Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, January 6, 2015
3:30 p.m.

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

    3.I. **Mintues From December 2, 2014**

    Documents: LCRA - TUESDAY 12-2-2014 MIN.PDF

4. **New Business**

    4.I. **Amendment To Application For Redevelopment Plan For The Woodruff Redevelopment Area, Chapter 353, RSMo. Resolution No. 2015-3202**

    Documents: AMENDED APPLICATION FOR THE WOODRUFF REDEVELOPENT AREA.PDF

    4.II. **Request For Chapter 99 Property Tax Abatement – Sterling Building, LLC, 312 Park Central East. Resolution No. 2015-3203**

    Documents: STERLING HOTEL - LCRA JANUARY 2015.PDF

5. **Other Business**

6. **Legal Opinion**

    6.I. **Can City Council Adopt A “But For” Test Or Other Similar Restrictions On The Granting Of Chapter 99 Tax Abatements?**

    Documents: CHAPTER 99 BLIGHT DESIGNATION LEGAL OPINION DEC 5 2014 (2).PDF

7. **Adjourn**

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

MEMBERS PRESENT:	Keith Chaffin, Steve Jackson, Ron Tappan and Frank Romines
MEMBERS ABSENT:	Matthew Aug
STAFF:	Mary Lilly Smith, Bill Weaver, Matt Schaefer, Judy White, Planning and Development Staff and Sarah Kerner, City Attorney
OTHERS PRESENT:	Jana Bands with Community Free Press, Kevin Hoffmeyer, Attorney, and Steve Stinett, Developer

- **Call to Order**

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

- **Redevelopment Plan for the So-El Redevelopment Area.**

Matt Schaefer, Staff, gave an overview of the Redevelopment Plan located at 430 E. Elm Street, 438 E. Elm Street and 444 E. Elm Street. The area is located on the south side of the street between Jefferson Avenue and South Kimbrough Avenue, comprises of approximately 0.63 acres. Area is already declared blighted in the 1960's as part of the South Central Urban Renewal Area. A blight study was not required due to the location. Developer proposed to demolish existing structures (3) and construct a four storey mixed use residential/commercial building with residential/commercial units on the first floor and the upper floors residential. Off-street parking will be required with this project. Staff supports and recommends approval of the plan.

Frank Romines, Chairman, asked about the supplemental explanation to Council Bill 2014-206, with 45% of the people with under 185' objection to the rezoning, what was the concern? Also, he asked about the concern with the water pressure.

Matt Schaefer responded that the concern regarding the rezoning was probably with the off-street parking and in regards to the water pressure; there are multiple areas of downtown with issues or undersized lines.

Frank Romines also had a question with the abatement language on page 8 to the application. It states "real property tax abatement is based on 100% of the assessed value, qualified new construction or rehabilitation for ten years". I wanted to clarify that it is the improved value not the original existing value as of the date of the plan or date of commencement, talking about the increase in value not the value today.

Matt Schaefer confirmed that the pre-redeveloped assessed value would not be subject to the abatement.

Ron Tappan made a motion to approve the application. Steve Jackson seconded the motion. Motion was approved (4 to 0).

- **Redevelopment Plan for The One House Redevelopment Area.**

Matt Schaefer, Staff, explained that the applicant is The One House, LLC. The site is located in the South Central Urban Renewal area at 405 E. Madison and 415 E. Madison comprising of 0.356 acres. A blight study was not required due to the location. Developer purposed to demolish the structures and construct two, three storey, six unit multi-family residential apartments. There will be six units per building for twelve units accommodating 36 residents. Off- street parking will be required with this project. Staff supports and recommends approval of the plan.

Keith Chaffin made a motion to approve the application. Ron Tappan seconded the motion. Motion was approved (4 to 0).

- **Redevelopment Plan for Greenway Studios Redevelopment Area.**

Matt Schaefer, Staff, explained that the applicant is Greenway Studios, LLC. This location is east of Drury University at the intersection of East Webster and North Texas Avenue in the Sherman Avenue Urban Renewal Area and the eastern most tip of the Redevelopment Area is in the Silver Springs Urban Renewal Area. Both Urban Renewal Areas were declared blighted area in 1964 and 1972 respectively. A blight study was not required due to location. Developer proposes to construct 84 micro-efficiency studio apartments, subject to requirements of planned development District 344. Rezoning was approved earlier in 2014. Timmons Temple is located within the redevelopment area and the structure will be relocated to Silver Springs Park.

Steve Jackson, Commissioner asked what concern did the property owner north of the location have.

General discussion thought that it was regarding the 20% open space due to some of the property was either sold or donated to the church at some time so they will not have that amount of open space.

Frank Romines inquired to the length of time the church has been vacant.

Matt Schaefer responded that they have been out for at least six months and they have a new church home on North Glenstone Avenue.

Ron Tappan made a motion to approve the application. Keith Chaffin seconded the motion. Motion was approved (4 to 0).

- **Amend Resolution No. 2010-3134 CRITERIA TO DETERMINE THE RIGHT TO REQUEST FOR A TAX ABATEMENT UNDER SECTION 99.700 RSMo.**

Sarah Kerner, Assistant City Attorney, introduced the changes to the resolution that were made at the LCRA Workshop in November. The changes relate to when tax abatements certificates can be granted in relationship to the issuance of the Certificate of Occupancy for the project. Previous policy stated the certificate could be issued up to 60 days after the Certificate of Occupancy was issued. The changes would state that if a Certificate of Occupancy has been

issued than you are no longer engaged in substantial construction.
Revisions to Section 2 are:

A. Eligible work on the property has been continuous but not yet completed
B. Contractor is still on site completing eligible construction or rehabilitation activities
C. Certificate of Occupancy associated with the eligible work has not been issued

Frank Romines asked for discussion regarding 2C in regards to whether or not the final Certificate of Occupancy or Partial Certificate of Occupancy has been issued. The Resolution should reflect that no Certificate of Occupancy associated with the eligible work permit or temporary has been issued prior to receiving the application for abatement. Changes will reflect this change and Bill Weaver will have the Resolution signed and sealed.

Other Business

- Request by the Board for guest(s) to be introduced at the beginning of the meeting.

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

The Woodruff Building

Amendment to Application for Approval of Redevelopment Plan Pursuant to Chapter 353, RSMo and Chapter 36 Springfield City Code

Woodruff Redevelopment Corporation
305 W. Commercial St.
Springfield, MO 65803

Sky Eleven

October 22, 2014

Mary Smith
City of Springfield
P.O. Box 8368
Springfield MO 65801

Dear Mary,

Per your request, Woodruff Redevelopment Corporation is submitting the enclosed updated Redevelopment Plan and Tax Impact Analysis for the former Woodruff Building located at 331 Park Central East Springfield, MO.

The Redevelopment Plan has changed from the original 353 Application in the number of units, some of the amenities, and now includes the recently acquired "pool" tract.

The original plan stated that the building would have 96 units. The new redevelopment plan will have only 90 units. The new plan will have a media room instead of a theater room.

The reason for these changes is that we were unable to secure a tax credit partner in time to secure the HUD 221(d)(4) loan. Because of this we were forced to obtain conventional financing. This changed our loan amortization schedule from a 40 year amortization to a 25 year amortization. Additionally, our interest rate changed from 3.55% to 4.75%. These changes dramatically changed the required loan payment in a way that would not allow the project to be completed. In order to meet the debt coverage ratio required by the lender our leasing strategy has changed from renting by the unit to renting by the bedroom. This rental strategy allows us to collect higher rent and thus allows us to meet the lender requirements and complete the project.

The project has not changed in use and still meets the requirements of the Center City Plan Element of the Springfield-Greene County Comprehensive Plan

We look forward to working with you.

Tim Roth
Woodruff Historic Building, LLC

Matthew Miller
Woodruff Historic Building, LLC

CITY of SPRINGFIELD

For Office Use Only

Date Received___________	
Application Certified Complete?	
Planning_________	Law_________
Fee paid______	Amount_________
LCRA Review Date___________	
Council Review Date___________	
Notice to Taxing Entities___________	
Approved___________	

APPLICATION FOR APPROVAL OF REDEVELOPMENT PLAN PURSUANT TO CHAPTER 353, RSMO AND CHAPTER 36, SPRINGFIELD CITY CODE "CHAPTER 353"

All applications must be filed by an urban redevelopment corporation organized pursuant to Chapter 353, RSMo. Applications must be certified as complete by the City Planning and Development and Law Departments prior to being processed.

Property Address: 331 Park Central East, Springfield, Missouri 65806

Name of Urban Redevelopment Corporation: **Woodruff Redevelopment Corporation**

Registered Agent: J. Matthew Miller

Attorney for Applicant: Spencer Fane Britt & Browne - Shawn Whitney

Applicant Name/Title: J. Matthew Miller, Member

Mailing Address: 305 W. Commercial St. Springfield, MO 65803

Telephone: (417) 720-1577 (Kim Buche) Fax: ___________

Email: Kim@Vecinogroup.com (Kim Buche)

Signature: ___________ Date: 10/29/2014

Required Attachments:

- $1,000 application fee
- Five (5) bound and one (1) unbound copies of the items on the attached checklist
- Electronic copy of application and items on the attached checklist (Adobe Acrobat PDF preferred)

Checklist

Chapter 353 RSMo.
Chapter 36 Springfield City Code

Please provide five (5) bound and one (1) unbound copies of the following information:

Please note: As this is an addendum to the original application, only the highlighted items are included.

