incremental rezoning of the property in question seems to be in bad faith on the part of the land owner, who hasn't helped to the original limitations of light pollution and of keeping the vacant lot presentable (I run on the sidewalk often and it is hardly passable due to vegetation overgrowth, though recently, with utility work being done, the margins have been mowed).

Thank you for considering the residential side of the zoning in question, I hope you will find that the original zoning agreement will stand.

Sincerely,

Susan Tolbert

Cooper Resident and POA Board Member

PLN 2020-00127 , 1452 N. Eastgate



Skip Wilson <skipncarol@sbcglobal.net>
To Zoning@springfieldmo.gov

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 8/3/2020 9:34 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

As a Resident of Cooper Estates I am Opposed to the rezoning of this mentioned property from O-1 to a PD.

In May of 2014 City Council took into consideration the effects of such a development and changed the zoning to the current O-1. The Office Land Use Guidelines of that Comprehensive Plan suited both the Developer and Cooper Estates.

The added Noise, Lights, Traffic , Odors, Etc. are all not compatible with our adjoining Quality Residential Neighborhood.

Please keep in place the Trust that was set in 2014 and Deny this request of rezoning.

Rezone 1452 N Eastgate from O-1 to PD 375



Dale Fagerland <dalejfagerland@gmail.com>
To: Zoning@springfieldmo.gov
Cc: CooperEstates@att.net

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Thu 8/6/2020 9:53 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 Bob Hosmer and Planning and Zoning Commission,

As residents on Cromwell Ct. in Cooper Estates, we agreed in 2017 to the rezoning of 1452 N. Eastgate to Office-1 (O-1) with the assurance that this property adjoining Cooper Estates would **remain zoned for professional office space only**.

My wife and I are firmly opposed to rezoning this to a "Flex" office PD which would open the door to potential businesses or trades that would increase hours of operation, noise, smells, lighting and traffic to mention a few.
Please keep the existing O-1 zoning.

Cordially,

DALE & JUDITH FAGERLAND
3638 E CROMWELL CT
SPRINGFIELD, MO 65802

cooper estates



Douglas Gooch <d-gooch@sbcglobal.net>
To Zoning@springfieldmo.gov; cooperestates@att.net

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Fri 8/7/2020 7:59 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr Hosmer,
Ladies and Gentleman of the Commission

As a resident of Cooper Estates we are opposed to the rezoning of this property from O-1 to a PD. We attended the meeting presented by Architect Butler when this property was rezoned to allow the car dealership to be developed. At that time we were assured that the portion of the land that is adjacent to the Cooper boundary would be developed as office use only and not as a cluster of multi-use companies as requested in this rezoning proposal. Noise, traffic, odors, etc. are not acceptable or compatible with our quality or anyone's residential neighborhood. Please deny this request and keep the trust that was presented at the original meeting. Please do not let them say or promise 1 plan and then request another. Why should Mr Butler or the City of Springfield take away our neighborhood ,our home, our peace and quite ?

With Respect
Doug & Patty Gooch
3637 E. Cromwell Ct.
Cooper Estates

PLN 2020-00127 , 1452 N. Eastgate

please note the extra traffic that we already endure from truck traffic and noise
why they continue to use division instead of kearney st ?
how nice to be awoken by a jake brake @ 7 am going to the underground

From: [John Swanson](#)
To: Zoning@springfieldmo.gov
Cc: cooperestates@att.net
Subject: 1452 North Eastgate
Date: Friday, August 7, 2020 2:35:12 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.

I live in Cooper Estates next to the above property. I am opposed to this change. WE have a nice quiet community and the addition would cause a lot of tragic and noise to our peaceful neighborhood.

John Swanson
3612 East Cromwell Court
Springfield, Mo. 65802
Cell 417-880-6622

From: [Randi Heard](#)
To: Zoning@springfieldmo.gov
Subject: PLN 2020-00127 , 1452 N. Eastgate
Date: Sunday, August 9, 2020 8:28:42 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

As a resident of Cooper Estates, I am opposed to re-zoning of the above property from O-1 to a PD. This community has already been compromised by the addition of the car-lot and we are trying desperately to maintain the culture and value of this unique neighborhood. To add a possible car repair shop, upholstery shop, plumbing storage building would put the nail in our coffin so to speak.

Please reconsider the rezoning of this property.

Randi Heard
3706 E. Dartmoor Ct.
Cooper Estates
Springfield, MO. 65802

719-505-6088
randim1948@gmail.com

From: [Carroll, Beth](#)
To: Zoning@springfieldmo.gov
Subject: PLN2020 - 00127 Proposed Plan 1452 North Eastgate Project
Date: Friday, August 7, 2020 5:06:15 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 writing in response to a notice I received of possible rezoning to an area immediately west of the Cooper Estates neighborhood. I would like to speak in opposition of the proposed change. Cooper Estates has always been viewed as a safe, gated community in spite of being located in north Springfield, within eyeshot of a major highway and multiple existing large businesses (with plans for more). This small parcel of land is too close in proximity to construct and maintain a business without being overly invasive to the residents of Cooper Estates. Not to mention adding to the already heavy traffic off of Division and Eastgate. Cooper Estates brings beauty and stability to our city, and is the front edge of beautiful single family home developments to the east and south east. Please preserve what is left of the integrity in the immediate areas surrounding our neighborhood. Thank you for your consideration.

Beth Wannenmacher Carroll
3739 E Cromwell Ln
Springfield, MO 65802
417-849-4556

From: [Casey Chasteen](#)
To: Zoning@springfieldmo.gov
Cc: cooperestates@att.net
Subject: PLN2020-00127- 1452 N. Eastgate: Comments to Proposed Zoning Changes
Date: Friday, August 7, 2020 11:46:22 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr. Hosmer:

Good morning, I am a resident of Cooper Estates and own property within 500 feet of the proposed zoning change at 1452 N. Eastgate (PLN2020-00127). I wanted to submit my comments to the Commission via email for its consideration regarding this zoning change.

I am opposed to the change of zoning from an O-1 Office District to a PD allowing for flex space office units. The "Flex Offices" zoning, as opposed to the current O-1 Office zoning, would allow for the potential development of business spaces with uses that are undesirable for a commercial property so close to a residential neighborhood. Businesses that may produce additional undesirable odors, loud noises and cause additional traffic outside of common business hours then business allowable under an O-1 Office District.

In addition, several years ago this same applicant applied for a change of zoning for a property adjacent to 1452 N. Eastgate, meeting with Cooper Estates homeowners and communicating with our property owners association in doing so. This change of zoning eventually resulted in the development of the car dealership adjacent to 1452 N. Eastgate. At that time, we were assured by the Applicant that this 1452 N. Eastgate property would not be developed into anything other than the office spaces allowed by the O-1 Office Zoning. Now, contrary to that assurance, Applicant is asking for a change of zoning that would potentially allow for uses undesirable to our neighborhood.

Approval of this zoning change by the Commission would be detrimental to the interests of residential property owners nearby. As a community we (Cooper Estates property owners) have been cooperative regarding Applicant's need to be able to use and develop its property. However, we were assured in connection with previous zoning changes that Applicant can enjoy reasonable and adequate use of Applicant's property without further change of zoning.

Thank you for your time and consideration.

Casey Chasteen
1401 N. Cooper Blvd., Springfield MO 65802
417-496-5868

From: [Ron Reynolds](#)
To: Zoning@springfieldmo.gov
Cc: cooperestates@att.net
Subject: Rezoning of 1452 N Eastgate, Spfd, MO
Date: Friday, August 7, 2020 2:56:02 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr. Hosmer,

I would like to respectfully request that you reconsider the change of rezoning the property at 1452 N Eastgate from O-1 (Office District) to PD (Flex Offices). I am a resident of Cooper Estates subdivision and my cul de sac (East Sherwood Court) backs directly up to the fence which sits adjacent to the property that you are looking to rezone. I am very concerned about the amount of noise and traffic associated with this change. Before the Audi dealership went in, we were assured that multi-use companies would never be permitted in this plot of land, only offices. Now we find out that the change in zoning could possibly include an automobile body shop, a fitness facility, an automobile accessory/glass shop, upholstery shop, etc. I would ask that you deny Geoffrey Butler's request to rezone this piece of property and keep it as we were told in the earlier meeting.

Sincerely,

Mrs. Ron (Cindy) Reynolds
3637 E Sherwood Court
Springfield, MO. 65802
417-619-3534

[Sent from Yahoo Mail for iPad](#)

From: [ann.dowell](mailto:ann.dowell@springfieldmo.gov)
To: Zoning@springfieldmo.gov
Subject: Rezoning request
Date: Friday, August 7, 2020 7:32:45 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 am a resident of Cooper Estates. I am opposed to the rezoning of this property from 0-1 to PD.

I recall that we were assured that this portion of land adjacent to the Cooper boundary would be developed as office use only.....I considered the word 'assured' to mean: guaranteed, certain, secure, declared earnestly, something is true.....SO I thought that decision could be trusted as true. Evidently the word 'assured' does not have the same meaning to you as it does to me. I respect truth in both words and actions.

I am opposed to the rezoning of this property from 0-1 to PD.

Faye Ann Dowell, Tr
3628 E Sherwood Ct.
Springfield, MO 65802

From: [Karla V](#)
To: Zoning@springfieldmo.gov
Cc: cooperestates@att.net
Subject: Zoning - 1452 North Eastgate
Date: Friday, August 7, 2020 2:02:24 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Date: August 7, 2020
Phone: 320-760-1479
Resident: Karla Vipond
Address: 1391 N Cooper Blvd Springfield, MO 65802

Project Address: 1452 N Eastgate Springfield, MO 65802

Comment:

Please DENY proposed zoning change from current O-1 to PD.

I am new to this community, but my communication with residents of this subdivision say that a compromise was reached with this parcel and to be zoned for only O-1 a few years ago.

This was agreed upon when previous zoning permissions were obtained for other properties abutting Cooper Estates. This parcel is extremely close to housing. Air, noise and sight pollution could be devastating to the value of the homes and their enjoyment of it.

Thank You,
Karla Vipond

--

KARLA VIPOND

1391 N Cooper Blvd Springfield, MO 65802 (c) 320-760-1479

Comments received before August 13, 2020 P&Z Hearing

DATE:	7/28/20	Telephone No.	417-770-4177
YOUR NAME:	Laurene Zimmer / Michelle Holder		
YOUR ADDRESS:	1210 N. New Castle Ave.		
PROJECT ADDRESS:	1452 North Eastgate		

COMMENTS:

As a resident of Cooper Estates I am opposed to the rezoning of this property from O-1 to a PD.

Having ^{the} added noise, people, lights, traffic so close to homes with children & older folks isn't best. Devaluing of homes, so close to businesses, doesn't help resale. Would you want the back of a business to be your view? Thank you for understanding.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

Michelle Holder
Laurene Zimmer

DATE:	8/5/20	Comments received before August 13, 2020 P&Z Hearing
YOUR NAME:	Ruth Donadio	
YOUR ADDRESS:	3627 E. Kensington DR	
PROJECT ADDRESS:		

COMMENTS:

I absolutely do not want this proposal to go into effect now or in the future. ever!

