**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY**
Tuesday, October 7, 2014
3:30 p.m.
2nd Floor West Conference Room, Busch Municipal Building

| | |
|---|---|
| **MEMBERS PRESENT:** | Matthew Aug, Steve Jackson, and Frank Romines |
| **MEMBERS ABSENT:** | Keith Chaffin and Ron Tappan |
| **STAFF:** | Mary Lilly Smith, Bill Weaver, Matt Schaefer, Judy White, Planning and Development Staff and Sarah Kerner, City Attorney |
| **OTHERS PRESENT:** | Kelly Burn and Shawn Whitney |

- **Call to Order**

Chairman, Frank Romines called the meeting to order at approximately 3:30 p.m. and roll was taken.

- **Approval of Minutes**

Matt Aug made a motion to approve the minutes of September 2, 2014 meeting. Steve Jackson seconded the motion. Motion was approved.

- **Blight Report and Redevelopment Plan for the Hampton Townhouses Redevelopment Area – Resolution No. 2014-3195.**

Matt Schaefer, Staff, gave an overview of the Blight Report and the Redevelopment Plan located at 311 Hampton, 319 and 325 S. Hampton. The area is located within the Jordan Valley Park TIF, established in 2000 by Council Bill No. 23917, which included a blight designation. Staff has reviewed and recommends approval of the plan.

General discussion occurred with an overview of the project by Kelly Burns and questions and comments from the commission regarding the platting, occupancy, and condition of the structures.

The TIF blight study identified the subject properties as contributors to the blight in 2000. Matthew Aug asked for Staff to explain how tax abatement works for property within a TIF District.

Mary Lilly Smith explained that only certain sub-areas of the TIF District have been activated to capture tax revenues, and the subject property is not within an activated subarea. The ten year time frame to activate an area has expired. No tax revenues are being captured from the subject property for the TIF.

Matt Schaefer responded that it is within the TIF and unsure that it was identified as blighted in 2000 as it would have been operational at that time.

Matt Aug moved to approve Resolution 2014-3195. Steve Jackson seconded the motion. Motion was approved. (2 Yeas, Matt Aug and Steve Jackson. 1 Nay, Frank Romines)

- **Request for Chapter 99 Property Tax Abatement – Bear Village II, LLC, 815 South Kimbrough Avenue – Resolution No. 2014-3193.**

Matt Schaefer, Staff, explained that this is Phase III of Bear Village located along Roanoke Avenue, west of Phase I and II. The applicant has submitted an application that complies with the redevelopment plan as approved. Staff has reviewed and recommends approval.

Shawn Whitney, representing the applicant, explained that this phase will be 50 fully furnished apartment units and includes the clubhouse. Estimated construction completed around the first of the year. Clubhouse will be completed prior to January 2015 in order to use as leasing office and to benefit Phase I and II.

For the purpose of clarification, Frank Romines made a motion to revise Section 3 of Resolution 2014-3193 as follows:

**Section 3.** That subject to the conditions of this Resolution, the Authority will (i) issue its certificate of qualification based upon the construction and redevelopment of the owned real estate by the applicant; and (ii) to effect the foregoing, the Authority will adopt ~~such~~ this resolution~~s~~ ~~and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or desirable to implement the aforesaid~~.

Steve Jackson made a motion to approve Resolution 2014-3193, as amended. Matt Aug seconded the motion. Motion was approved (3 to 0).

- **Request to Grant quit-Claim Deed to City of Springfield for certain property Located generally at the intersection of Grand Street and Holland Avenue – Resolution 2014-3194.**

Bill Weaver, Staff, explained a request from Public Works regarding property at the intersection of Grand Street and Holland Avenue. In 1974 LCRA condemned property at this location and deeded the property to the City of Springfield for right-of-way for intersection improvement. Not all the land was used and there is surplus property. Two adjacent property owners are interested in purchasing the property and in order for the process to move forward, the Commission needs to transfer the property to the City. Total acreage will be added to the deed and water lines identified. Also, on Resolution 2014-3194.

Commission authorized to continue with the quit-Claim deed with the verbiage “all the property” Frank Romines requested that Staff report of the total acreage of this property at the next meeting.

Steve Jackson made a motion to approve, with the word *the* changed to *to* under No. 1 in the first line of the Resolution. Matt Aug seconded the motion. Motion was approved (3 to 0).

**Other Business**

Potential topics for the upcoming LCRA Workshop were discussed, include:

- Statues – timing
- Chapter 99-353 differences
- Examples of annual report
- Blight – overall area vs. parcels
- Notice to adjoining landowners
- Whether undeveloped land qualifies for blight
- PILOTS

Election of Officers:

Matthew Aug submitted his verbal resignation from the LCRA Commission, effective January 1, 2015.

- President - Steve Jackson made a motion for Frank Romines to be President. Matt Aug seconded the motion. Motion was approved (3 to 0).
- Vice Chair - Frank Romines made a motion for Steve Jackson to be Vice Chair. Matt Aug seconded the motion. Motion was approved (3 to 0).
- Secretary/Treasurer - Keith Chaffin – Frank Romines made a motion for Keith Chaffin to be Secretary/Treasurer. Steve Jackson seconded the motion. Motion was approved (3 to 0).

With no further business to come before the LCRA, the meeting was adjourned at approximately 4:25 p.m.