1. **Urban Redevelopment Corporation / Developer**

    a. Identification of the urban redevelopment corporation and developer including all owners, partners and officers of both entities
    b. Summary of urban redevelopment corporation and/or developer's experience and qualifications
    c. Copy of articles of incorporation of urban redevelopment corporation
    d. Certificate of good standing for urban redevelopment corporation from Missouri Secretary of State

2. **Blight Report and Development Plan**

    a. Legal description of area
    b. Current condition of property related to blighting, including photographs
    c. Description of proposed project
    d. Project stages and timing
    e. Estimated construction costs
    f. Site plan and floor plans
    g. Concept plan and/or renderings, if available
    h. Narrative describing relationship of project to the City's Comprehensive Plan
    i. Impact project will have to alleviate blight identified in the report and schedule for blight elimination

3. **Proof of Need for Abatement**

    Two project *pro formas*, each with twenty-five year projections reflecting the effect of no abatement and the effect of approval of the development plan with the requested tax abatement, including the following as minimal justification:

    a. All project gross income (rental estimates should be supported by local market data)
    b. Occupancy analysis to determine appropriate vacancy rate
    c. Estimate of effective gross income
    d. Itemized operating expense analysis
    e. Projected net income
    f. Debt service impact, cash flow and investor rate of return analyses (IRR and Cash-on-Cash Returns, etc.)

g. Appraised value of the project area without improvements, with improvements prior to redevelopment, and with improvements following redevelopment (include methodology used)

4. Tax Impact Analysis

Tables comparing the impacts on real property tax revenues for all affected taxing jurisdictions under the following scenarios:

a. The redevelopment project is not completed and real property taxes are not abated;
b. The redevelopment project is completed and real property taxes are not abated, and;
c. The redevelopment project is completed, real property taxes are abated, and the developer makes annual payments in lieu of taxes (PILOTs) based on the assessed value of the improvements prior to redevelopment.
    i. The analysis shall compare real property tax abatement based on 50% and 100% of the assessed value of the improvements.
    ii. PILOTs shall be based on the assessed value of the improvements for the calendar year preceding the year in which the redevelopment corporation will acquire the property.

5. Copy of Report from City of Springfield Redevelopment Review Team Visit, if available

Item 2 (a)
Legal Description
Woodruff Redevelopment
Springfield, Missouri

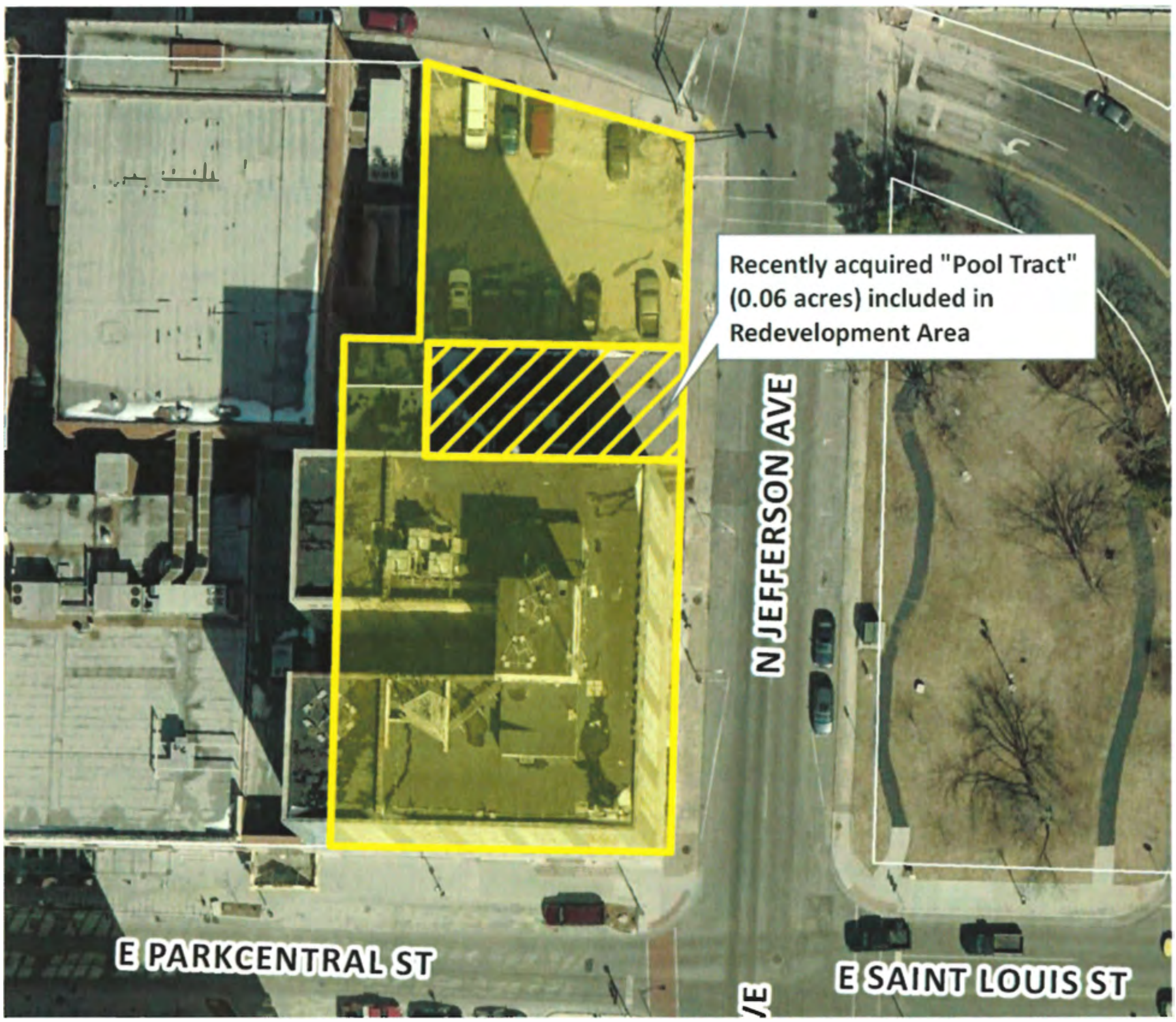
Please note: The City of Springfield approved Administrative Subdivision No. 6973 on July 9, 2014, which combined all three properties in the Woodruff Redevelopment Area into one lot before the building permit could be issued.

That certain parcel or tract of land being a part of the Lot 26 and Lot 13, Block 7, Original Plat of the Town of Springfield, Greene County, Missouri, being more particularly described as follows:

Beginning at a set cotton spindle at the southeast corner of said Lot 26; thence S89º58'51"W, along the north right-of-way line of Park Central East, a distance of 100.15 feet to a cut "X" in the concrete sidewalk; thence, N00º45'25"E, a distance of 139.08 feet to a point; thence N00º41'20"E a distance of 13.01 feet to a point; thence N89º59'16"E, a distance of 21.99 feet to an existing ½" iron pin; thence N00º50'10"E, a distance of 82.11 feet to an existing "X" cut in the concrete sidewalk; thence, along the south right-of-way line of Olive Street for the following two (2) described courses: thence, along a non-tangent curve to the right, said curve having a radius of 225.78 feet, a central angle of 12º01'55", an arc distance of 47.41 feet, along a chord bearing S79º32'49"E to a cut "X" in the concrete sidewalk; thence, S68º50'28"E, a distance of 33.21 feet to a cut "X" in the concrete sidewalk, said point also being on the west right-of-way line of Jefferson Avenue; thence S00º40'54"W along said west right-of-way line a distance of 213.59 feet to the point of beginning. Containing 20,992.55 square feet (0.48 acres) more or less.

Item 2 (c)
Amendment to the Redevelopment Plan
Woodruff Redevelopment

This Amendment to the Development Plan for the Woodruff Redevelopment Area (the "Amended Plan") amends the Development Plan for the Woodruff Redevelopment Area (the "Original Plan") for the Woodruff Redevelopment Area, both originally approved by the City Council of the City of Springfield, Missouri ("City Council") on May 6, 2013 by Special Ordinance No. 26233 (the "Ordinance"). The original area (excluding the "Pool" tract) was previously blighted. This Amendment provides for the redevelopment of the expanded Redevelopment Area to include the "Pool" tract (the "Redevelopment Area"). The Original Plan is being amended to reflect the new boundaries, lower unit count, updated unit mix and amenities.



A map of the Redevelopment Area is included in Section 2.f of this application and the legal description is included in Section 2.a. All exhibits referenced in this Amended Plan are hereby incorporated into the Amended Plan as if fully set forth herein.

The Blight Report, approved by the City Council May 6, 2013 as part of the Original Plan, documented the existence of the following blighting factors in the Redevelopment Area: (i) the buildings are outdated, have functionally obsolete mechanical systems, are have inadequate and outmoded designs, (ii) the presence of hazardous substances, and (iii) overall economic underutilization. The proposed redevelopment will remediate the blighting conditions.

The Woodruff Building is a contributing structure in the Springfield Public Square National Historic District and is situated within the Woodruff Redevelopment Area. As part of this Redevelopment Plan, the Woodruff Building will undergo historic renovation and will be transformed from a commercial office building into upscale mixed use project consisting of "by the bed" residential units and commercial spaces as well as amenities servicing each use.

The Woodruff Building located at 331 Park Central East and originally constructed in 1909, consists of three parcels, which will be redeveloped into a ten-story apartment building consisting of 90 "by the bed" units and commercial suites consisting of approximately 5,500 square feet of space. The building contains approximately 102,807 square feet of gross building area and approximately 70,000 square feet of net rentable area. The project will be located on three parcels that have been combined into one with a total site area of .482 acres, or 20,992 square feet.[1] The Redevelopment Area will be designed based on a metropolitan or "higher-end" project instead of a loft apartment building.

Framing will be poured in place concrete frame and floors. The foundation will consist of stone and brick with a full basement. Exterior walls will be concrete panels and brick. Since the Woodruff Building is a contributing structure in the Springfield Public Square National Historic District, windows will be single hung, double pane glass in aluminum frame, per historic renovation requirements, and the roof will feature a flat, rubber membrane roof. Additionally, asbestos will be removed from the Redevelopment Area and lead based paint will be remediated. These proactive actions ensure a safe place for the tenants of The Woodruff.

The first floor will consist of a leasing office, community area, bellman, media room, access to the outdoor pool, a yoga room, and the commercial suites.

All of the units will have superior quality and amenities than the other competing properties in the local market. The residential amenity package will contain a media room, outdoor pool (with raised fencing), community room, bellman/concierge, adjacent surface parking, indoor bike storage, yoga room, and the cardio & weight room.

There will be a mixture of one, two, and three bedroom units. Projected floor plans, building elevations, and site plan are included in Section 2.f and incorporated into the Amended Plan as if fully set forth herein. Unit floor plans feature an entry into a hallway or the living area, an open kitchen, a private bath for each bedroom, and an open living area. Bedrooms and living areas will have faux wood laminate flooring or carpet and the walls and ceilings will be finished with

[1] *See* Section 2.f for Site Plan

drywall and painted. Bathrooms will contain ceramic tile flooring, tub/shower combination, a ceramic tile shower with a glass door, wood cabinets with under counter storage, and laminate or hard surface counter tops. All units will have a "wall" or "galley" shaped kitchen with wood cabinets, faux wood flooring, and hard surface counter tops. Appliances will be energy star, stainless steel and include a refrigerator with an ice maker, an electric oven/range combination, a double sink with disposal, a dishwasher, and a microwave with a hood. Each unit will be wet sprinklered with a hard wired fire alarm and will contain washer/dryer. Additionally, each unit will be fully furnished.