From: [Jim Austin](#)
To: Zoning@springfieldmo.gov
Cc: cooperestates@att.net
Subject: PLN2020-00127 1452 N. Eastgate
Date: Tuesday, August 11, 2020 3:34:19 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

August 11, 2020
Delores M. Austin
3645 E. Sherwood Ct., Springfield, MO 65802
Project Address: 1452 N. Eastgate, Springfield, MO

I am a Cooper Estate Resident at the above address. I DO NOT APPROVE OF CHANGING THE CURRENT O-1 Office District to a PD zone. WHY? Cooper Estates is an established lovely area with trees, shrubs and well-maintained homes.....it is being taken over by businesses and is becoming a residential area "in the middle of the business world" and approaching a "closed-in" atmosphere. Furniture Row, the recently added car dealership, Menard's.....soon-to-be COSTCO.. and now rezoning for more businesses, even though the applicant has said it would be office spaces. My vote is to leave the area in question to be rezoned to just do that.....LEAVE IT ALONE. Cooper Estates does not need added traffic, added noise, added lights, and in general, added buildings that would further "close in" a residential area. Thanks to ALL who are involved in this decision for allowing the residents to share their concerns.



Neale & Newman
Established 1903

Bryan D. Fisher
Partner
Email: bfisher@nnlaw.com
Main: 417.882.9090

August 11, 2020

Anita Cotter, City Clerk
City of Springfield
840 Boonville
Springfield, Missouri 65802

Via e-mail: acotter@springfieldmo.gov

Bob Hosmer, Senior Planner
City of Springfield
840 Boonville
Springfield, MO 65802

Via e-mail: bhosmer@springfieldmo.gov

Re: Application for Planned Development 375
1452 North Eastgate Avenue, Eastgate Office, LLC
Our Client: Cooper Estates Property Owners Association
Our File No.: 19289.02

Dear Ms. Cotter and Mr. Hosmer:

Our firm has the privilege of representing the Cooper Estates Property Owners Association (the "Association"). Our client contacted us regarding Planned Development 375 now pending before the Department of Planning and Development and scheduled for a hearing before the Planning and Zoning Commission on Thursday, August 13, 2020. The Cooper Estates Subdivision is located directly east of the property located at 1452 North Eastgate Avenue, which is the subject of the Application for Planned Development 375. For the reasons set forth in this correspondence, our client urges the Planning and Zoning Commission to deny the Application for Planned Development 375.

Brief History

As I am sure the Planning and Zoning Commission may recall, this property was rezoned just three (3) years ago, along with another tract of land. That other tract of land is directly west of the current subject property and was commonly known as 3508 East Division Street. The purpose of that rezoning was to rezone the East Division Street property from General Retail to General Retail with Conditional Overlay District 69 and to rezone the current North Eastgate property from General Retail to O-1, Office District with Conditional Overlay District 128.



August 11, 2020
Page 2

As members of the Planning and Zoning Commission and the City may also recall, at that time, the homeowners in Cooper Estates had concerns about the proposed rezoning of both parcels of property and the potential impact on their neighborhood. Specifically, residents of Cooper Estates expressed concern to the developer and the City that if that rezoning was approved eventually an automobile service center, or other similar business would be constructed behind the now-existing car dealership. The concern of residents was, of course, the increased traffic, noise, light pollution, etc. of such businesses being located directly adjacent to homes in the Subdivision.

In response to the concerns of homeowners in Cooper Estates, the developer noted that the property located on North Eastgate, which is, again, the property now at issue, would be rezoned from General Retail to Office, which would reduce traffic and the potential uses of the property. The developer noted the other potential non-office uses were not very compatible with residential uses. For your reference, I am enclosing a copy of the pertinent portions of e-mail correspondence sent by the developer to one of the property owners in 2017.

Additionally, Conditional Overlay District 128 included a number of restrictions negotiated by the developer with the homeowners in Cooper Estates. For your reference, I am including a copy of Exhibit A to an agreement between the Cooper Estates Property Owners Association and Napleton Equities, LLC, which outlines those restrictions. As you will see, a number of restrictions such as prohibiting the construction of wireless facilities and towers taller than fifty feet, use of the property as a substance abuse treatment facility for fifty or fewer residents, and other requirements including a proposed buffer yard, access from Eastgate Avenue, and lighting pollution were included.

Current Application

Presently, a mere three (3) years after rezoning the property from General Retail to O-1, the current Application for Plan Development 375 seeks to rezone the property from Office 1 to a planned development that would allow all the following uses:

- Accessory uses, as permitted by Section 36-450, Accessory Structures and Uses;
- All uses allowed in O-1 Zoning District;
- Automobile detailing services including minor body and fender repair and paint work limited to 6,000 sf maximum area per business;
- Sales and installation of automobile accessories and glass treatments;
- Fitness and personal training businesses;
- General office use group with or without shop/stockroom;
- Coffee and donut shop;
- Internet sales of automobiles, and other motor vehicles with no on-site car display;
- Microbrewery with tasting room and no food service;



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Page 3

- Retail sales use group provided the sale of products as related to the principal use. Products related to the principal use include products produced, distributed, or sold on-site by the principal use; and
- Upholstery shops.

Although the current plan includes a thirty foot buffer yard with plantings, it is notable that almost none of the restrictions from the rezoning in 2017 from General Retail to O-1 are now included. Thus, the very concerns articulated by homeowners in Cooper Estates when the original proposal was passed just a few years ago, would now be stripped from the property if the application was approved. One can understand why homeowners within Cooper Estates rightly view this new rezoning attempt as nothing more than a bait-and-switch. As outlined above, the property owners were assured that their concerns would be addressed by rezoning the current property from General Retail to O-1. Now the developer proposes that the O-1 zoning be changed to allow the very types of uses that formed the basis of the homeowners' concerns when the original proposal was made in 2017.

As you have no doubt seen in the many e-mails sent by owners within the Cooper Estates Subdivision, including, I believe, every owner located within 500 feet of the property to be rezoned, many attended the neighborhood meeting three years ago when the original rezoning was proposed. Those e-mails to the Commission recount the assurances made by the developer at that time concerning the benefit that would be conferred by zoning the property from General Retail to O-1. And they unanimously reflect those homeowners', and also the Association's, opposition to the current rezoning request.

Additionally, the proposed change seeks to allow "Flex Offices." The developer describes those offices as "those offices where there is a[n] office component and also a shop area where supplies and other miscellaneous activities can occur inside the building." But, notably, "Flex Offices" is not a term defined in the Planning and Zoning Code or the Springfield City Code of Ordinances (the "Code"). This means that despite the explanation offered by the developer, all of the permitted uses identified above would be permitted if the property was rezoned as requested. So despite describing Flex Offices with the example of "a[n] office for a plumber who has the business office and their shop has parts and necessary equipment for their work." Uses such as automobile detailing services, including minor body and fender repair and paint work, coffee and donut shops, microbreweries, wireless towers over fifty feet, etc. would now also be permitted. This is in direct contravention of the representations and agreements made by the developer in 2017.

References to City Ordinances and Policies

The Association and the homeowners that are its members have always appreciated the efforts and assistance of the City Staff with zoning applications and the demands placed upon them when considering applications and the deadlines related thereto. The Association also appreciates the



August 11, 2020

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Development Review Staff Report (the "Report") prepared with regard to this matter and the recommendation made by Staff, which is to deny the proposed rezoning. The Association echoes that recommendation.

Specifically, the Association emphasizes the first finding made by Staff in its Report. As you can see, that finding notes "the Application is not consistent with the *Growth Management and Land Use Element* of the *Comprehensive Plan* which designates this property as appropriate for low-density housing." As the Report correctly notes, even the current zoning of O-1, Office District with Conditional Overlay District 128, exceeds the intensity use currently contemplated by the *Comprehensive Plan*. As noted by Staff, the proposed rezoning would thus increase the intensity of the use. The proposed rezoning is thus inconsistent with the *Comprehensive Plan* and inconsistent with the very reasons why this property was rezoned in 2017 (i.e., to reduce the intensity of use).

Section 36-405 of the Code states that the "suitability of such tracts for the PD District designation shall be determined by and shall be made in accordance with the Comprehensive Plan . . . and with a reasonable consideration being given to, among other things, the character of the District and its particular suitability for particular uses and with the view to conserving the land throughout the City." (Code 36-405). The proposed rezoning to a planned development district is thus not compatible to Section 36-405. This is because it is not consistent with the *Comprehensive Plan*.

Moreover, as noted by Staff in Finding No. 2, "the proposed PD would allow several uses that could potentially have detrimental impact to the adjacent neighborhood and remove protections that are already in place with the current O1, Office COD No. 128 zoning district that was approved in 2017." Finding No. 3 also highlights the incompatibility of the proposed planned development district with Section 36-405 because as noted by Staff, "the proposed Planned Development would allow three permitted uses that are considered to potentially have higher environmental impacts in terms of noise, dust and odor which make them incompatible with the adjacent neighborhood." The proposed rezoning is thus incompatible with Section 36-405 because it does not give reasonable consideration to the character of the property's peculiar suitability for the particular uses that would be permitted. This incompatibility thus further highlights the compelling reasons for denial of the present application.

Section 36-405 also requires that the applicant identify the uses that will be permitted in a proposed non-residential development. See (Code § 36-405(8)(k)). Thus, despite the statement in the Neighborhood Notice that the proposed planned development is for "Flex Offices," the permitted uses are all of those listed previously in this correspondence and included in the developer's application. The Association thus respectfully urges the Commission and the City to carefully review those permitted uses, and their potential harm to homeowners in Cooper Estates.



August 11, 2020
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Conclusions

As you are no doubt aware, the COVID-19 health pandemic has drastically altered the way public hearings and neighborhood meetings are conducted. The Association and the homeowners which are its members hope that the Planning and Zoning Commission and the City will give special attention to the numerous e-mails that have been sent by homeowners concerning this matter and the handwritten letters included with this correspondence. In light of the COVID-19 health pandemic and the public health issues created with large public hearings, the Association has elected to have only a few representatives appear at the public hearing scheduled for this Thursday, August 13, 2020.

Along with one or two property owners, I anticipate appearing, along with Frank Gardner, Manager of the Association. In an attempt to respect the time of the Planning and Zoning Commission and the health safety issues, we do not anticipate a large group of homeowners. In fact, those considerations were precisely, in part, why our firm was retained to represent the Association. But again, we respectfully urge the Commission and the City to give the same consideration and attention to the numerous e-mails sent by homeowners in Cooper Estates as they would the remarks of those homeowners if they were appearing in person.

Again, my client and I reiterate our sincere appreciation of the City's work on this matter, and the Planning and Zoning Commission's and the City's consideration. We respectfully urge the Commission to deny the proposed rezoning for the reasons set forth in this correspondence.

My best,

A handwritten signature in blue ink, appearing to read 'Bryan D. Fisher'. The signature is fluid and stylized, with a large initial 'B' and 'F'.

Bryan D. Fisher

BDF/jv

Enclosures

cc: Amy Werland (*via e-mail*)
Cooper Estates Property Owners Association
Greg McKinney (*via e-mail*)

Geoffrey Butler

From: Geoffrey Butler
Sent: Monday, May 15, 2017 8:33 PM
To: coopiemom2@gmail.com
Cc: Neal, Daniel; Randy Reichard; paul napleton; David Murray; David Havens; Bob Hosmer
Subject: Fw: 3508 E. Division. Noble Estates

Joretta,

Your email was forwarded on to me and I would like to respond to your comments. First I would like to encourage you to come to the neighborhood meeting on Wednesday. That meeting gives us a chance to hear your concerns and to try to address them.