The subject property will generate income from approximately 5,500 square feet of commercial space to be located on the first floor of the building. Depending on market forces, the leases are anticipated to be triple net.

There will be a total of 150 parking spaces provided for the project. Some will be on the property and the remaining will be in a parking garage located immediately south of the property lot that is operated by the owner of the garage with spaces for lease. The intent is for the developer to enter into a lease agreement with the owner of the garage for additional spaces and not charge parking to the residents. The parking is 1.67 spaces per unit or nearly a one (1) to one (1) ratio per bedroom. With parking at 150 proposed spaces, it is not considered to be an issue. Furthermore, the vast majority of downtown units do not have any on-site parking, making the subject more attractive to potential tenants. The commercial space patrons will utilize current on-street parking and the numerous public parking garages located downtown.

The redevelopment area is located within Center City study area, which is discussed in the Center City Plan Element of the Springfield-Greene County Comprehensive Plan. This plan is the City's guide for private investments and public improvements for a major part of central Springfield. It describes the overall tone of Center City as an area of the City that is in need of revitalization and new investment that will also preserve and enhance historic properties and landmarks.[2] The Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan designates the area, in and around the Redevelopment Area, to be in the Greater Downtown District. As the Land Use category allows and promotes retail businesses, office buildings, industry, housing, and parking, the Redevelopment Area will focus primarily on promoting housing and retail businesses with an emphasis on pedestrian orientation.

Center City consists of several distinct districts, one of which is the Greater Downtown District. The Redevelopment Area is located in the center of this district, approximately one block east of Park Central Square. One of the Center City Plan Element's overall goals is for the Greater Downtown District to be a well-maintained, attractive and inviting environment alive with business, shopping, and visitors.[3] One of the Plan's recommended actions for achieving this goal of creating a vibrant, mixed-use urban center is to promote the emergence of a residential case in Greater Downtown.[4] The Center City Plan Element suggests that the Greater Downtown housing can utilize vacant building space and help create round-the-clock activity, so it should be a top priority.[5] The Center City Plan Element further explains that although there are a number

[2] *See* Center City Plan Element
[3] *See* Center City Plan Element
[4] *See* Center City Plan Element
[5] *See* Center City Plan Element

of small loft projects, the potential depth of the Greater Downtown housing market remains untapped.[6]

The redevelopment of the Woodruff Building will conform with Center City Plan Element and comply with all applicable building and zoning regulations. It is important that the community work to fill the empty spaces between buildings, bring housing into every district, and create areas that combine housing, jobs and entertainment uses. The City, in turn, should encourage infill development on underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of this Greater Downtown district.

[6] *See* Center City Plan Element

Item 2 (d)
Project Stages & Timing
Woodruff Redevelopment
Springfield, Missouri

The subject property is currently under the applicant's control via Warranty Deed.

This project is being financed through local lenders. One local bank is providing the construction/permanent loan and another bank is providing the historic tax credit bridge loans (federal and state). The closing on the loans and partnership occurred June 19, 2014.

Construction is underway and anticipated to be complete June 30, 2015. This will allow one month for the owner to install furniture and complete the final touches (signage, art work, etc.)

Tenants are expected to move in during the first half of August 2015.

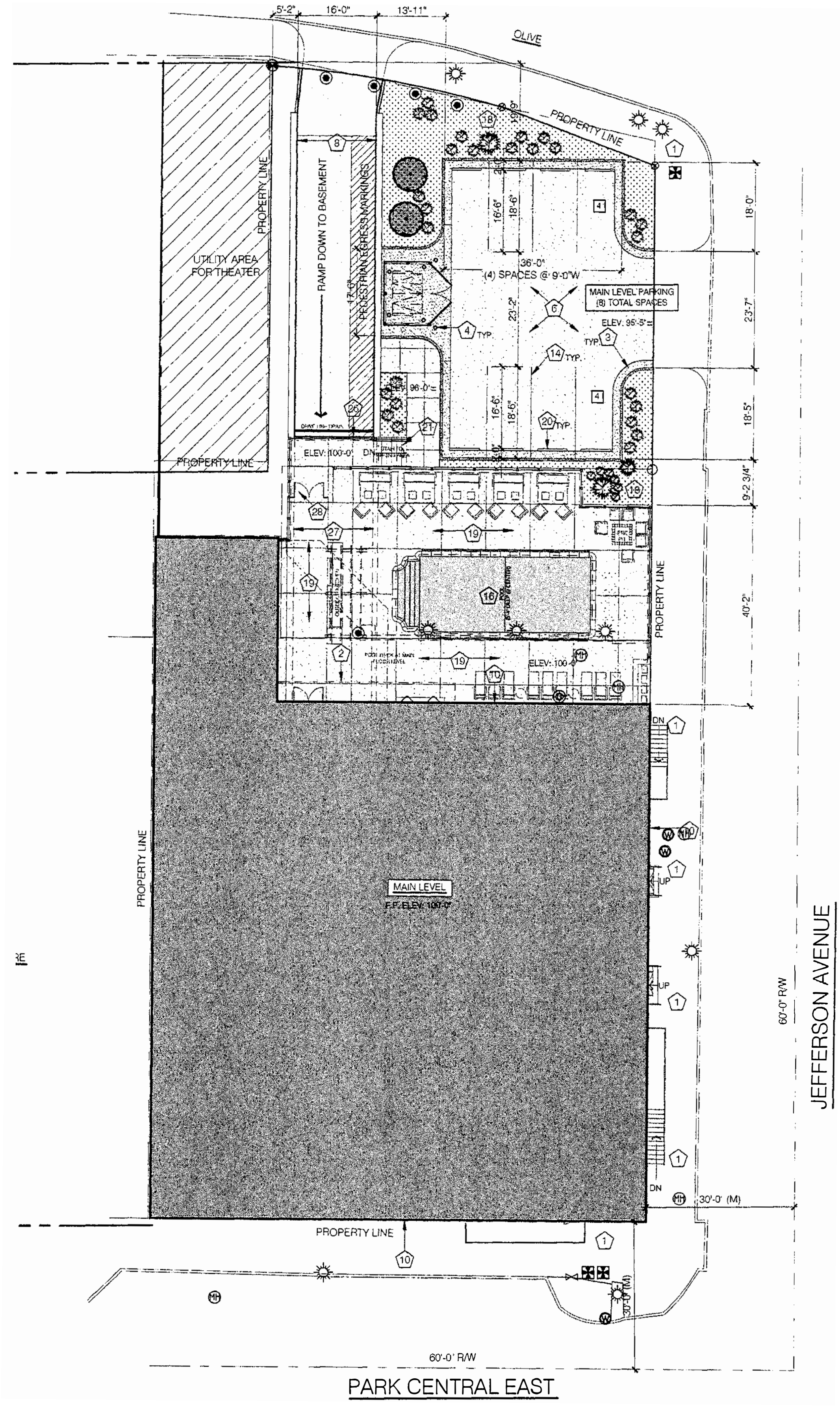
Item 2.e Estimated Construction Costs

No.	Description of Work	Budget
General Requirements		
40.520200	Bond	95,000.00
40-520100	Liability Insurance	40,555.35
40-741900	Dumpsters	12,000.00
40-521900	Sanitary Facilities	4,100.00
40-510000	Temporary Utilities	7,500.00
Site Work 2000		
02-211300	Layout	5,000.00
31-221300	Interior Demolition	195,000.00
31-224000	Exterior Demolition 1 Site	44,480.00
31-225000	Asbestos 1 Lead Paint	71,560.00
31-226000	Coring and Cutting	57,750.00
31-051600	Gravel	7,500.00
31-051600	Landscaping	5,500.00
32-100000	Parking Lot Striping	900.00
Concrete 3000		
03-300000	Concrete	237,231.00
Masonry 4000		
04-211300	Masonry	96,407.00
Steel 5000		
05-512000	Structural Steel	398,884.00
05-521000	Pool Fence	14,400.00
05-630000	Canopy and Fabric Railings	37,638.00
Wood 6000		
06-402300	Cabinets & Vanities	176,409.00
06-402400	Interior Trim Materials	58,500.00
06-402500	Cabinet Installation	56,250.00
06-402600	Common Area Millwork -	8,500.00
06-202300	Install Doors and Trim	144,835.00
Thermal & Moisture Protection 7000		
07-311300	Roofing	148,377.00
07-161000	EIFS Siding	11,400.00
Doors & Windows 8000		
08-100100	Doors, Frames, Hardware	208,326.80
08-332300	Overhead Door	6,768.00
08-880000	Historic Windows	686,360.00
08-501000	Storefront	41,425.00
08-210000	Shower Doors / Mirrors	69,821.00

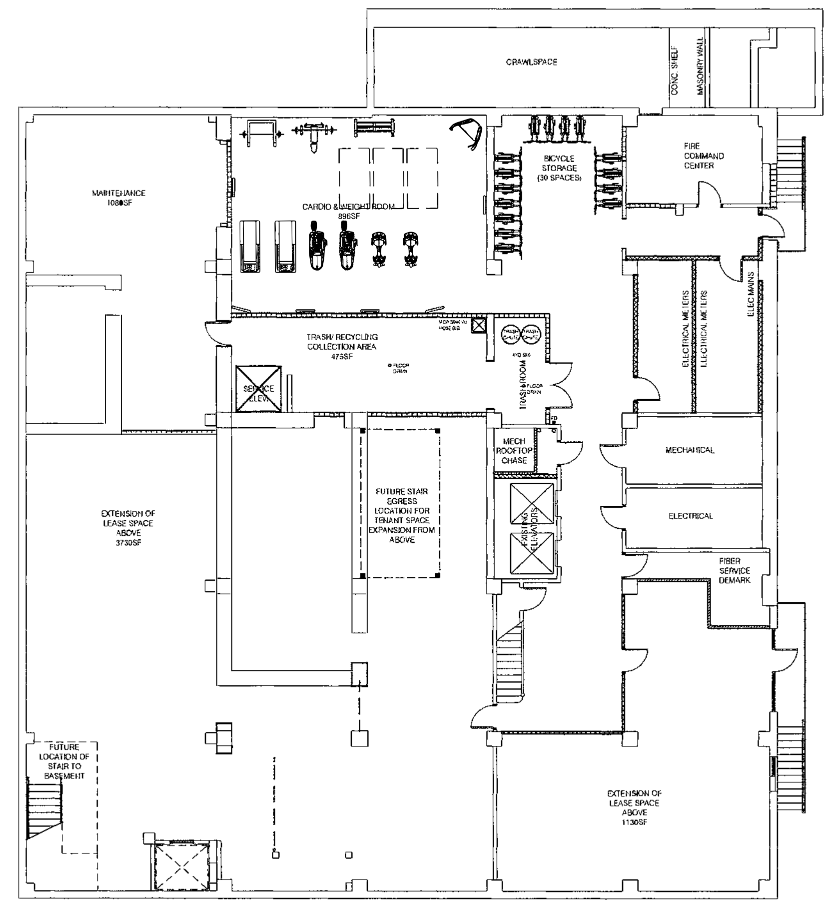
Item 2.e Estimated Construction Costs (Continued)

No.	Description of Work	Budget
Finishes 9000		
09-211600	Metal Studs, Drywall, Insulation, ACT	1,117,834.00
09-881600	Flooring Labor & Materials	406,197.00
09-912300	Paint and Wall Covering	241,384.00
09-912400	Ceiling Mural - Allowance	2,500.00
09-990000	Upgrade Allowance to Pony Wall 1st Flr	2,000.00
Specialties 10000		
10-281600	Bath Accessories	24,630.00
10-140000	Building Signage - Allowance	35,000.00
12-210100	Window Treatments - Allowance	43,530.00
12-212100	Final Clean	36,000.00
13-110000	Pool	79,998.00
13-520000	Equipment / Crane Rental	192,256.00
13-530000	Man / Material Hoist	168,618.00
Equipment 11000		
11-311300	Appliances / Washer & Dryer	268,785.00
Elevator 14000		
14-240000	Elevator	446,200.00
14-300000	Trash Chutes and Lockers	40,944.00
Mechanical 15000		
22-010100	Fire Protection	247,390.00
22-010200	Plumbing	668,581.10
23-010100	HVAC	625,600.00
Electrical 16000		
26-010100	Electrical	1,267,145.00
26-510100	CCTV/Low Volt/Access Control - Allow	150,000.00
	General Conditions	527,983.00
	Contractor's Overhead	175,994.00
	Contractor's Fee	879,971.00
		-
	TOTAL	**10,596,917.25**

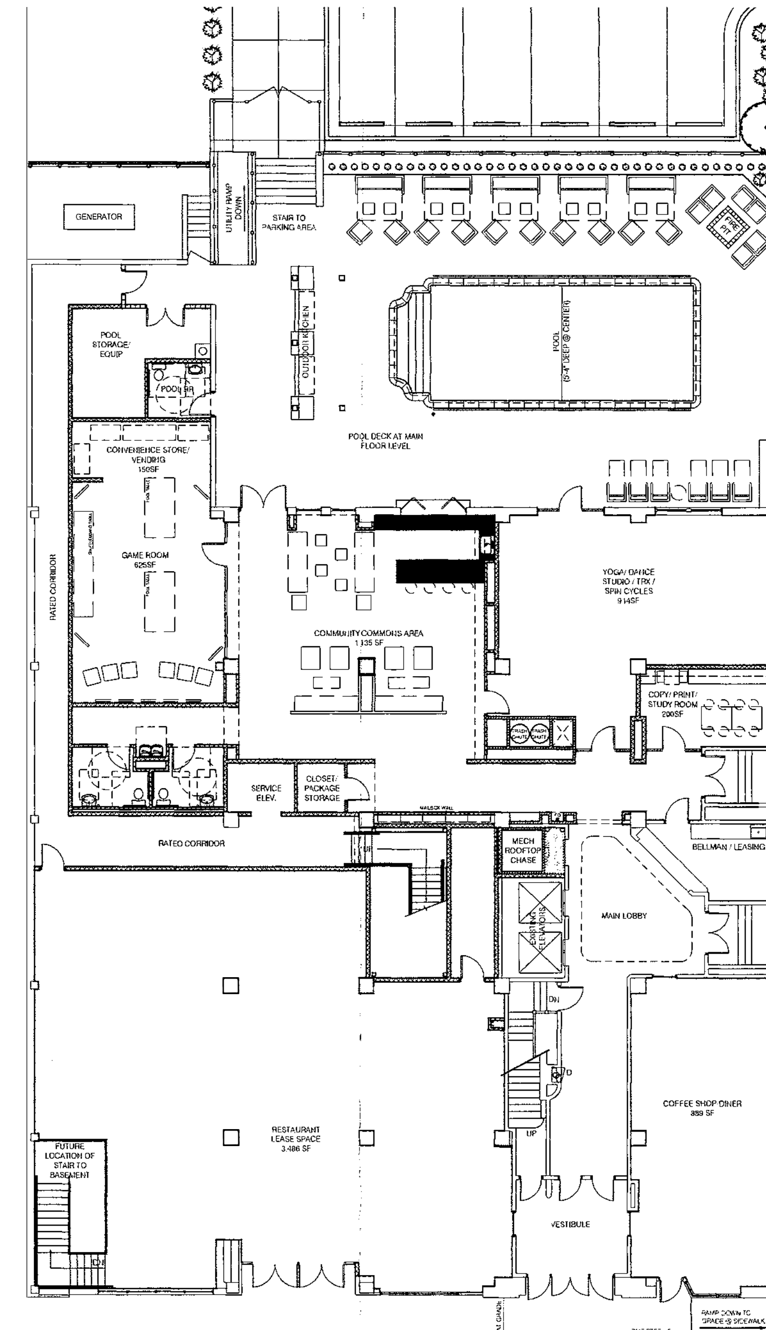
Site Plan



OLIVE
PROPERTY LINE
RAMP DOWN TO BASEMENT
PEDESTRIAN EGRESS MARKINGS
UTILITY AREA FOR THEATER
(4) SPACES @ 9'-0"W
MAIN LEVEL PARKING (8) TOTAL SPACES
MAIN LEVEL
JEFFERSON AVENUE
60'-0" R/W
PARK CENTRAL EAST



BASEMENT PLAN



1ST FLOOR PLAN

BUXTON KUBIK DODD CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.6543 Fax: 417.890.6563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007264

PROJECT:
HISTORIC WOODRUFF BUILDING REMODEL:
SKY ELEVEN

LOCATION:
331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER:
HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:
WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS

NOT FOR CONSTRUCTION

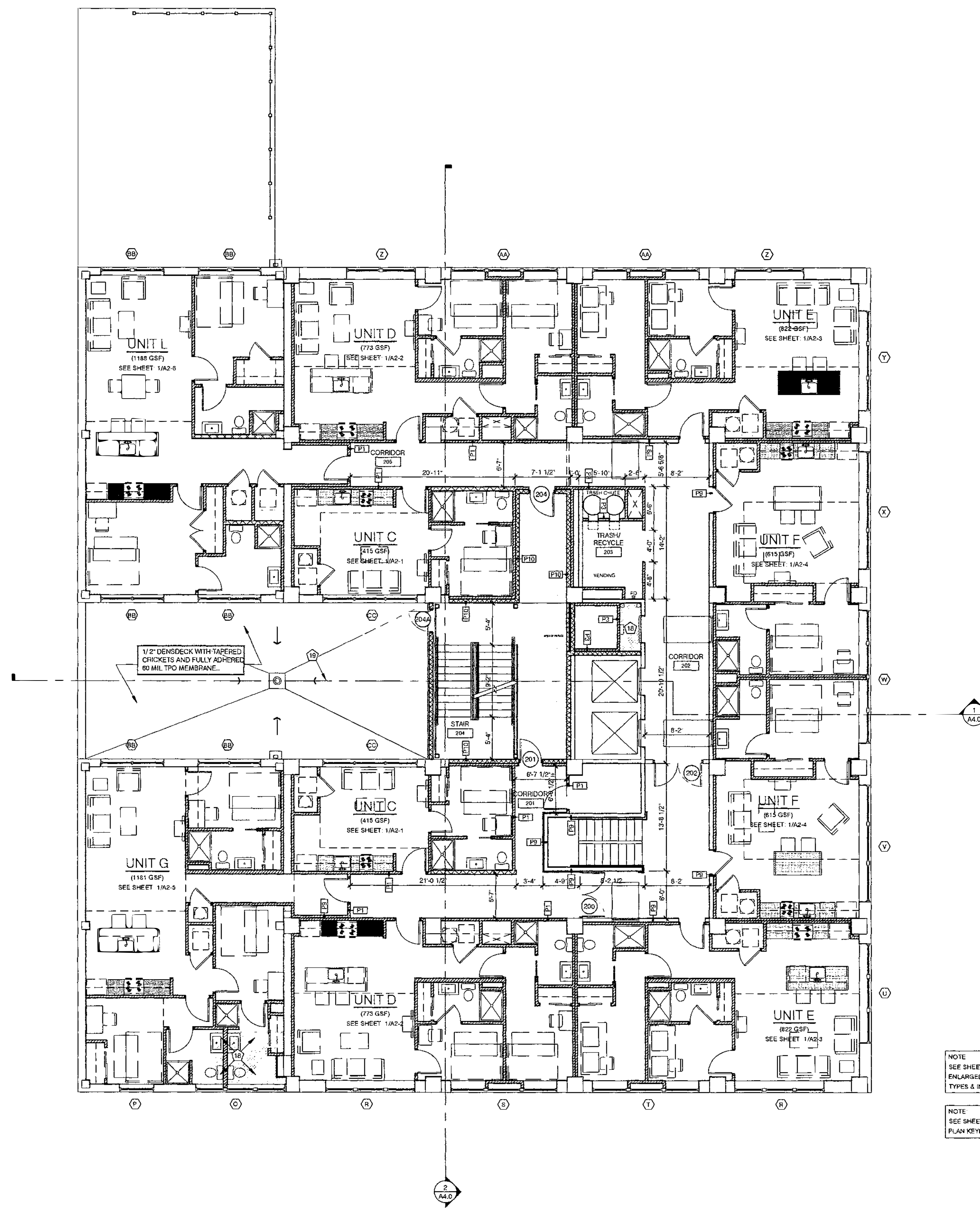
THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

[illegible]

CAD File No. Project No. BKD-[illegible]

Drawn BKK/ALS Date 03.28.2014



NOTE
SEE SHEETS A2-0 THRU A2-12 FOR ENLARGED UNIT PLAN DIMENSIONS, WALL TYPES & INTERIOR ELEVATIONS, TYP.