Here are my responses to your comments:

6. Changing the zoning from General Retail (which will be bad enough when that happens) to Highway Commercial will de-value property in Cooper Estates and could allow additional undesired businesses to locate nearby. The property is already zoned General Retail and it will be developed as such if this does not pass. In this instance we have a buyer who wants to put in a new and used car dealership. That is a known entity. Whereas right now you have no idea or control over what can go there. Allowing the zoning change for the front parcel to HC to allow the dealership gives you some level of certainty. Better to know what is going in than what might happen with other developers. I also should mention the down zoning of the eastern parcel from GR to Office reduces the traffic as well and the potential for uses which are not very compatible with residential uses. Office uses are very benign and are generally 8-5 weekdays.

and your final comment:

Geoffrey H. Butler AIA - Architect & Founder
Butler, Rosenbury & Partners, Inc.

Exhibit A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-21-2017 & CONDITIONAL OVERLAY DISTRICT NO. 128

The requirements of *Section 36-400. Office District.* of the *Springfield Zoning Ordinance*, shall be as modified herein for development within this district.

1. The following uses within the O-1, Office District shall be prohibited in this district:
 - a. Wireless Facilities and Towers taller than 50'
 - b. Substance abuse treatment facilities for 50 or fewer residents
2. The following conditional uses within the O-1, Office District shall be prohibited in this district:
 - a. Funeral homes, mortuaries, crematoriums
 - b. Heliports
3. The maximum floor area ratio shall not exceed .30
4. All structures must remain below thirty (30) degree bulk plane as measured from the east and south district boundaries (adjacent to Cooper Estates residential and community area).
5. The site lighting shall utilize cutoff light fixtures which reduce glare and not exceed .5 footcandle along the south and east district boundary, 1 footcandle along the property line along Division Street and Eastgate Avenue, as required by Section 36-484.
6. The Stormwater Management Plan will include management of all stormwater runoff from proposed MODOT Eastgate Avenue relocation.
7. Bufferyards will be provided as required by *Section 36-482, Landscaping and Bufferyards* but shall also include improvements made to the existing Cooper Estates fence along the south and east district boundaries where the upper steel picket fencing is replaced with an equal height solid screen fencing material to be approved by the Cooper Estates Property Owners Association.
8. A traffic study will be required to be submitted to MoDOT at the time of development of the tracts.
9. No access on Eastgate Avenue from within 300 feet of centerline of Division Street.
10. Shared access will be required between lots and each lot will not have its own access to Eastgate Avenue.
11. Sidewalks are required to be constructed along Eastgate Avenue and portions of Division Street.
12. A \$0.0147 per square foot trunkline connection fee is required before any building permits can be issued or public improvement plans can be filed.

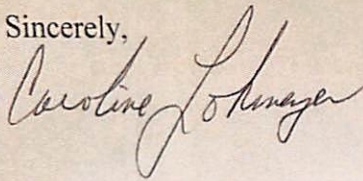
August 4, 2020

Caroline Lohmeyer 417-593-1731
3705 E. Kensington Dr.
Springfield, Mo. 65802

1452 North Eastgate

Seriously concerned about the proposed change in the promise that was made to Cooper Estates residents a few years back when you needed our approval/acceptance for building. Now seems as though you are going back on your word. Making such proposed changes are not in our best interest. This also makes your words null and void. Why are you even considering this? Have integrity and keep your word!

Sincerely,

A handwritten signature in cursive script, appearing to read "Caroline Lohmeyer". The signature is written in dark ink and is positioned below the word "Sincerely,".

8/3/2020

Joshua Quinn O'Daniel
3705 E Kensington Dr Springfield Mo

(417) 331-6286

Project - 1452 North Eastgate Springfield Mo

I strongly object the changing of zoning in this area. My opinion is that all residents of Cooper Estates are opposed to the plan because of traffic and safety problems; destroy local wildlife habitat, and potentially lower property values of the existing community.

I urge you to disapprove the rezoning.

Thank you for your service and support of our communities!

Best regards,

Joshua O'Daniel

DATE:	8-7-20	Telephone No.	314-623-3499
YOUR NAME:	Mike Moskoff		
YOUR ADDRESS:	308 E. Sherwood		
PROJECT ADDRESS:	1432 North Fairgate		
COMMENTS:	We are against the zoning change. Our concerns are the possibility of less restrictive requirements. We are also concerned about the run-off from the parking lot which drains into the water retention area and then into our backyard. We would like to see the restriction of any auto repair which would make existing properties in the area harder.		

City of Springfield, Missouri - Development Review Office - 840 Beardsley, Springfield, MO 65812 - 417.864.5611
This is for informational purposes only. It is not a final decision.

From: [Judith Self](#)
To: Zoning@springfieldmo.gov
Subject: Zoning Request. PLN 2020-00127, 1452 N. Eastgate
Date: Wednesday, August 12, 2020 10:16:43 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr. Hosmer,

We are residents of Cooper Estates and are writing to express our opposition to the proposed re-zoning of property near the corner of East Division and North Eastgate. We understood that after the re-zoning for the auto dealership, that land adjacent to Cooper Estates would be zoned for office use only. We are not in favor of a change in zoning, specifically this zoning request to allow a cluster of multi-use companies, which could create additional traffic, additional noise, additional lighting and other conditions not compatible to our residential neighborhood. We urge you to deny this re-zoning request.

Larry & Judith Self
1328 N. Fenchurch Lane
Springfield, MO. 65802

Sent from my iPad



Neale & Newman
Established 1903

Bryan D. Fisher
Partner

Email: bfisher@nnlaw.com
Main: 417.882.9090

September 2, 2020

Mr. Geoffrey H. Butler
BRP Architects
319 N. Main Ave #200
Springfield, MO 65806

Via email & regular mail

Re: Application for Planned Development 375
1452 North Eastgate Avenue, Eastgate Office, LLC
Our Client: Cooper Estates Property Owners Association
Our File No.: 19289.02

Dear Geoff:

I am in receipt of your email dated August 21, 2020, which enclosed a revised Exhibit 1 to Application for Planned Development 375. I am also in receipt of your correspondence sent to certain homeowners within the Cooper Estates subdivision, which also included the Amended Application. That correspondence was dated August 25, 2020. As I mentioned to you by email yesterday, I reviewed the Amended Application with the Property Owners Association earlier this week. While the Property Owners Association appreciates the work your office performed in amending this Application, the Cooper Estates Property Owners Association, and the more than 240 homeowners which it represents, cannot support the proposed rezoning, as amended, for the reasons I will detail in this correspondence.

As outlined in my prior correspondence to the City in opposition to the original application for Planned Development 375, the subject property was rezoned a mere three years ago. As you know, at that time, property located directly west of the current subject property was rezoned so that an automobile dealership could be constructed. As a part of that rezoning, the current property was rezoned from General Retail to Office-1 with a conditional overlay. The purpose of rezoning the current property from General Retail to Office-1 was to provide a buffer between the automobile dealership and the homes located in the Cooper Estates subdivision, which are located directly east of the subject property in Application for Planned Development 375. That rezoning was also in keeping with the Comprehensive Plan because it moved the property from a more intense use (General Retail) to a less intense use (Office-1).

As you may recall, and as was enclosed in my prior correspondence to the City, an email was sent to the then-president of the Cooper Estates Property Owners Association highlighting that this



September 2, 2020
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rezoning would benefit homeowners in Cooper Estates. That argument was one of the bases for garnering the support of homeowners in Cooper Estates and the Property Owners Association for the rezoning three years ago. But now, the proposed Application seeks to do the exact opposite of the rezoning done three years ago. It seeks to move the subject property from a less intense use (Office-1) to a more intense use (Planned Development). The Cooper Estates Property Owners Association thus strongly objects to the proposed rezoning.

Although, the Cooper Estates Property Owners Association appreciates the amendments made to the original application, the proposed permitted uses still present many of the same issues present in the original application. Those primary issues are increased traffic, noise, and light pollution. As you aptly noted in your email three years ago to then-president of the Cooper Estates Property Owners Association, an office complex was beneficial as an appropriate buffer between the automobile dealership and the Cooper Estates subdivision because office complexes are primarily Monday through Friday businesses with general hours around 8:00 to 5:00. But almost each and every proposed use in the Amended Application are businesses that would operate with significantly more traffic than a general office complex and with far greater hours and days of the week.

For example, the Amended Application still allows automobile detailing services, fitness and personal training businesses, and coffee and donut shops. It also allows all accessory uses permitted by Section 36-450 of the Springfield City Code, which includes restaurants, drug stores, gift shops, cocktail lounges, automobile service and repair, and the storage of boats, boat trailers, camping trailers, small house trailers, and recreational vehicles. *See* (Land Development Code, City of Springfield, Missouri Section 36-450(3)(b)). While this list of uses is not exhaustive, each and every one of them is a use that would be permitted under the Amended Application and each and every one of them is a use that far exceeds the normal intensity of use for an office complex. Each of these uses thus presents a harm to the homeowners located directly east of the subject property because their homes will suffer the damage, annoyance, and nuisance of increased traffic, noise, and light pollution.

Additionally, as noted in my prior correspondence and in my comments before the Planning and Zoning Commission, the Springfield City Code requires that a plan development be consistent with the comprehensive plan. *See* (Springfield, Missouri City Code of Ordinances [the "Code"] Section 36-405). I have yet to see any report or proposal, of any kind, that explains how the proposed rezoning meets the requirements of Section 36-405. As you know, the Comprehensive Plan designates the subject property as appropriate for low-density housing. As explained by the City Staff Report, and also the City staff during the initial Planning and Zoning meeting, the purpose of this anticipated use is the protection of the existing Cooper Estates subdivision and the homes located therein. The proposed Application thus seeks to undo this protection and buffer transition. The Cooper Estates Property Owners Association and the homeowners located within the Cooper Estates subdivision thus cannot support the Amended Application for rezoning because



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the proposed rezoning would cause likely harm to the homeowners located directly east of the subject property.

Although, the Cooper Estate Property Owners Association appreciates the effort made in amending the proposed Application, for all the reasons set forth above, the proposed rezoning is inconsistent with the character of the subject property and its peculiar suitability for the particular uses contained in the Amended Application. The very real harm that homeowners directly located east of the subject property would suffer if the permitted uses in the Amended Application were allowed, is not a harm that the Cooper Estates Property Owners Association nor the homeowners located in the Cooper Estates subdivision can allow to occur without objection. The Cooper Estates Property Owners Association thus respectfully submits this objection to the Amended Application to your office with a copy to the City of Springfield for use by the City staff.

We anticipate that many homeowners will email their objections to the Amended Application as they did before. We have requested that those homeowners also copy you per your August 25, 2020 correspondence so that you will be aware of them in advance of the Planning and Zoning meeting scheduled for September 10, 2020. I will be attending that meeting on behalf of the Property Owners Association along with two other representatives to voice these objections.

I appreciate your time and attention to this matter. Please direct all correspondence regarding this matter to our office.

My best,

A handwritten signature in blue ink, appearing to read 'Bryan D. Fisher', written over a circular blue ink stamp or seal.

Bryan D. Fisher

BDF/blg

cc: Bob Hosmer (*via e-mail*)
Cooper Estates Property Owners Association c/o Greg McKinney (*via e-mail*)

From: [Emily Blankenship](#)
To: Zoning@springfieldmo.gov
Subject: 1452 North Eastgate
Date: Saturday, August 15, 2020 5:44:06 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 would like to formally vote NO on the north Eastgate Proposal and ask that you uphold the 2017 agreement.