NOTE:
SEE SHEET A2-0 FOR FLOOR PLAN KEYNOTES

SECOND THROUGH FOURTH FLOOR PLANS & LOWER ROOF PLAN | 1 | A1-2

SCALE: 1/8" = 1'-0"

BUXTON KUBIK DODD CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
HISTORIC WOODRUFF BUILDING REMODEL:
SKY ELEVEN

LOCATION:
331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER:
HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:
WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS

Digitally signed by Brian Kubik
DN: cn=Brian Kubik, o, ou,
email=bkubik@bk-dc.com, c=US
Date: 2014.03.28 14:48:38 -05'00'

STATE OF MISSOURI
BRIAN KELLY KUBIK
NUMBER
A-2003019819
ARCHITECT

BRIAN KELLY KUBIK, ARCHITECT
MO.#: A-2003019819

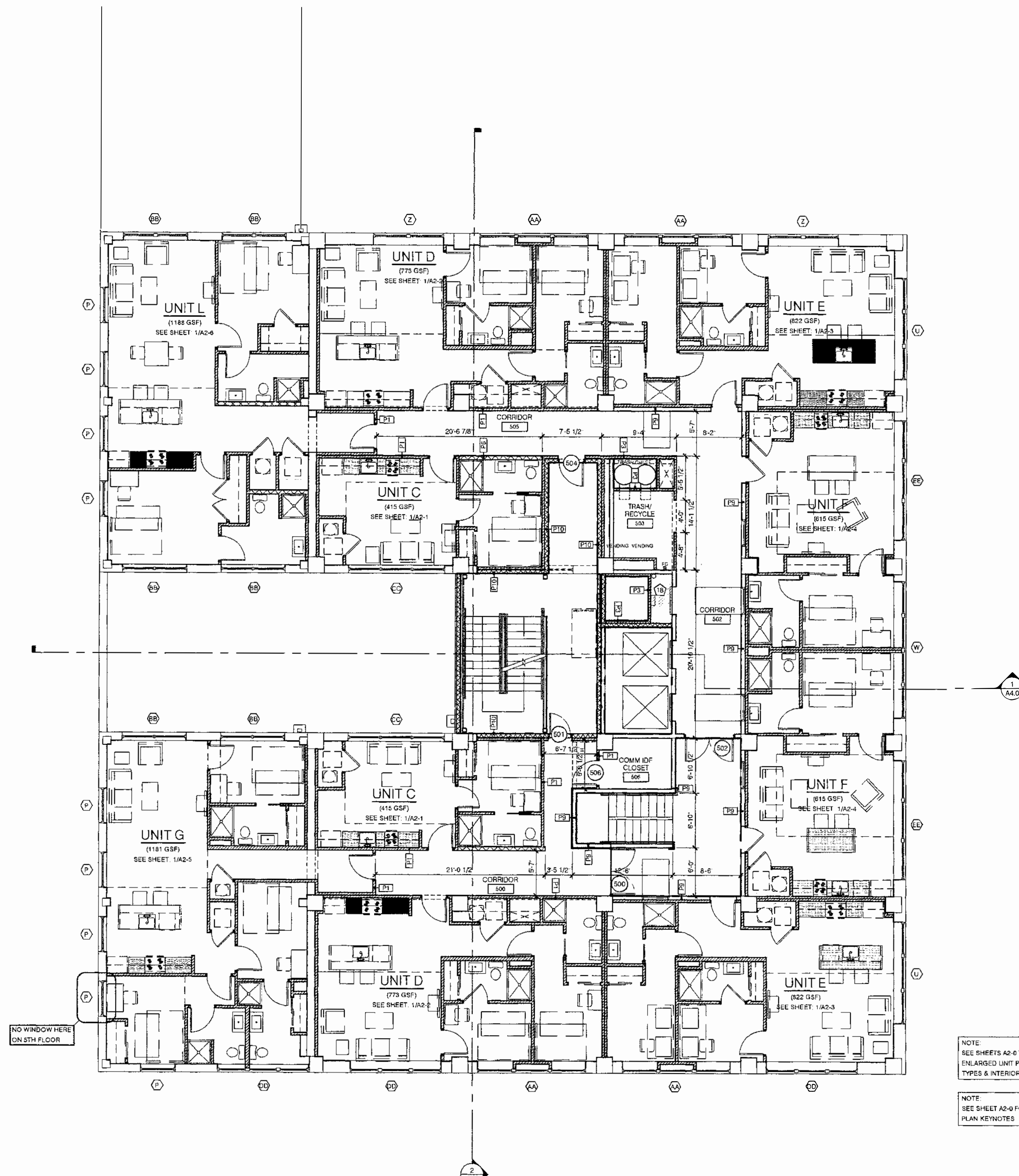
THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

CAD File No. WMB-A1.2
Project No BKD-1711
Drawn BKK/ALS
Date 03.28.2014

A1-2

2ND-4TH FLOOR PLANS
& LOWER ROOF PLAN



NOTE:
SEE SHEETS A2-0 THRU A2-12 FOR ENLARGED UNIT PLAN DIMENSIONS, WALL TYPES & INTERIOR ELEVATIONS, TYP.

NOTE:
SEE SHEET A2-0 FOR FLOOR PLAN KEYNOTES

FIFTH THROUGH TENTH FLOOR PLANS

1
A1-3

SCALE: 1/8" = 1'-0"

BUXTON KUBIK DODD CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
HISTORIC WOODRUFF BUILDING REMODEL:
SKY ELEVEN

LOCATION:
331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER:
HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:
WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS:

STATE OF MISSOURI
BRIAN KELLY KUBIK
NUMBER
A-2003019819
ARCHITECT

BRIAN KELLY KUBIK, ARCHITECT
MO # A-2003019819

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

CAD File No
WMB-A1-3

Project No
BKD-1711

Drawn
BKK/ALS

Date
03.28.2014

A1-3

5TH-10TH FLOOR PLANS

ELEVATION KEYNOTES

1. EXISTING METAL PANELS. PAINT "EP1"; SEE EXTERIOR FINISH SCHEDULE THIS SHEET.
2. EXISTING METAL SPANDREL PANELS. PAINT "EP2"; SEE EXTERIOR FINISH SCHEDULE THIS SHEET.
3. EXISTING CEMENTITIOUS PANELS TO BE COVERED W/ PREFINSHED MTL PANEL. COLOR TO BE SELECTED BY DESIGNER AND APPROVED BY HISTORIC.
4. HISTORIC REPLACEMENT WINDOW SYSTEM TO MATCH EXISTING WINDOW; SEE SHEET A6-1 FOR WINDOW TYPES AND SPECIFICATIONS.
5. HISTORIC REPLACEMENT DOOR SYSTEM TO MATCH EXISTING DOOR; SEE SHEET A6-0 FOR WINDOW TYPES AND SPECIFICATIONS.
6. APPROXIMATE LINE OF EXISTING FINISH GRADE.
7. DASHED/HATCHED AREA INDICATES EXTENTS OF EXISTING CANOPY TO BE REMOVED. REPAIR AND PATCH MASONRY WHERE CANOPY IS DETACHED FROM EXTERIOR WALL. MATCH REPAIRED MASONRY EXISTING. PAINT.
8. NEW PREFINISHED ENTRY CANOPY SYSTEM. SEE SPECIFICATIONS.
9. NEW EXTERIOR CONCRETE SLAB FOR POOL DECK. SEE MAIN FLOOR PLAN & SITE PLAN ALSO.
10. NEW ALUM. HANDRAIL WITH SUNBRELLA FABRIC INSERT, COLORS TO BE SELECTED FROM MANUFACTURERS STANDARD LINE OF COLORS.
11. EXISTING GRANITE PANELS TO REMAIN AS SHOWN. REMOVE EXISTING PANELS AT LOCATION OF NEW PREFINISHED STOREFRONT SYSTEM AS SHOWN. RETAIN ANY REMAINING GRANITE PANELS.
12. EXISTING BRICK TO REMAIN. PAINT "EP3"; SEE EXTERIOR FINISH SCHEDULE THIS SHEET.REPAIR OR REPLACE ANY DAMAGED OR MISSING BRICK TO MATCH EXISTING. QUANTITY OF BRICK TO BE REPLACED IS APPROX. 250 BRICK UNITS (2,000 SF OF TUCK POINTING)
13. WINDOWS INSIDE THE COURTYARD AREA ARE NOT REQUIRED TO MATCH THE HISTORIC WINDOWS DEFINED IN KEYNOTE #4.
14. EXISTING CAST STONE TO REMAIN. PROTECT AS NECESSARY. CLEAN / PROTECT / REPAIR. CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS & METHODS OF PROTECTION AND/OR REFURBISHMENT.
15. EXISTING ORNAMENTAL CAST STONEWORK TO REMAIN. REFURBISH & PROTECT. CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS & METHODS OF PROTECTION AND/OR REFURBISHMENT.
16. PREFINISHED CARPORT CANOPY. SEE STRUCTURAL DRAWINGS ALSO.
17. EXISTING EXTERIOR WALL SCONCE TO REMAIN. REFURBISH & PROTECT. REPLACE EXISTING LENSE WITH COLORED LENSE. COLOR TO BE DETERMINED. SEE ELECTRICAL ALSO. CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS & METHODS OF PROTECTION AND/OR REFURBISHMENT.
18. NEW OPTIONAL BACKLIT SIGNAGE.
19. EXISTING MECHANICAL GRILLE / LOUVRE.
20. EXISTING EXTERIOR SIGNAGE TO REMAIN. PROTECT.
21. NEW DOOR SYSTEM ; SEE SHEETA6-0 FOR WINDOWTYPES AND SPECIFICATIONS.
22. NEWWINDOW SYSTEM; SEE SHEET A6-1 FOR WINDOW TYPES AND SPECIFICATIONS.
23. NEW EIFS SYSTEM AT EXISTING FASCIA PANELS
24. LINE OF ROOF/WALL BEYOND; SEE SECTIONS & DETAILS
25. DASHED HATCHED AREA INDICATES EXTENTS OF EXISTING ROOF STRUCTURE TO BE REMOVED FOR CONSTRUCTION OF NEW EXTERIOR STAIR. SEE SECTIONS ALSO.
26. TRASH CHUTE. SEE FLOOR PLANS, WALL SECTIONS & SPECIFICATIONS.
27. EXISTING THROUGH-WALL SCUPPER, COLLECTOR BOX & DOWNSPOUT.
28. LOCATION OF DRYER EXHAUST VENTS. SEE MEP DRAWINGS ALSO.
29. NEW THROUGH-WALL SCUPPER, COLLECTOR BOX & DOWNSPOUT.
30. RAMP TO BASEMENT PARKING GARAGE. SEE SITE PLAN ALSO.
31. HORIZONTAL METAL PANEL WALL, SEE SECTIONS FOR DETAILS
32. REMOVE WINDOW AND REPLACE WITH CMU AND BRICK, SEE PLANS
33. 42" HIGH - 1 1/2" DIAMETER STEEL PIPE RAILING W/ INTERMITTENT HORIZONTAL RAILS. PAINTED.
34. EXISTING CAST IRON ELEMENTS TO REMAIN. REPAIR & PROTECT. PROVIDE NEW COLORED ACRYLIC PANELS BEHIND (TO BE BACKLIT). COLOR TO BE DETERMINED. SEE ELECTRICAL ALSO.
35. PARKING GARAGE EXHAUST GRILLE
36. STONE, CERAMIC, METAL COPING TO BE REMOVED AS REQUIRED FOR NEW ROOFING. SEE DETAIL: 2/A1-6COPING TO BE REPAIRED, REFINISHED, OR REPLACED AS REQUIRED AND REINSTALLED AT EXISTING LOCATION. CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS & METHODS OF PROTECTION AND/OR REFURBISHMENT.
37. EXISTING WINDOW AND FRAMES TO REMAIN. CLEAN AND REPLACE CAULK AS REQUIRED FOR A COMPLETE AND FINISHED RESTORATION..