Cooper Estates Resident
Emily Blankenship

From: karenrotton@cebridge.net
To: Zoning@springfieldmo.gov
Cc: butler@brpae.com
Subject: Fwd: PD375 1452 N Eastgate
Date: Thursday, September 3, 2020 5:41:29 PM
Attachments: [PD375 1452 N Eastgate.msg](#)

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

From: [Ruth Donadio](#)
To: Zoning@springfieldmo.gov
Subject: Fwd: Pd375 1452 N. Eastgate
Date: Tuesday, September 1, 2020 8:00:55 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Sent from my iPhone

Begin forwarded message:

From: Ruth Donadio <donadio@sbcglobal.net>
Date: September 1, 2020 at 7:57:02 PM CDT
To: butler@brae.com
Cc: zoning@soringfueldmo.gov
Subject: Pd375 1452 N. Eastgate

Sent from my iPhone

I live in Cooper Estates subdivision. I am writing this email to protest against the rezoning of the land in question. I did review the material that you sent to our board of directors. However, I prefer this property to remain as it is... No rezoning.

Ruth Donadio

From: [Keith Abercrombie](#)
To: Zoning@springfieldmo.gov
Cc: [Greg McKinney](#); [Kim Richards](#); [Frank Gardner](#)
Subject: Fwd: Reference: PD 375, 1452 N Eastgate
Date: Thursday, September 3, 2020 8:54:18 AM

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Keith Abercrombie
417-838-0258

Begin forwarded message:

From: Keith Abercrombie <keithabercrombie329@gmail.com>
Date: September 3, 2020 at 8:43:04 AM CDT
To: Geoffrey Butler <Geoffrey@brparc.com>
Subject: Re: Reference: PD 375, 1452 N Eastgate

Geoffrey - I appreciate your quick response to my email opposing your re-zoning efforts for this property. I don't doubt that the project you propose is not actually owned by the Napleton group however the description of the allowable businesses you describe in your proposal clearly indicates your project is centered on allowing ancillary industries pertaining to the automotive industry.

When re-zoning was requested in 2014, the Zoning Commission saw logic in allowing "professional offices" on this tract and Cooper Estates residents agreed with their findings provided development adhered with restrictions proposed at that time. So why the need for re-zoning now? I believe we all see the reason behind this re-zoning request...that being a developer want to lease these spaces to support departments of Napleton. In fact you articulate those businesses in your proposal!

This latest proposal does not adhere to our agreed to zoning for profession offices. While one could argue that "internet auto sales offices" might fit in the current zoning restrictions, allowing auto detail shops, light auto body repair certainly does not. Obviously, re-zoning allows for an awfully slippery slope which Cooper Estates residents would be constantly fighting to keep the integrity of a quiet residential neighborhood.

I remain vehemently opposed to this re-zoning request in an effort to maintain the serenity and aesthetics of our beautiful neighborhood.

Keith Abercrombie
417-838-0258

On Sep 2, 2020, at 3:47 PM, Geoffrey Butler
<Geoffrey@brparc.com> wrote:

From: [Stillwell, Tina C](#)
To: butler@brpae.com; Zoning@springfieldmo.gov; admin@cooperestates.com
Cc: [Stillwell, Mark R](#); tinastillwell@missouristate.edu
Subject: Letter from Mark and Tina Stillwell Opposing Rezoning for PD 375 1452 N. Eastgate, Springfield, Mo.
Date: Friday, September 4, 2020 10:23:38 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

September 4, 2020

Mr. Geoffrey H. Butler, Architect and Partner, BRP Architects
Mr. Randall Doennig, Chair, and Members, Springfield, Mo. Planning and Zoning Commission

Good morning. As residents of Cooper Estates for more than 25 years, we appreciate the opportunity to respond to the proposal to change the zoning for Planned Development 375 1452 N. Eastgate. We are **opposed** to changing the zoning from O-1 to multi-use strip mall. The current O-1 zoning is consistent with the agreement the Cooper Estates Property Owners Association has had since 2017 with the original developer. A change in property ownership does not justify a change in zoning. It is not relevant. The intensity of the current O-1 zoning is designed to fit the intensity of the use of PD 375 1452 N. Eastgate. The changes Mr. Butler made to the original document do not meet the Cooper Estates POA agreement.

A zoning change would be detrimental to the quality of life for the 242 property owners/more than 375 residents of Cooper Estates. It would bring increased traffic, lights, noise, trash and stormwater runoff close to our neighborhood. Having warehouses within 50 feet of Cooper Estates would decrease the value of our homes.

Thank you to the members of the Springfield Planning and Zoning Commission for voting **no** on this rezoning request on September 10. We appreciate the work you do for the City of Springfield.

Best regards,

Mark and Tina Stillwell
3660 East Sheffield Way
Springfield, MO 65802

From: [Christina Lashmet](#)
Cc: Zoning@springfieldmo.gov
Subject: PD 375 1452 N Eastgate
Date: Sunday, September 6, 2020 12:25:48 PM

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Mr. Butler,

My email concerns zoning for PD 375 1452 N Eastgate. I'm a resident of Cooper Estates at 1412 N Cooper Blvd which is close by to this proposed development. My family does not agree with the proposal. When we moved into the neighborhood three years ago, we were told the land was zoned for offices. With the land being so close to the neighborhood, the plan provided will bring extra noise and traffic very near the neighborhood.

We believe the Commission should keep their promise provided to the neighborhood and maintain the land zoned for offices which is much more fitting to be directly beside our neighborhood.

Sincerely,
Sean and Christina Lashmet

From: [Christina Lashmet](#)
To: butler@brae.com
Cc: Zoning@springfieldmo.gov; [Sean Lashmet](#)
Subject: PD 375 1452 N Eastgate
Date: Sunday, September 6, 2020 10:01:54 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr. Butler,

My email concerns zoning for PD 375 1452 N Eastgate. I'm a resident of Cooper Estates at 1412 N Cooper Blvd which is close by to this proposed development. My family does not agree with the proposal. When we moved into the neighborhood three years ago, we were told the land was zoned for offices. With the land being so close to the neighborhood, the plan provided will bring extra noise and traffic very near the neighborhood.

We believe the Commission should keep their promise provided to the neighborhood and maintain the land zoned for offices which is much more fitting to be directly beside our neighborhood.

Sincerely,
Sean and Christina Lashmet

From: [Bobbi Richerson](#)
To: [butler@brpae.com](#); [Zoning@springfieldmo.gov](#)
Cc: [admin@cooperestatespoa.com](#)
Subject: PD 375 1452 N Eastgate
Date: Wednesday, September 2, 2020 1:15:33 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

As Cooper Estates residents we are still opposed to the proposed zoning changes. We are concerned about increased traffic on Eastgate and increased traffic turning between Eastgate and Division. There is still potential for noise and bright lights in the evening. Multi-use strip mall construction could lower property values in all of Cooper Estates.

Mike & Bobbi Richerson

From: [Jean Grabeel](#)
To: butler@bprae.com; Zoning@springfieldmo.gov
Subject: PD 375 1452 N Eastgate
Date: Monday, September 7, 2020 11:32:03 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 a resident of Cooper Estates and am writing to voice concerns regarding the proposed re-zoning changes on N Eastgate. These changes would certainly impact the safety of entry and exiting our neighborhood due to the increased traffic flow. The road is not wide enough to accommodate the increased amount of traffic flow if the strip mall is added.

I also understand that this is a change from the original agreement.

I am certainly not against progress, but would certainly like to maintain the security and quality of our neighborhood.

Thank you for listening to our property owners.

Jean
Grabeel

Sent from my iPhone

From: [Andrea McKinney](#)
To: Zoning@springfieldmo.gov; butler@brpae.com
Subject: PD 375 1452 N Eastgate
Date: Wednesday, September 2, 2020 4:15:56 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,

I have been a resident of Cooper Estates for the last 3.5 years and have enjoyed the quality of life this neighborhood offers.

We find ourselves surrounded by new developments including senior living, a new Costco, Menard's, and a new car dealership.

Our neighbors want to preserve the residential and family aspects of Cooper Estates and hope you will give consideration to our needs and not allow PD 375 to be rezoned to a multi-use strip mall.

We have already experienced the negative impact of the bright lighting from the Volkswagen dealership and we hope you will consider our request which would limit additional industrial / commercial lighting, noise, traffic, trash, etc. Thank you.

From: [Orvil Brewer](#)
To: Zoning@springfieldmo.gov
Subject: PD 375 1452 N Eastgate
Date: Wednesday, September 2, 2020 9:14:00 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Mr.Hosmer,
As a resident of Cooper Estates, I am submitting my request to deny rezoning request for PD 375 1452 N Eastgate.
As a resident of this neighborhood, I feel it would be against our best interest to have this plot rezoned from O-1. The recommended changes that BRP Architects made to the original zoning exhibit are still not acceptable!
If rezoning occurs, any business that is built on the proposed site will be our neighbors, it is not in our best interest or theirs to have a contentious relationship. If the location is what the "proposed business" is interested in, then build on the site that sits directly behind Napleton Auto, not the site that directly backs up to our neighborhood.
Cooper Estates is a lovely place to live, why would we want a "business" in our backyard?
Thank you for your time,
OT and Sharon Brewer
3649 E Cromwell Lane
Springfield,Mo. 65802

[Sent from Yahoo Mail for iPad](#)

From: [Patricia Anderson](#)
To: butler@brpae.com; Zoning@springfieldmo.gov
Subject: PD 375 1452 N Eastgate
Date: Monday, September 7, 2020 8:49:37 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

September 7, 2020

To:

Mr. Geoffrey H. Butler, Architect and Partner, BPR Architects
Mr. Randall Doennig, Chair, and Members, Springfield Mo. Planning and Zoning Commission

From:
Patricia Anderson
1309 N Fenchurch Lane

I have been privileged to live in Cooper Estates for over 27 years. As a longtime resident I have seen many changes both in and around our wonderful subdivision. Some good, some not so good. I consider the change to the original O-1 zoning proposal as a 'not so good change' for the many property owners of Cooper Estates. A change to the property ownership should not change the previous zoning agreement. These recent changes Mr. Butler made to the original agreement do not meet the Cooper Estates POA agreement.

Cooper Estates POA would have an increase in traffic, lights, signs, noise, stormwater runoff, and trash areas to mention a few 50 feet from our beautiful subdivision. Having a multi-use strip mall warehouse of that design would certainly add to a decrease in our home values.

I do appreciate the members of the Springfield Planning and Zoning Commission for tabling this request until their September meeting.

Best regards,
Patricia Anderson

Sent from [Mail](#) for Windows 10

From: michelleholder1211@gmail.com
To: Zoning@springfieldmo.gov
Subject: PD 375 1452 N. Eastgate
Date: Tuesday, September 1, 2020 9:15:41 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 Mr. Butler,

I realize you have respectably made changes to the original request that you will submit at the September meeting of Cooper Estates POA.

As you can imagine, the changes still concern our families here in the Cooper Estates gated community. We have come to this area for the quite, safe and protected feel of our neighborhood. These changes do make us feel protected. Why? Because it brings more public traffic very close to our families.

Please reconsider.
These changes do not meet the POA agreement.

Laurene Zimmer
Michelle Holder

Sent from my iPhone

From: [Bernie and Pam Burrier](#)
To: butler@brae.com
Cc: Zoning@springfieldmo.gov
Subject: PD 375 1452
Date: Tuesday, September 1, 2020 3:13:15 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 all the above,

Please do not approve the changes as ALL PARTIES agreed on the original format so the car dealership could be built.

It is because Mr.Butler has a better offer?

Please deny the change and lets live up to the original agreement.

It was agreed to then, lets keep it!!

It goes without saying the change would cause more traffic,noise etc!!

Bernie Burrier

Cooper Estates

From: [Bernie and Pam Burrier](#)
To: butler@brpae.com
Cc: Zoning@springfieldmo.gov
Subject: PD 375 1452
Date: Wednesday, September 2, 2020 12:45:40 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 all the above,

Please do not approve the changes as ALL PARTIES agreed on the original format so the car dealership could be built.

It is because Mr.Butler has a better offer?

Please deny the change and lets live up to the original agreement.

It was agreed to then, lets keep it!!

It goes without saying the change would cause more traffic,noise etc!!

Bernie Burrier

Cooper Estates

From: [Theola Phillips](#)
To: Zoning@springfieldmo.gov
Cc: cooperestates@att.net
Subject: Project Location 1452
Date: Wednesday, August 19, 2020 11:45:42 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Attn: Bob Hosmer, AICP Planning Manager

RE: Proposed Planned Development 1452 N Eastgate.

Please record my vote as a NO to the proposed development.

Theola J Phillips
3619 E Cromwell Ct
Springfield, MO. 65802

From: [Geoffrey Butler](#)
To: [Keith Abercrombie](#)
Cc: [Hosmer, Bob](#); [Sparlin, Michael](#)
Subject: RE: Reference: PD 375, 1452 N Eastgate
Date: Wednesday, September 2, 2020 3:47:48 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Keith,

Thanks so much for responding. As I mentioned at the Hearing, this zoning application has nothing to do with Napleton. They sold the property to another party and this developer is seeing a market for this type of limited business use which is not clearly defined in the zoning ordinance. Napleton does not need this property or they would not have sold it.

But to the point of the zoning we propose. This PD has been crafted to allow only businesses which have no foot traffic like retail uses. The uses allowed actually have less car traffic than straight office uses.

What this proposes is to create a large buffer with no cars, parking, trash dumpsters etc between the building and the residential neighborhood. The only opening on the east side of the building would be code required fire exits (the code requires two means of egress for each space and they have to be remote). While the height of the buildings are the same for the current zoning and this rezoning, the current zoning would allow a two story office building with the second floor windows looking down into the back yards of the neighborhood. Current zoning would also allow a parking lot and trash dumpster to be in the back of the building.

So, while I appreciate your concerns, we feel that we have addressed the concerns of the neighborhood and this proposal actually is better than what could be built there.

Geoffrey H. Butler, AIA
Architect & Founding Partner

BRP Architects

M: 417.848.6000

From: Keith Abercrombie <keithabercrombie329@gmail.com>
Sent: Wednesday, September 02, 2020 2:43 PM
To: Geoffrey Butler <Geoffrey@brparc.com>
Subject: Fwd: Reference: PD 375, 1452 N Eastgate

From: Keith Abercrombie <keithabercrombie329@gmail.com>

Date: September 2, 2020 at 2:16:09 PM CDT
To: zoning@springfieldmo.gov
Cc: butler@bprae.com
Subject: Reference: PD 375, 1452 N Eastgate

To Whom It May Concern,

The initial proposal for this re-zoning was tabled at the last meeting due to Mr Butler's "surprise" to learn of opposition to the proposal.

No one, particularly the Zoning Board, should be surprised that residents in one of Springfield's nicest neighborhood developments would oppose having an adjacent property re-zoned to allow a commercial/light industrial development!

The revised proposal by Mr Butler states that "it is important to note that Napleton is not the ones developing this property" however descriptions he provides of acceptable businesses include, if not centers on, automotive enterprises. Does Mr Butler believe the Zoning Board and property owners adjacent to this property are naïve enough to believe these cosmetic changes to his proposal make a difference to our objection?

As a property owner effected by this updated proposal, I vehemently oppose re-zoning!

It would be inappropriate to allow commercial/light industrial businesses to locate adjacent to such a beautiful, well established neighborhood like Cooper Estates.

If Napleton Automotive Group needs more space to operate the kind of ancillary, support services Mr Butler describes in his proposal, why don't they construct those on their current property footprint? Or perhaps on the property they own on the front left of their dealership? I presume they don't want an unsightly business development along their front egress so they are asking the board to change the current zoning next

to our neighborhood because they would prefer to hide these businesses behind their dealership...never mind that they are adjacent to our beautiful residential neighborhood.

Please reject this proposal!

Keith Abercrombie
417-838-0258

From: [Keith Abercrombie](#)
To: Zoning@springfieldmo.gov
Cc: butler@bprae.com
Subject: Reference: PD 375, 1452 N Eastgate
Date: Wednesday, September 2, 2020 2:16:14 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,

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Please reject this proposal!

Keith Abercrombie
417-838-0258

From: [Dale Fagerland](#)
To: butler@brae.com
Cc: Zoning@springfieldmo.gov; CooperEstates@att.net
Subject: rezoning PD 375 1452 N Eastgate
Date: Wednesday, September 9, 2020 12:22:14 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 Mr. Jeff Butler,

I live a few feet from the wall in the northwest corner of Cooper Estates, and I, along with my fellow property owners, am **strongly opposed to the rezoning of PD 375 1452 N. Eastgate.** A mixed-use strip mall would greatly increase noise, traffic, lights and trash. Because the property in question is in close proximity to residents, **we agreed to the original O-1 zoning. Please honor the original agreement and keep the O-1 status.**

Cordially,

Dale & Judith FAGERLAND
3638 E CROMWELL CT
SPRINGFIELD, MO 65802

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 375

A. 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.

B. INTENT

The Developer needs to create a zoning district which allows for “flex” space units. A Flex Space is a multiple purpose business where low density and low intensity uses which are not addressed well in the zoning ordinance can exist. Many of these uses often end up having to go into more intense zoning districts merely because our Zoning Ordinance does not address them well. This PD is crafted to provide a significant buffer between the buildings and the residential area to the west as well as requiring that no business functions can exist between the buildings and the residential zoning.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

D. USES PERMITTED

1. Accessory uses, as permitted by section 36-450, accessory structures and uses
2. Automobile detailing services limited to washing, waxing and detailing cleaning of motorized vehicles. Body work and painting is prohibited.
3. Fitness and personal training businesses
4. General office use group with or without an ancillary storage area
5. Coffee and donut shop with no drive thru facility
6. Internet sales of automobiles, and other motor vehicles with no on-site car display
7. Retail sales use group provided the sale of products is related to the principal use. Products related to the principal use include products-produced, distributed or sold on-site by the principal use.

E. USE LIMITATIONS

1. All activities and permitted uses, except off-street parking and loading facilities shall be conducted entirely within a completely enclosed building.
2. No outdoor storage of equipment, products, materials, or supplies, except refuse disposal areas, shall be permitted.
3. All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.
4. No on-site fabrication or similar services shall be allowed.
5. No building shall be used for residential purposes.
6. No drive through services.
7. No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

F. BULK, AREA AND HEIGHT REQUIREMENTS

Maximum height: A thirty-degree bulk plane shall apply to the east portion of the property

Building Setbacks

- *Front Yard:* Twenty-five feet along Eastgate and East Division
- *Side Yard:* The side yard is the east side of the site and there shall be a 50' building setback off of the east property line.
- *Rear yard:* Ten feet on the south lot line

G. OPEN SPACE, LANDSCAPING & SCREENING

1. *Minimum open space:* Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards
2. *Maximum impervious surface:* The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total lot area.
3. The maximum floor area ratio shall not exceed 30%
4. There shall be a fifty (50) foot bufferyard along the east property line with the following plantings per 100 foot of length: 3 canopy trees, 3 understory trees and 3 evergreen trees. There is an existing masonry screen fence along the east property line belonging to Cooper estates.
5. There shall be no openings on the east face of the buildings other than code required means of egress. No business functions may occur in the bufferyard.

H. EXTERIOR LIGHTING

The requirements and standards of *Section 36-484* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

I. ACCESS TO PUBLIC THOROUGHFARES

Access to Eastgate is limited to the existing access already constructed on Eastgate. There shall be no access to Division Street.

J. OFF-STREET PARKING

Provide one parking space per 300 square feet of office use area. For all other uses, the requirements and standards of *Section 36-455* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. SIGNS

The requirements and standards of *Section 36-454* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

L. REQUIRED IMPROVEMENTS

None required.

M. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the existing property owners association meeting all legal requirements prescribed by the City Attorney.

N. PHASING

No phasing is requested or necessary, all public improvements are existing.

O. FINAL DEVELOPMENT PLAN

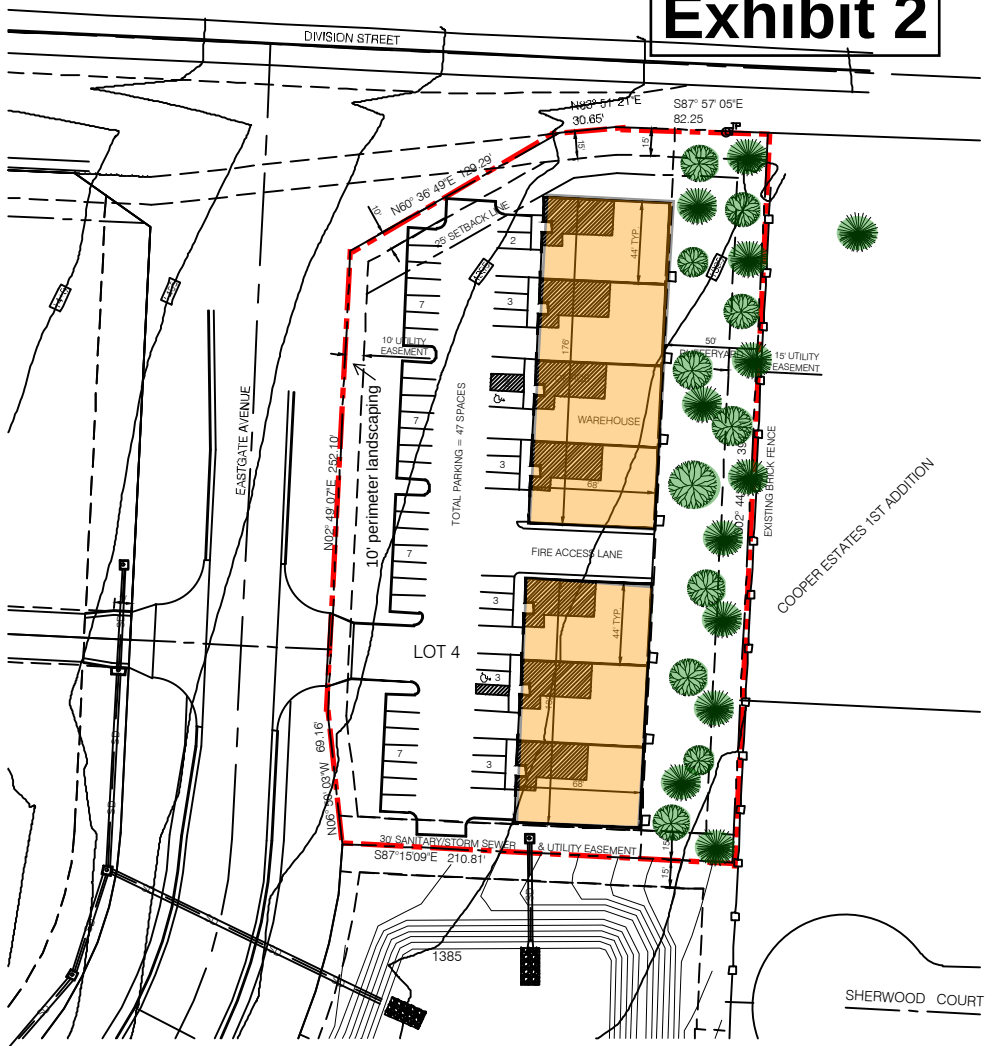
A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan.