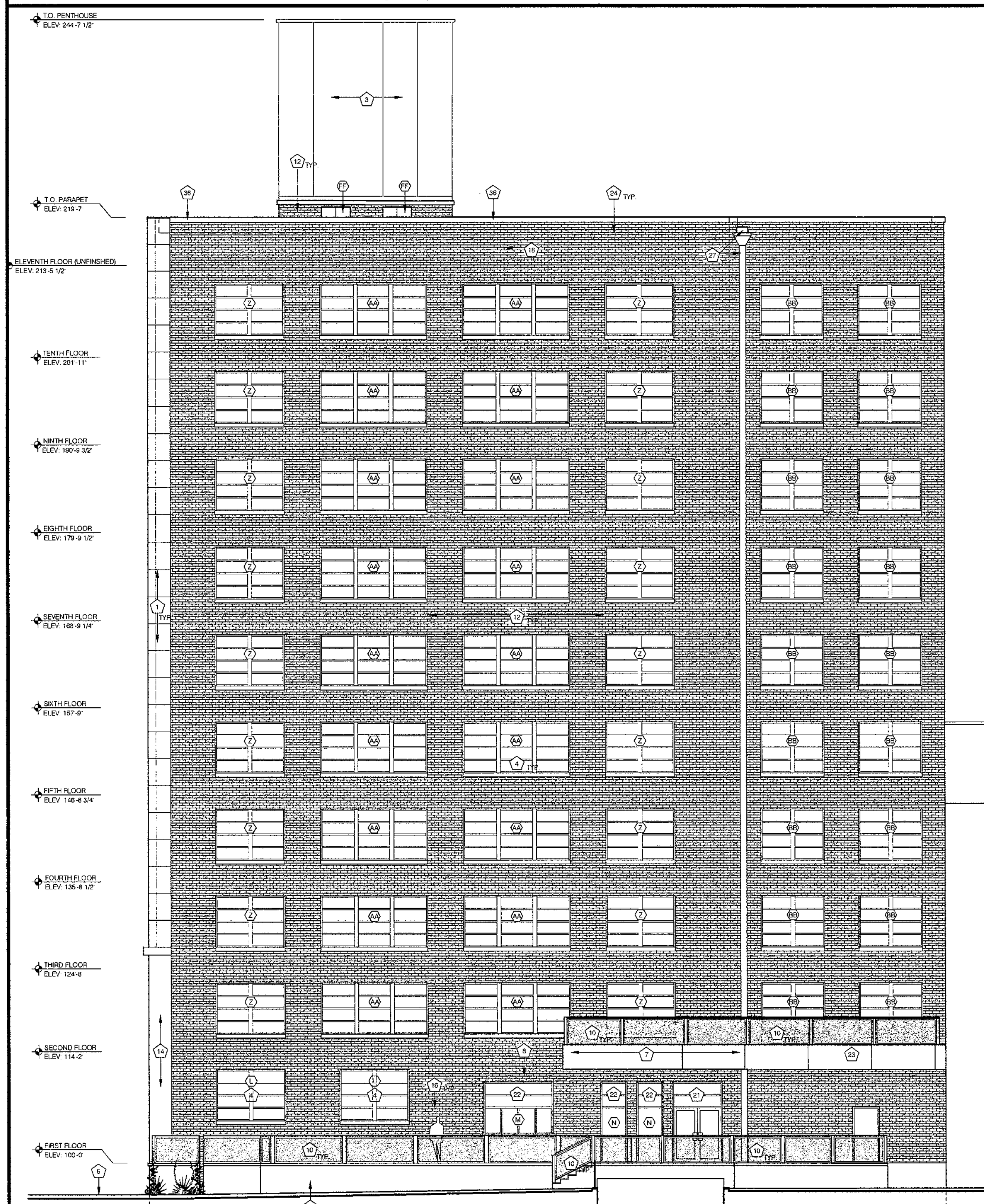
EXTERIOR FINISH SCHEDULE

EXTERIOR PAINT-

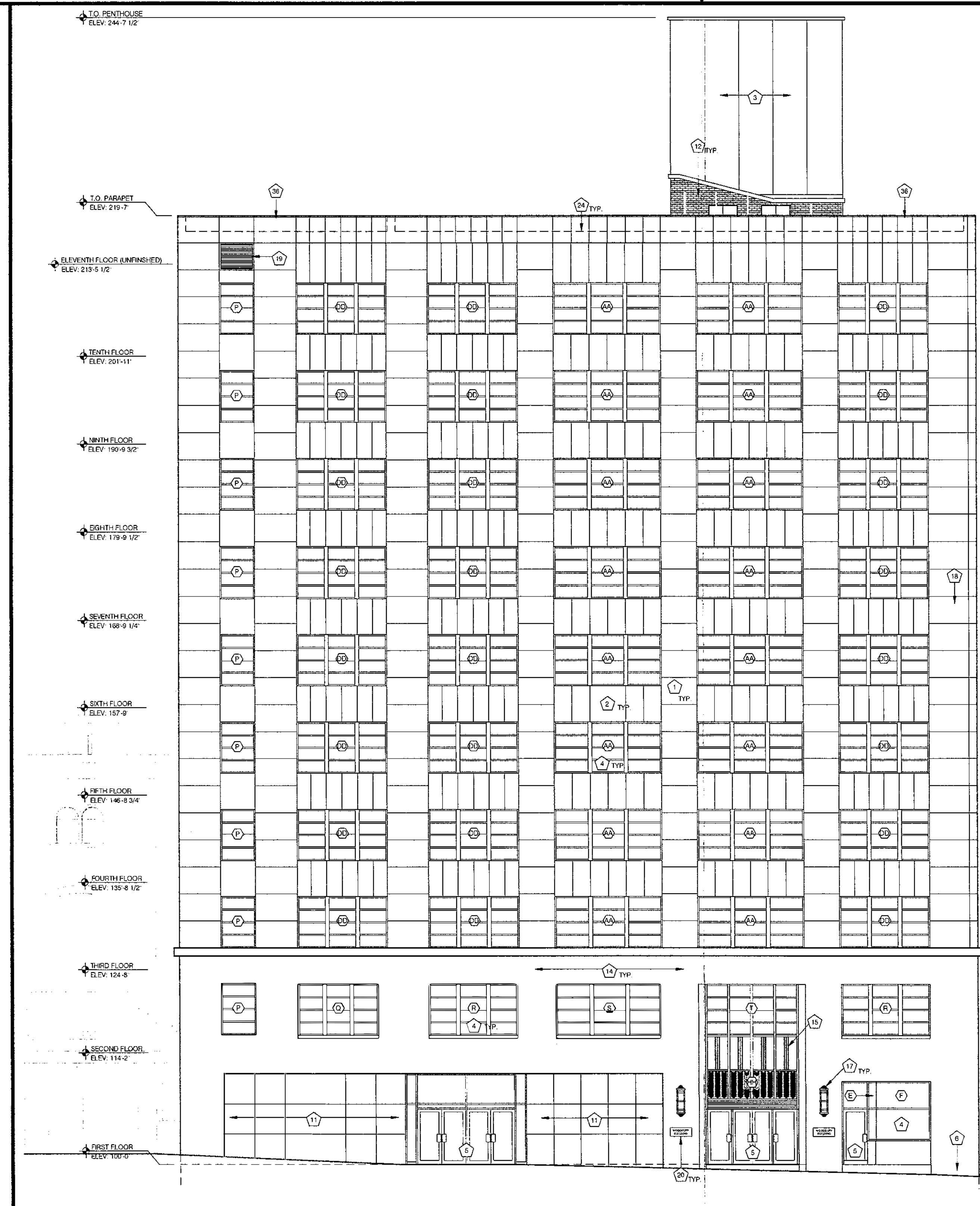
EP1- MANUFACTURER: BENJAMIN MOORE; COLOR: BLUE LAKE 2053-40; FINISH: TBD

EP2- MANUFACTURER: BENJAMIN MOORE; COLOR: MORNING SKY BLUE 2053-70; FINISH: TBD

EP3- MANUFACTURER: BENJAMIN MOORE; COLOR: TBD; FINISH: TBD



NORTH ELEVATION 2
SCALE 1/8" = 1'-0" A3-0



SOUTH ELEVATION 1
SCALE 1/8" = 1'-0" A3-0

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:

HISTORIC WOODRUFF
BUILDING REMODEL:
SKY ELEVEN

LOCATION:
331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER:
HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:
WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS:

Digitally signed by Brian Kubik
DN: cn=Brian Kubik, o, ou,
email=bkubik@bk-dc.com, c=US
Date: 2014.03.28 15:44:18 -05'00'

STATE OF MISSOURI
BRIAN KELLY
KUBIK
NUMBER
A-2003019819
ARCHITECT

BRIAN KELLY KUBIK, ARCHITECT
MO # A-2003019819

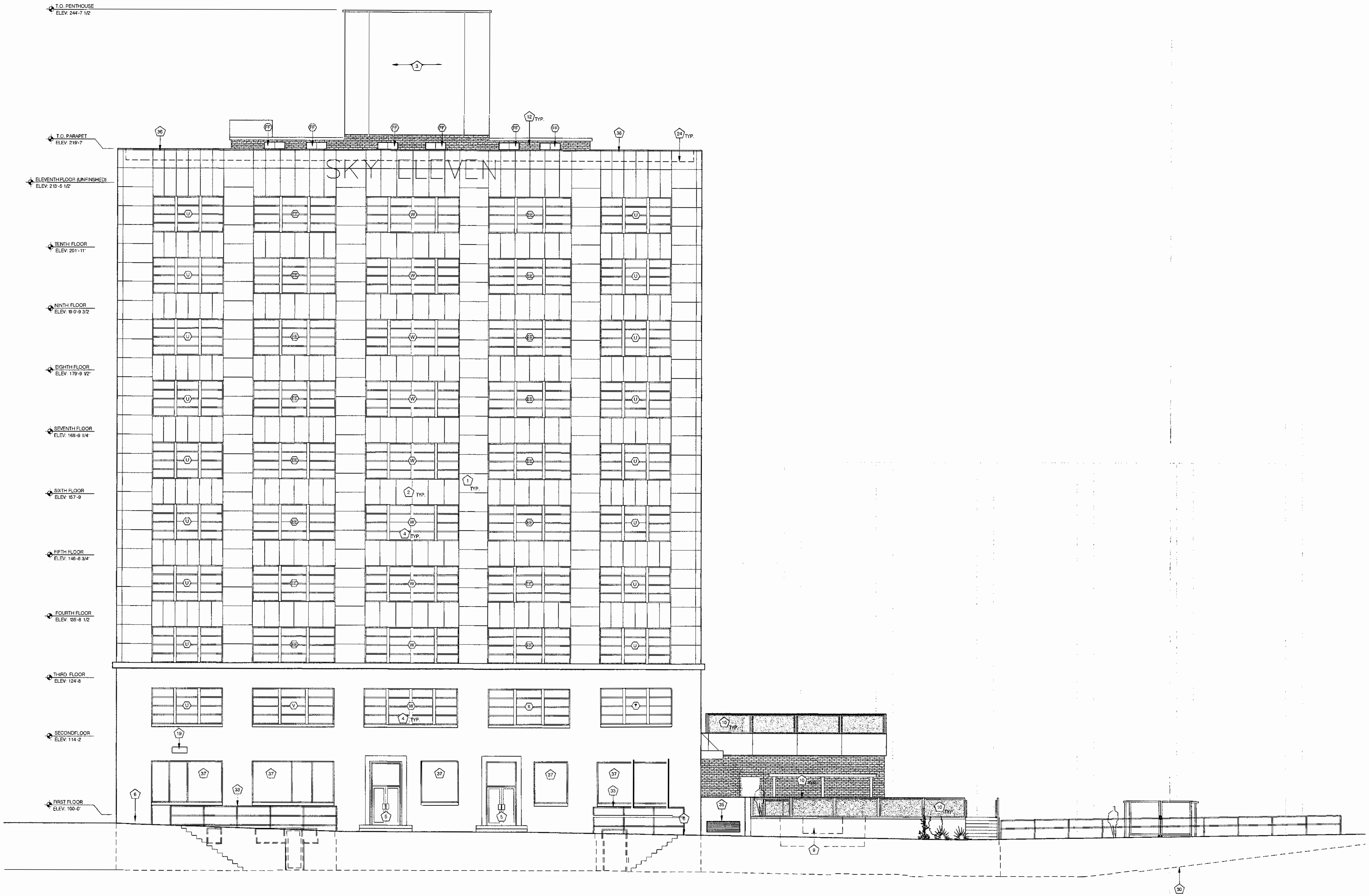
THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

CAD File No	Project No BKD-1 711
Drawn BKK/ALS	Date 03.28.2014

A3-0

EXTERIOR ELEVATIONS



EAST ELEVATION 1

SCALE 1/8" = 1'-0" A3-1

BUXTON KUBIK DODD CREATIVE

ARCHITECTURE | INTERIORDESIGN

1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:

HISTORIC WOODRUFF BUILDING REMODEL:

SKY ELEVEN

LOCATION:

331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER:
HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:
WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS:

Digitally signed by Brian Kubik
DN: cn=Brian Kubik, o, ou,
email=bkubik@bk-dc.com, c=US
Date: 2014.03.28 15:03:37 -05'00'

STATE OF MISSOURI
BRIAN KELLY KUBIK
NUMBER
A-2003019819
ARCHITECT

BRIAN KELLY KUBIK, ARCHITECT
MO #: A-2003019819

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

CAD File No.	Project No. BKD-1711
Drawn BKK/ALS	Date 03.28.2014

A3-1

EXTERIOR ELEVATIONS

Item 2 (g)
Rendering
Woodruff Redevelopment

Item 2 (i)
Addendum to Blight Report
Woodruff Redevelopment
Springfield, Missouri

What property is being added into the redevelopment area?

The original Redevelopment area included the North Tract and the South Tract (see the following page for diagram). The tract in between those two tracts was purchased separately. The City of Springfield required a lot combination that combined all three (3) lots prior to issuing a building permit.

The City of Springfield approved Administrative Subdivision No. 6973 on July 9, 2014, which combined all three properties in the Woodruff Redevelopment Area into one lot. All three properties are included in the legal description (Item 2a).

A predominance of the factors that led to the adoption of blight for the other parcels also affect this parcel. The condition of the "Pool" tract improvements are deteriorated and include broken and uneven pavement as well as rusted light poles. For this reason, the lot would be better utilized as part of the redevelopment project. This tract is miniscule in comparison to the remainder of the Area.

Orignal North Tract

New “Pool” Tract

Original South Tract

Item 3 – Pro-Forma's

Item 3 (a, b, c)
Income
Woodruff Redevelopment
Springfield, Missouri

Please note: A copy of the appraisal has been provided to The City of Springfield under separate cover.

Income Details

Sky Eleven Apartments	**No. Units**	**Beds**	**Rent/Mth**	**Annual Income**	
1 Bedroom 1 Bath	18	18	$700.00	$ 151,200.00	
1 Bedroom 1 Bath Executive	18	18	$775.00	$ 167,400.00	
2 Bedroom 2 Bath	36	72	$1,360.00	$ 587,520.00	
2 Bedroom 2 Bath Executive	9	18	$1,500.00	$ 162,000.00	
3 Bedroom 3 Bath	9	27	$1,800.00	$ 194,400.00	
Total Number of Beds & income		153			$ 1,262,520.00
Late fee & pet fees		1	$0.00	$ 27,360.00	
Admin Fee	$295	84.00		$ 24,780.00	$ 52,140.00
Total apartment income					$ 1,314,660.00
Commercial Income					
Large restaurant income		1	$5,000.00	$ 60,000.00	
Coffee shop income		1	$1,500.00	$ 18,000.00	
CAM				$ 9,680.00	
Total other Income					$ 87,680.00
Total gross potential income					$ 1,402,340.00
Vacancy					
Less: Vacancy on commercial		11%		$ (9,848.22)	
Less: Vacancy on apartments		5%		$ (65,733.00)	
Total Vacancy					$ 75,581.22)
Effective Gross Income					
Apartments				$ 1,248,927.00	
Commercial				$ 77,831.78	
Total Effective Gross Income					$ 1,326,758.78

CBRE Appraisal also included basement parking in their income figures, which is not part of the current project.

Item 3 (d)
Expenses
Woodruff Redevelopment
Springfield, Missouri

OPERATING EXPENSES	
Admin & General	$52,880
Management	$40,919
Electricity	$46,368
Internet & Cable	$46,080
Water/Sewer	$33,696
Trash Removal	$9,720
Payroll	$63,750
Maintenance & Repairs	$57,975
Advertising & Leasing	$18,000
Insurance	$14,233
Real Estate Taxes	$121,443
Replacement Reserves	$79,853
TOTAL EXPENSES	$584,917

CBRE Reconciliation of Expenses

CBRE Expenses			421,603
Utillities			
$74/bed/month (based on Owner Exp.)	135864		
CBRE Estimate	124480		
Increase of			11,384
****Replacement Reserves:**			
# of units	90		
$/Unit/year	$300		
		$27,000	
Furniture cost	$369,970		
Life of furniture (years)	7		
Furniture reserve/year		$52,853	
Total Reserves		$79,853	
CBRE Estimate		$30,000	
Increase of			49,853
Real Estate Taxes			
Our base year taxes (No CID)	$121,443		
CBRE taxes	$19,366		
Increase of			102,077
Adjusted CBRE Expenses (No CID)			584,917