1. A final development plan shall only be approved if it is in substantial conformance with Exhibits 1 and 2 as defined by *Subsection 36-405 (9) (c) of the Springfield Zoning Ordinance*.

The final development plan shall be submitted to the Planning and Development Department for the Administrative Review Committee review and final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

- A. Any uses within the District other than those specifically prescribed by the ordinance.
- B. Any increase in the intensity of use permitted within the District.

Exhibit 2



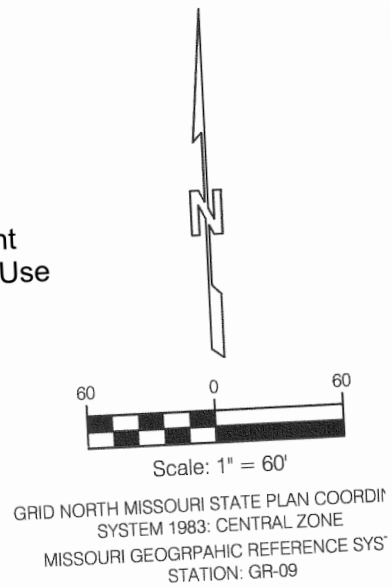
PROPOSED SITE PLAN



GREENSPACE:

TOTAL SITE = 82,785 sq. ft.
GREEN SPACE PROVIDED = 35,170 sq. ft. = 42.48%





86 of 87



Example of Building Design



Example of Building Design

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 10-27-20

Sponsored by: Lear, Hosmer and McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 248

GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield City Code, Chapter 46, 'Elections,' Section 46-6, 'Campaign Finance,' and establishing an effective date. (Recommended by the Plans and Policies Committee.)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Language being added is underlined and language being deleted is ~~stricken~~.

Section 1 – The Springfield City Code, Chapter 46, 'Elections,' Section 46-6, 'Campaign Finance,' is hereby amended as follows:

Sec. 46-6. - Campaign finance.

(a) *Title; intent; definitions.*

(1) *Title.* This section may be cited as the Springfield Campaign Finance Ordinance.

~~(2) *Intent.* The city council finds and declares that in recent years the amount contributed by individuals to political action committees and in turn by these committees to candidates for seats on the city council has increased dramatically. The campaign finance laws of the state limit contributions to candidates by political committees provided the committee is an enduring entity. Committees established solely for the purpose of influencing a single election and which then terminate operations following that election may not be subject to the state law limitations, nor is there a state limitation on the total contributions that an individual can make in a calendar year. Contributions from these committees and to these committees by individuals have been on the increase in the city. The courts and various governmental entities have consistently found that large unregulated contributions can have corrupting influence, either actual or apparent, on government.~~

~~(3)~~ *Definitions.* Words, terms or phrases used in this section shall be accorded the same meaning as in RSMo 130.011. The following terms, which are not defined in RSMo 130.011, shall have the meaning designated in this subsection:

- 39 a. *Political committee* means any committee or group of two or more
40 individuals or persons, including a continuing committee, formed for the
41 sole purpose of influencing a city council candidate election or which in any
42 election cycle calendar year solely makes expenditures, whether
43 independent or otherwise, or contributions to influence any city council
44 candidate election which in the aggregate exceed \$200.00. A political
45 committee does not include a candidate committee or political party
46 committee.
47
48 b. *Independent expenditure* means an expenditure for a communication by a
49 person expressly advocating the election or defeat of a clearly identified
50 candidate which is made without cooperation or consultation with any
51 candidate, or any authorized committee or agent of such candidate, and
52 which is not made in concert with or at the request or suggestion of any
53 candidate, or any authorized committee or agent of such candidate. This
54 provision shall be interpreted and applied in the same manner as the
55 Federal Election Commission interprets and applies its comparable
56 definition of "independent expenditure" at 11 CFR 100.16.
57
58 c. *Related committees* means two or more political committees that are
59 established, maintained, financed or controlled by substantially the same
60 person.
61
62 d. *Election cycle* means the period of time beginning one day after the most
63 recent election for the office a candidate is seeking and ending the date of
64 the election for that office.
65

66 (b) *Applicability of state law.*
67

- 68 (1) *Campaign Finance Disclosure Law.* The contribution and expenditure
69 limitations, disclosure and reporting requirements, together with all other
70 applicable provisions, of the Missouri Campaign Finance Disclosure Law,
71 RSMo Chapter 130, as amended from time to time, shall govern all city council
72 elections.
73
74 (2) *Other state law.* The provisions of state law, as amended from time to time,
75 relating to the qualifications of electors, the manner of voting, the duties of
76 election officers and the form for ballots, the duties of the city clerk, notice of
77 election, numbers of judges, duties, and appointments thereto, polling hours,
78 canvass of the vote, and all other particulars in regard to the conduct of
79 elections shall govern all city elections so far as such provisions are applicable.
80

81 (c) *Limitations on contributions and non-independent expenditures.*
82

- 83 (1) *Contributions to and non-independent expenditures on behalf of political*
84 *committees (PACs).* No ~~person~~ single contributor shall make or receive
85 contributions to or non-independent expenditures on behalf of any political
86 committee or to any set of related committees which exceed \$2,600 during
87 any election cycle calendar year the amount that person is permitted by state
88 law to contribute per election to a candidate committee of an individual seeking
89 election to an at-large seat on the city council. RSMo 130.032.1(5) currently

provides that the maximum amount that can be contributed to a candidate in an at-large election in the city is \$500.00 per election, or a total of \$1,000.00 if the maximum contribution is made for the primary and general election. For purposes of this subsection, any contribution made to a political committee in the calendar year preceding the calendar year in which the election is held is deemed to have been made in the calendar year in which the election is to be held.

~~(2) Contributions and expenditures by non-continuing committees.~~ A political committee which is not a continuing committee shall be subject to the same contribution and expenditure limitations that apply to continuing committees under state law. RSMo 130.032.3 currently provides that the maximum amount that can be made by or accepted from a continuing committee for an at-large candidate in the city is \$500.00 per election and for a zone council candidate \$250.00 per election.

~~(3) Limitations on contributions and non-independent expenditures per calendar year per election cycle.~~ No ~~single contributor~~ individual shall make contributions to ~~or non-independent expenditures on behalf of a~~ candidate committees of those seeking election to the city council or to such a candidate's committee and to political committees which in the aggregate exceed ~~\$2,600~~ \$5,000.00 during in any calendar year election cycle. For purposes of this subsection, any contribution made to a candidate in the calendar year preceding the calendar year in which the election is to be held is deemed to have been made in the calendar year in which the election is to be held. If one or more unexpired terms are filled, the total amount that an individual can contribute under this subsection shall be increased by \$1,000.00 for each unexpired term to fill an at-large city council seat and by \$500.00 for each unexpired term to fill a zone council seat.

~~(4) Independent expenditures.~~ The limitations on contributions and expenditures contained in this section do not apply to independent expenditures.

(d) *Registration and disclosure requirements for political committees.*

(1) *Registration.* All political committees shall file a statement of organization with the clerk of the city on a form prescribed by the clerk no later than ten days after becoming a political committee within the meaning of subsection (a)(3)a of this section.

(2) *Disclosure.* Any political committee not otherwise required by state law to file disclosure reports shall file disclosure reports with the clerk of the city on the forms provided in the same manner and subject to the same schedule as would pertain if the committee were a continuing committee. All such reports shall be available to the public upon request.

(e) *Penalties.*

(1) Any person who accepts or gives contributions or makes expenditures in violation of this section shall be subject to a penalty equal to the nonallowable contribution or expenditure and a fine of up to \$500.00 to be imposed by the

municipal court upon conviction. A person who has received a nonallowable contribution shall not be guilty of violating this section if the contribution is returned within ten days after the contribution has been made. A person who has received or made a nonallowable contribution or expenditure shall not be guilty of violating this section if that person pays the finance director of the city a sum of money equal to the nonallowable contribution or expenditure as determined by the finance director within ten days after being notified of the violation of the nonallowable contribution or expenditure. The notification given by the finance director of the violation and all other reports filed with the city clerk shall be available to the public upon request. Any person who fails to file the required disclosure report with the city clerk shall be subject to a fine of up to \$500.00 per day for each day the required disclosure report is delinquent.

- (2) The penalty provisions of this section shall not apply to any contribution which violates provisions of RSMo ~~430.032.8~~, 130.071 or 130.072.

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. 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 December 1, 2020.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Rhonda Lewsader, City Attorney

Approved for Council action: Jason A. Hage, City Manager

EXPLANATION TO COUNCIL BILL 2020-248

FILED: 10-27-20

ORIGINATING DEPARTMENT: Law

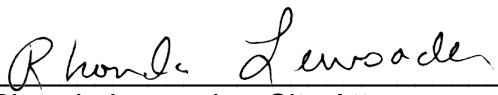
PURPOSE: To amend the Springfield City Code, Chapter 46, 'Elections,' Section 46-6, 'Campaign Finance,' and to establish an effective date for the amendment.

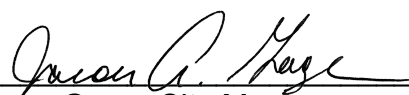
BACKGROUND INFORMATION: Changes in state law and developments in federal case law created a need for Section 46-6 to be revised to remove a reference to a repealed state statute and to conform with federal case law. The Plans and Policies Committee began reviewing Section 46-6 in September 2016 and requested that City staff draft this Council bill. At subsequent meetings, the Committee requested revisions to the draft bill. At their October 15, 2020, meeting, the Committee voted to recommend this Ordinance to City Council by a vote of 3 to 1.

Missouri Constitutional Amendment No. 2 was adopted by a vote of the people on November 8, 2016, and set campaign finance contribution caps for state offices but did not set caps for municipal offices. At present, no state law sets campaign finance contribution caps for local offices. This Ordinance would set a contribution and non-independent expenditure cap of \$2,600 per election cycle on contributions to candidates for City Council or to political committees formed for the sole purpose of influencing a City Council election. If adopted, this Ordinance would take effect on December 1, 2020.

Submitted by:

Approved by:


Rhonda Lewsader, City Attorney


Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 10-27-20

Sponsored by: McClure

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 249

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Special Ordinances 23765, 24472, and 25460 establishing and defining
2 the Police Civilian Review Board to increase the size of the Board from
3 five members to seven members, to modify the process by which Board
4 members are appointed, and to modify the minimum qualifications for
5 Board members to be eligible for appointment.
6
7

8 WHEREAS, the Police Civilian Review Board ("PCRB"), previously known as the
9 Police Civilian Appeal Board, was established by City Council with the passage of
10 Special Ordinance 23765 on December 13, 1999; and
11

12 WHEREAS, modifications were made to the organization of the PCRB with the
13 passage of Special Ordinance 24472 on November 24, 2003; and
14

15 WHEREAS, the name of the PCRB was changed with the passage of Special
16 Ordinance 25460 on August 11, 2008; and
17

18 WHEREAS, City Council desires to make further modifications to the
19 organization of the PCRB.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 NOTE: Added language is underlined, deleted language is ~~stricken~~.
25

26 Section 1 – Special Ordinance 23765, as amended by Special Ordinances 24472
27 and 25460, establishing and defining the Police Civilian Review Board, Section 2,
28 'Organization of the Board,' is hereby amended as follows:
29

30 Organization of the Board. The organization membership, and qualifications of
31 the Board members shall be as follows:
32

- 33 1. The Board shall be composed of seven ~~five~~ members.

34
35 2. All members shall be nominated and appointed confirmed by a majority
36 vote of the Council acting as a committee of the whole. ~~Three of the members~~
37 ~~shall be selected by Council, and two of the members shall be recommended to~~
38 ~~the Council by the City Manager.~~

39
40 3. All members shall possess the same qualifications as for advisory
41 board members generally under City Charter Section 15.5. Also, no member
42 shall have any criminal felony convictions from any federal court or court of any
43 state, be a party to any pending litigation against the City or be a defendant in
44 any pending criminal prosecution. The Police Department shall obtain a criminal
45 history of all applicants for membership on the board and advise the City Council
46 of any convictions for violations of federal, state or local law.

47
48 4. ~~(a)~~ All members shall be appointed for a three-year ~~two-year~~ term.
49 Members may be reappointed for one three-year ~~two-year~~ term. Members not
50 replaced upon the expiration of their terms shall serve until their successors are
51 appointed and confirmed. In the event of a vacancy, members may also be
52 appointed to serve the remainder of an unexpired term. ~~All Board members~~
53 ~~appointed after the end of the regular or extended terms of the current Board~~
54 ~~members as described in subsection 4(b) below shall be appointed for terms of~~
55 ~~three years and may be appointed for one three-year term.~~ As of the effective
56 date of this Ordinance, the currently serving Board members selected by the City
57 Manager shall continue to serve on the Board until the expiration of their current
58 terms. Upon expiration of their current terms, they may be reappointed, if eligible,
59 by City Council, or their replacements shall be selected by City Council as
60 described in subsection 2 above.

61
62 ~~(b) To implement the continuation of the Board as set out in subsection 5~~
63 ~~below, following the expiration of the terms of the current Board members, each~~
64 ~~of whom have serve through appointment and reappointment two full terms,~~
65 ~~three members, consisting of two of the members selected by the Council and~~
66 ~~one of the members selected by the City Manager, shall be appointed to the~~
67 ~~Board to replace three of the current members. The two members not replaced~~
68 ~~shall be deemed to have their current existing terms extended for one additional~~
69 ~~year and shall be replaced at the end of their extended term. Thereafter, all~~
70 ~~appointments and reappointments shall be as described in subsection 4(a)~~
71 ~~above. The Board shall by vote determine which of its members shall be~~
72 ~~replaced and extended; or, in the event the Board is unable to decide, the~~
73 ~~Council and City Manager shall so designate with respect to their respective~~
74 ~~selections.~~

75
76 5. The Board shall sunset, or cease further activities and disband after the
77 passage of four years from the effective date of this ordinance, unless the Board
78 is specifically authorized and empowered to continue by Council ordinance, and
79 then only to the extent authorized by such Ordinance. The Board is hereby

80 authorized and empowered to continue its activities after its December 12, 2003
81 sunset date described above, with the ability to exercise its full powers and duties
82 as defined in this ordinance, as such may be amended from time to time, both
83 with respect to any existing or new matters which may be or come before the
84 Board, subject to any future action as may be taken by ordinance regarding the
85 continued existence of the Board.
86

87 6. Members must attend a training program, such as the Citizens Police
88 Academy, sponsored by the Police Department, or other such training as ~~may be~~
89 ~~provided by the Police Department and~~ approved by the City Manager. Members
90 of the Board who apply to participate in the Citizens Police Academy shall be
91 given priority for placement by the Police Department.
92

93 7. Members are required to treat confidential information which they may
94 have occasion to see in the course of their duties in an appropriate manner, and
95 refrain from any disclosure of such information not permitted or authorized by law
96 or ordinance, or to persons in contexts outside of their duties as members of the
97 Board. Members who disclose any confidential employee and/or law
98 enforcement-related information to any persons in violation of any laws, Merit
99 System Rules or ordinances may be subject to removal from the Board by the
100 City Council, and/or prosecution and punishment as provided in Section 1-7 of
101 the City Code. Provided that, the Board may vote to conduct all or part of an
102 appeal hearing in closed session, provided that no closed or confidential records
103 or documents are disclosed during any open session, and no information that is
104 reasonably likely to pose a clear and present danger to the safety of any victim,
105 witness, undercover officer, or other person; or jeopardize a criminal
106 investigation, including records which would disclose the identity of a source
107 wishing to remain confidential or a suspect not in custody; or which would
108 disclose techniques, procedures or guidelines for law enforcement investigations
109 or prosecutions, is disclosed by any Board members in such open session. To
110 the extent possible, within the guidelines set forth above, the Board shall
111 endeavor to hold all or part of its meeting in open session.
112

113 Section 2 – This Ordinance shall be in full force and effect from and after
114 passage.
115

116 Passed at meeting: _____
117

118 _____
119 Mayor
120

121 Attest: _____, City Clerk
122

123
124 Filed as Ordinance: _____
125

126

127 Approved as to form: , Assistant City Attorney

128

129

130 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020 - 249

FILED: 10-27-20

ORIGINATING DEPARTMENT: City Manager

PURPOSE: To modify the organization of the Police Civilian Review Board by expanding its membership, modifying the process by which members are appointed, and modifying the minimum qualifications for prospective members to be eligible for appointment.

BACKGROUND INFORMATION: The Police Civilian Review Board ("PCRB"), originally known as the Police Civilian Appeals Board, was established in 1999 by Special Ordinance 23765. The purpose of the PCRB is to review appeals made by private citizens of determinations made by the Police Department regarding matters of officer conduct. The PCRB as originally established consisted of five members, each appointed to a two-year term.

Special Ordinance 24472, passed in 2003, made multiple modification to the organization of the PCRB. At that time, board member terms were expanded from two years to three years, a staggered reappointment process was established, a sunset provision contained in Special Ordinance 23765 was removed, and the PCRB was authorized to hold certain portions of its hearings in open session.

In 2008, the name was officially changed to the Police Civilian Review Board with the passage of Special Ordinance 25460.

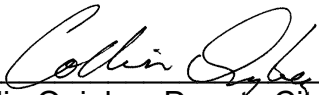
This bill, if passed, would make further modifications to the organization of the PCRB. Specifically:

- The membership of the board would be expanded from five members to seven members.
- All members would be appointed by City Council acting as the Committee of the Whole, as opposed to the current system where three members are appointed by City Council and two are appointed by the City Manager.
- Language that governed the transition from two-year terms to three-year terms would be removed, as that transition is complete and all currently serving members are serving three-year terms.
- The requirement that an individual complete the Citizens Police Academy in order to be eligible to serve on the PCRB is removed.

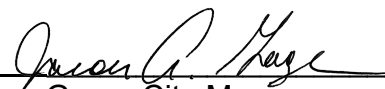
- The Police Department will obtain the criminal history of applicants and provide to City Council any conviction history for use in considering potential appointments. This process was previously completed as part of the application process for the Citizens Police Academy.

Submitted by:

Approved by:



Collin Quigley, Deputy City Manager



Jason Gage, City Manager

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 10-27-20

Sponsored by: Fisk

COUNCIL BILL 2020- 250 RESOLUTION

A RESOLUTION

1 GRANTING a new liquor license to sell retail liquor in the original package, including
2 Sunday sales, to Filipino Market LLC, d/b/a Filipino Market, for their
3 location at 3448 South Campbell Avenue, Springfield, Missouri.
4 _____
5

6 WHEREAS, Filipino Market LLC, d/b/a Filipino Market, has filed an application for
7 a license to sell retail liquor in the original package, including Sunday sales, at its
8 location at 3448 South Campbell Avenue; and
9

10 WHEREAS, said location is within 200 feet of a school, specifically The Summit
11 Preparatory School, located at 216 East Walnut Lawn; and
12

13 WHEREAS, pursuant to Section 10-37(a) of the Springfield City Code, no license
14 shall be granted for the sale of intoxicating liquor within 200 feet of any school, church,
15 park, or building regularly used as a place of worship unless the applicant shall first
16 obtain the consent of City Council.
17

18 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
19 SPRINGFIELD, MISSOURI, as follows, that:
20

21 Section 1 – City Council consents to granting Filipino Market LLC, d/b/a Filipino
22 Market, a license to sell retail liquor in the original package, including Sunday sales, at
23 its location at 3448 South Campbell Avenue, Springfield, Missouri.
24

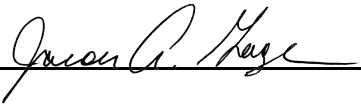
25 Section 2 – This Resolution shall be in effect immediately upon adoption.
26

27 Passed at meeting: _____
28

29 _____
30 Mayor
31

32 Attest: _____, City Clerk
33

34 Filed as Resolution: _____
35

36
37 Approved as to form: , Assistant City Attorney
38
39
40 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020 -250

FILED: 10-27-20

ORIGINATING DEPARTMENT: Finance

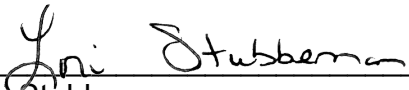
PURPOSE: Granting a new liquor license to sell retail liquor in the original package, including Sunday sales to Filipino Market LLC, d/b/a Filipino Market, for their location at 3448 South Campbell Avenue, Springfield, Missouri.

BACKGROUND INFORMATION: Applicant, Filipino Market LLC, d/b/a Filipino Market, applied for a license to sell retail liquor in the original package, including Sunday sales at its location at 3448 South Campbell Avenue. The applicant's business is located within 200 feet of property owned and/or operated by The Summit School located at 216 East Walnut Lawn. Objections from the school were not submitted to City staff.

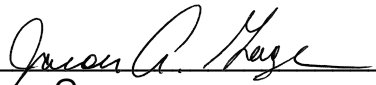
Pursuant to Section 10-37(a) of the Springfield City Code, no license shall be granted for the sale of intoxicating liquor within 200 feet of any church, school, park, or building regularly used as a place of worship unless the applicant shall first obtain the consent in writing of City Council. As a result, City Council must determine whether it will issue a license to this business location.

Submitted by:

Approved by:



Lori Stubbeman,
Business License Supervisor



Jason Gage,
City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 3
Filed: 10-13-20

Sponsored by: Fisk

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 244

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Section 2 of General Ordinance 6595 to allow the suspension of
2 enforcement of the parking ratios for restaurants set forth in Section
3 36-455(2)(b)18 of the Zoning Ordinance to continue while restaurants
4 are required to maintain physical distancing between patrons due to
5 2019 novel coronavirus.
6 _____
7

8 WHEREAS, on March 16, 2020, the Mayor of the City of Springfield, declared a
9 civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19")
10 pandemic; and
11

12 WHEREAS, on March 16, 2020, Springfield City Council, by its passage of
13 Special Ordinance 27293, prohibited certain public gatherings of 50 or more persons;
14 and
15

16 WHEREAS, Special Ordinance 27293 authorized the Mayor, during the duration
17 of the declaration of civil emergency, to issue additional orders amending which public
18 gatherings are prohibited; and
19

20 WHEREAS, the Mayor issued subsequent "Stay at Home" and "Road to
21 Recovery" orders after March 2020, which included customer occupancy limits on
22 restaurants; and
23

24 WHEREAS, City Council, recognizing the impact of these restrictions on the
25 ability of restaurants to effectively and efficiently operate, adopted General Ordinance
26 6595 on June 1, 2020, which suspended the enforcement of the off-street parking
27 requirements found at Section 36-455(2)(b)18 of the Zoning Ordinance until the Mayor's
28 declaration of civil emergency is withdrawn, or until November 30, 2020, whichever is
29 earlier; and
30

31 WHEREAS, City Council adopted General Ordinance 6607 on July 13, 2020,
32 which amended the Springfield City Code, Chapter 58, 'Health and Sanitation,' by
33 adding a new Article XIII, 'COVID-19 pandemic' and, among other provisions, required

34 restaurants to maintain a physical distance of six feet between groups of patrons dining
35 indoors or to install physical barriers between tables or booths; and
36

37 WHEREAS, City Council adopted General Ordinance 6619 on October 5, 2020,
38 which adopted the same restrictions as General Ordinance 6607; and
39

40 WHEREAS, the physical distancing restrictions on restaurants adopted in
41 General Ordinances 6607 and 6619 limit the number of patrons that can be present
42 throughout the restaurant; and
43

44 WHEREAS, City Council finds that suspending the enforcement of parking ratios
45 reduces the negative impact of physical distancing restrictions on restaurants and eases
46 compliance with said restrictions, thereby furthering the important public health goal of
47 limiting person to person contact.
48

49 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
50 SPRINGFIELD, MISSOURI, as follows, that:
51

52 NOTE: Language to be added is underlined. Language to be removed is ~~stricken~~.
53

54 Section 1 – Section 2 of General Ordinance 6595 is hereby amended as follows:
55

56 The suspension authorized by this Ordinance shall be remain in effect at any
57 time until restaurants are, by ordinance, emergency declaration, or other law,
58 required to maintain physical distancing between groups of patrons or prohibited
59 from seating patrons at counters due to the 2019 novel coronavirus. permitted
60 one hundred percent occupancy under the Mayor's declaration of civil
61 emergency and any amendment or extension thereto, until the Mayor's
62 declaration of civil emergency is withdrawn, or until November 30, 2020,
63 whichever is earlier.
64

65 Section 2 – This Ordinance shall be in full force and effect from and after
66 passage.
67

68 Passed at meeting: _____
69

70 _____
71 Mayor
72

73 Attest: _____, City Clerk
74

75 Filed as Ordinance: _____
76

77 Approved as to form: Kyle Tolbert, Assistant City Attorney
78

79 Approved for Council action: Jason C. Hayes, City Manager

EXPLANATION TO COUNCIL BILL 2020- 244

FILED: 10-13-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending Section 2 of General Ordinance 6595 to allow the suspension of enforcement of the parking ratios for restaurants set forth in Section 36-455(2)(b)18 to continue while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

BACKGROUND INFORMATION: On March 16, 2020, the Mayor declared a civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19") pandemic. Also, that day, City Council adopted Special Ordinance 27293 which 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 issued subsequent "Stay at Home" and "Road to Recovery" orders which included limits on customer occupancy of restaurants. Recognizing the impact that these restrictions have had on the ability of restaurants to effectively and efficiently operate, City Council adopted General Ordinance 6595 which suspends enforcement of required parking ratios 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.

City Council adopted General Ordinance 6607 on July 13, 2020, which did not impose a strict formula for occupancy on restaurants, but instead required restaurants to either maintain a physical distance of six feet between groups of patrons dining indoors or install physical barriers between tables or booths. It also includes a prohibition on counter seating. City Council adopted General Ordinance 6619 on October 5, 2020, which included the same restrictions.

General Ordinance 6595 will terminate when restaurants are permitted one hundred percent occupancy, the Mayor's declaration of civil emergency ends or November 30, 2020, whichever is earlier. This amendment removes the deadline of November 30, 2020 and will permit the use of required parking spaces for outdoor dining subject to the standards outlined in the ordinance until restaurants are no longer required to maintain physical distancing between groups of patrons and counter seating is permitted.

REMARKS: Staff recommends approval.

Submitted and Recommended by:


Mary Lilly Smith, Director

Approved by:


Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 10-13-20

Sponsored by: Lear

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 245

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 98, 'Streets, Sidewalks, and Public
2 Places,' Article VII, 'Encroachments on City Property,' Section 98-323,
3 'Certain encroachments authorized by the director of public works—
4 Procedures related thereto,' to waive application and permit fees for
5 encroachment permits for temporary sidewalk cafés while restaurants
6 are required to maintain physical distancing between patrons due to
7 2019 novel coronavirus.
8 _____
9

10 WHEREAS, on March 16, 2020, the Mayor of the City of Springfield, declared a
11 civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19")
12 pandemic; and
13

14 WHEREAS, on March 16, 2020, Springfield City Council, by its passage of
15 Special Ordinance 27293, prohibited certain public gatherings of 50 or more persons;
16 and
17

18 WHEREAS, Special Ordinance 27293 authorized the Mayor, during the duration
19 of the declaration of civil emergency, to issue additional orders amending which public
20 gatherings are prohibited; and
21

22 WHEREAS, the Mayor issued subsequent "Stay at Home" and "Road to
23 Recovery" orders after March 2020, which included customer occupancy limits on
24 restaurants; and
25

26 WHEREAS, City Council, recognizing the impact of these restrictions on the
27 ability of restaurants to effectively and efficiently operate, adopted General Ordinance
28 6596 on June 1, 2020, which waived fees for encroachment permits for temporary
29 sidewalk cafés until the Mayor's declaration of civil emergency is withdrawn, or until
30 November 30, 2020, whichever is earlier; and
31

32 WHEREAS, City Council adopted General Ordinance 6607 on July 13, 2020,
33 which amended the Springfield City Code, Chapter 58, 'Health and Sanitation,' by

34 adding a new Article XIII, 'COVID-19 pandemic' and, among other provisions, required
35 restaurants to maintain a physical distance of six feet between groups of patrons dining
36 indoors or to install physical barriers between tables or booths; and
37

38 WHEREAS, City Council adopted General Ordinance 6619 on October 5, 2020,
39 which adopted the same restrictions as General Ordinance 6607; and
40

41 WHEREAS, the physical distancing restrictions on restaurants adopted in
42 General Ordinances 6607 and 6619 limit the number of patrons that can be
43 present throughout the restaurant; and
44

45 WHEREAS, City Council finds that waiving fees and certain other requirements
46 for establishing sidewalk cafés reduces the negative impact of physical distancing
47 restrictions on restaurants and eases compliance with said restrictions, thereby
48 furthering the important public health goal of limiting person to person contact.
49

50 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
51 SPRINGFIELD, MISSOURI, as follows, that:
52

53 NOTE: Language to be added is underlined. Language to be deleted is ~~stricken~~.
54

55 Section 1 – Springfield City Code, Chapter 98, 'Streets, Sidewalks and Public
56 Places,' Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain
57 encroachments authorized by the director of public works – Procedures related thereto'
58 is hereby amended as follows:
59

60 Sec. 98-323. - Certain encroachments authorized by the director of public works—
61 Procedures related thereto.
62

63 (a) The director of public works is hereby authorized to allow, on, in, or over a
64 public street, public sidewalk or public right-of-way, pursuant to this section,
65 the following types of encroachments: awnings, canopies, planters, street
66 furniture, sidewalk cafes, projecting signs, and bicycle docks associated with a
67 bicycle share program.
68

69 (b) Any person who desires to construct, install or place an encroachment
70 provided for in subsection (a) on, in, or over a public street, public sidewalk or
71 public right-of-way, shall first make application to the director of public works
72 for an encroachment permit and license, provided that the requested
73 encroachment shall abut land owned or leased by the applicant unless the
74 requested encroachment is a bicycle dock. Applications for a permit and
75 license shall be submitted on forms approved by the director of public works
76 and shall include the following:
77

78 (1) The location, nature, size and purpose of the proposed encroachment.
79

(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 while restaurants are, by ordinance, emergency declaration, or other law, required to maintain physical distancing between patrons and prohibited from seating patrons at counters due to the 2019 novel coronavirus, 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 application permit fee shall be required. Any such sidewalk café for which no application permit fee is paid shall be removed no later than seven days after restaurants are permitted to seat patrons at counters and are no longer required to maintain physical distancing between patrons due to the 2019 novel coronavirus, 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 no the application fee was required under Sec. 98-323(b)(4), is submitted between the dates of March 16, 2020 and November 30, 2020, no permit fee shall be required.

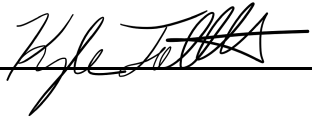
Section 2 – This Ordinance shall be in full force and effect from and after passage.

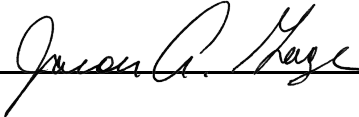
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, City Manager

EXPLANATION TO COUNCIL BILL 2020-245

FILED: 10-13-20

ORIGINATING DEPARTMENT: Planning and Development

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 and permit fees for encroachment permits for temporary sidewalk cafes while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

BACKGROUND INFORMATION: On March 16, 2020, the Mayor declared a civil emergency in response to the ongoing coronavirus disease 2019 ("COVID-19") pandemic. Also, that day, the City Council adopted Special Ordinance 27293 which 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 issued subsequent "Stay at Home" and "Road to Recovery" orders which included limits on customer occupancy of restaurants. Recognizing the impact that these restrictions have had on the ability of restaurants to effectively and efficiently operate, City Council adopted General Ordinance 6596 which provides the opportunity for sidewalk and street 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.

City Council adopted General Ordinance 6607 on July 13, 2020, which did not impose a strict formula for occupancy on restaurants, but instead required restaurants to either maintain a physical distance of six feet between groups of patrons dining indoors or install physical barriers between tables or booths and prohibited counter seating. City Council adopted General Ordinance 6619 on October 5, 2020, which included the same restrictions.

General Ordinance 6596 also decreased the amount of general liability insurance required for sidewalk cafes and street cafes and waived the fee for encroachment licenses for the same.

The current provisions for temporary sidewalk or street cafes will terminate when restaurants are permitted one hundred percent occupancy, the Mayor's declaration of civil emergency ends or November 30, 2020, whichever is earlier. This amendment removes the deadline of November 30, 2020 and will permit the temporary sidewalk or street cafes subject to the standards outlined in the Ordinance until restaurants are no longer required to maintain physical distancing between groups of patrons and counter seating is permitted.

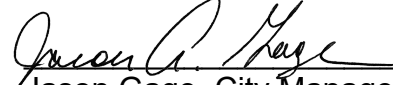
REMARKS: Staff recommends approval.

Submitted and Recommended by:

Approved by:



Mary Lilly Smith, Director



Jason Gage, City Manager