Pro Forma for

Woodruff Historic Building

	2015 Projections	2015 w/Abatement	2016 Projections	2016 w/Abatement	2017 Projections	2017 w/Abatement
Income						
Rental Income	$558,550	558,550.00	$1,340,520	1,340,520.00	1,367,330.40	1,367,330.40
Other Income	$61,820	61,820.00	$61,820	61,820.00	63,056.40	63,056.40
Gross Income	620,370.00	620,370.00	1,402,340.00	1,402,340.00	1,430,386.80	1,430,386.80
Less: Vacancy	(75,581.22)	(75,581.22)	(75,581.22)	(75,581.22)	(77,092.84)	(77,092.84)
Adjusted Gross Income	544,788.78	544,788.78	1,326,758.78	1,326,758.78	1,353,293.96	1,353,293.96
Expenses:						
Real Estate Taxes (including PILOT's)	121,443.19	17,222.98	121,443.19	17,222.98	123,872.05	17,222.98
Community Improvement District**	8,826.04	8,826.04	8,826.04	8,826.04	9,090.83	9,090.83
Admin & General	$22,033	22,033.33	$52,880	52,880.00	54,466.40	54,466.40
Management	$17,050	17,049.58	$40,919	40,919.00	42,146.57	42,146.57
Electricity	$19,320	19,320.00	$46,368	46,368.00	47,759.04	47,759.04
Internet & Cable	$19,200	19,200.00	$46,080	46,080.00	47,462.40	47,462.40
Water/Sewer	$14,040	14,040.00	$33,696	33,696.00	34,706.88	34,706.88
Trash Removal	$4,050	4,050.00	$9,720	9,720.00	10,011.60	10,011.60
Payroll	$26,563	26,562.50	$63,750	63,750.00	65,662.50	65,662.50
Maintenance & Repairs	$24,156	24,156.25	$57,975	57,975.00	59,714.25	59,714.25
Advertising & Leasing	$7,500	7,500.00	$18,000	18,000.00	18,540.00	18,540.00
Insurance	$5,930	5,930.42	$14,233	14,233.00	14,659.99	14,659.99
Replacement Reserves	$79,853	79,852.86	$79,853	79,852.86	82,248.44	82,248.44
Total Expenses	369,964.17	265,743.96	593,743.09	489,522.88	610,340.95	503,691.88
Net Operating Income	174,824.61	279,044.82	733,015.69	837,235.90	742,953.01	849,602.08
Less Debt Service*	165,656.16	165,656.16	639,993.29	639,993.29	$639,993.29	$639,993.29
Cash Flow after debt service	9,168.45	113,388.66	93,022.40	197,242.61	102,959.71	209,608.79
Cash on Cash Return			4.84%	10.26%		

Annual Expense Increase	3%
Annual Rent Increase	2%

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the projected assessed value of the project without abatement and with a special assessment levy of $0.402/$100 assessed.

Pro Forma for
Woodruff Historic Building

	2018 Projections	2018 w/Abatement	2019 Projections	2019 w/Abatement	2020 Projections	2020 w/Abatement
Income						
Rental Income	1,394,677.01	1,394,677.01	1,422,570.55	1,422,570.55	1,451,021.96	1,451,021.96
Other Income	64,317.53	64,317.53	65,603.88	65,603.88	66,915.96	66,915.96
Gross Income	1,458,994.54	1,458,994.54	1,488,174.43	1,488,174.43	1,517,937.92	1,517,937.92
Less: Vacancy	(78,634.70)	(78,634.70)	(80,207.39)	(80,207.39)	(81,811.54)	(81,811.54)
Adjusted Gross Income	1,380,359.84	1,380,359.84	1,407,967.03	1,407,967.03	1,436,126.37	1,436,126.37
Expenses:						
Real Estate Taxes (including PILOT's)	123,872.05	17,222.98	126,349.49	17,222.98	126,349.49	17,222.98
Community Improvement District**	9,090.83	9,090.83	9,363.55	9,363.55	9,363.55	9,363.55
Admin & General	56,100.39	56,100.39	57,783.40	57,783.40	59,516.91	59,516.91
Management	43,410.97	43,410.97	44,713.30	44,713.30	46,054.69	46,054.69
Electricity	49,191.81	49,191.81	50,667.57	50,667.57	52,187.59	52,187.59
Internet & Cable	48,886.27	48,886.27	50,352.86	50,352.86	51,863.45	51,863.45
Water/Sewer	35,748.09	35,748.09	36,820.53	36,820.53	37,925.14	37,925.14
Trash Removal	10,311.95	10,311.95	10,621.31	10,621.31	10,939.95	10,939.95
Payroll	67,632.38	67,632.38	69,661.35	69,661.35	71,751.19	71,751.19
Maintenance & Repairs	61,505.68	61,505.68	63,350.85	63,350.85	65,251.37	65,251.37
Advertising & Leasing	19,096.20	19,096.20	19,669.09	19,669.09	20,259.16	20,259.16
Insurance	15,099.79	15,099.79	15,552.78	15,552.78	16,019.37	16,019.37
Replacement Reserves	84,715.90	84,715.90	87,257.37	87,257.37	89,875.09	89,875.09
Total Expenses	624,662.29	518,013.22	642,163.44	533,036.93	657,356.95	548,230.44
Net Operating Income	755,697.55	862,346.62	765,803.59	874,930.11	778,769.42	887,895.94
Less Debt Service*	$639,993.29	$639,993.29	$639,993.29	$639,993.29	$639,993.29	$639,993.29
Cash Flow after debt service	115,704.25	222,353.32	125,810.30	234,936.81	138,776.13	247,902.64
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for

Woodruff Historic Building

	2021 Projections	2021 w/Abatement	2022 Projections	2022 w/Abatement	2023 Projections	2023 w/Abatement
Income						
Rental Income	1,480,042.40	1,480,042.40	1,509,643.25	1,509,643.25	1,539,836.11	1,539,836.11
Other Income	68,254.28	68,254.28	69,619.36	69,619.36	71,011.75	71,011.75
Gross Income	1,548,296.67	1,548,296.67	1,579,262.61	1,579,262.61	1,610,847.86	1,610,847.86
Less: Vacancy	(83,447.77)	(83,447.77)	(85,116.73)	(85,116.73)	(86,819.06)	(86,819.06)
Adjusted Gross Income	1,464,848.90	1,464,848.90	1,494,145.88	1,494,145.88	1,524,028.80	1,524,028.80
Expenses:						
Real Estate Taxes (including PILOT's)	128,876.48	17,222.98	128,876.48	17,222.98	131,454.01	17,222.98
Community Improvement District**	9,644.46	9,644.46	9,644.46	9,644.46	9,933.79	9,933.79
Admin & General	61,302.41	61,302.41	63,141.49	63,141.49	65,035.73	65,035.73
Management	47,436.34	47,436.34	48,859.43	48,859.43	50,325.21	50,325.21
Electricity	53,753.22	53,753.22	55,365.82	55,365.82	57,026.79	57,026.79
Internet & Cable	53,419.35	53,419.35	55,021.93	55,021.93	56,672.59	56,672.59
Water/Sewer	39,062.90	39,062.90	40,234.79	40,234.79	41,441.83	41,441.83
Trash Removal	11,268.14	11,268.14	11,606.19	11,606.19	11,954.37	11,954.37
Payroll	73,903.72	73,903.72	76,120.83	76,120.83	78,404.46	78,404.46
Maintenance & Repairs	67,208.91	67,208.91	69,225.18	69,225.18	71,301.94	71,301.94
Advertising & Leasing	20,866.93	20,866.93	21,492.94	21,492.94	22,137.73	22,137.73
Insurance	16,499.95	16,499.95	16,994.95	16,994.95	17,504.79	17,504.79
Replacement Reserves	92,571.35	92,571.35	95,348.49	95,348.49	98,208.94	98,208.94
Total Expenses	675,814.17	564,160.66	691,932.96	580,279.46	711,402.19	597,171.15
Net Operating Income	789,034.74	900,688.24	802,212.92	913,866.42	812,626.61	926,857.64
Less Debt Service*	$709,524.00	709,524.00	$709,524.00	709,524.00	$709,524.00	709,524.00
Cash Flow after debt service	79,510.74	191,164.24	92,688.92	204,342.42	103,102.61	217,333.64
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for
Woodruff Historic Building

	2024 Projections	2024 w/Abatement	2025 Projections	2025 w/Abatement	2026 Projections	2026 w/Abatement
Income						
Rental Income	1,570,632.83	1,570,632.83	1,602,045.49	1,602,045.49	1,634,086.40	1,634,086.40
Other Income	72,431.98	72,431.98	73,880.62	73,880.62	75,358.24	75,358.24
Gross Income	1,643,064.82	1,643,064.82	1,675,926.11	1,675,926.11	1,709,444.63	1,709,444.63
Less: Vacancy	(88,555.44)	(88,555.44)	(90,326.55)	(90,326.55)	(92,133.08)	(92,133.08)
Adjusted Gross Income	1,554,509.37	1,554,509.37	1,585,599.56	1,585,599.56	1,617,311.55	1,617,311.55
Expenses:						
Real Estate Taxes (including PILOT's)	131,454.01	17,222.98	134,083.09	67,041.55	134,083.09	67,041.55
Community Improvement District**	9,933.79	9,933.79	10,231.80	10,231.80	10,231.80	10,231.80
Admin & General	66,986.80	66,986.80	68,996.41	68,996.41	71,066.30	71,066.30
Management	51,834.96	51,834.96	53,390.01	53,390.01	54,991.71	54,991.71
Electricity	58,737.60	58,737.60	60,499.72	60,499.72	62,314.71	62,314.71
Internet & Cable	58,372.77	58,372.77	60,123.95	60,123.95	61,927.67	61,927.67
Water/Sewer	42,685.08	42,685.08	43,965.64	43,965.64	45,284.61	45,284.61
Trash Removal	12,313.01	12,313.01	12,682.40	12,682.40	13,062.87	13,062.87
Payroll	80,756.59	80,756.59	83,179.29	83,179.29	85,674.67	85,674.67
Maintenance & Repairs	73,441.00	73,441.00	75,644.23	75,644.23	77,913.55	77,913.55
Advertising & Leasing	22,801.86	22,801.86	23,485.92	23,485.92	24,190.49	24,190.49
Insurance	18,029.94	18,029.94	18,570.84	18,570.84	19,127.96	19,127.96
Replacement Reserves	101,155.21	101,155.21	104,189.87	104,189.87	107,315.56	107,315.56
Total Expenses	728,502.62	614,271.58	749,043.16	682,001.61	767,185.00	700,143.46
Net Operating Income	826,006.76	940,237.79	836,556.41	903,597.95	850,126.55	917,168.09
Less Debt Service*	$709,524.00	709,524.00	$709,524.00	709,524.00	$709,524.00	709,524.00
Cash Flow after debt service	116,482.76	230,713.79	127,032.41	194,073.95	140,602.55	207,644.09
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for
Woodruff Historic Building

	2027 Projections	2027 w/Abatement	2028 Projections	2028 w/Abatement	2029 Projections	2029 w/Abatement
Income						
Rental Income	1,666,768.13	1,666,768.13	1,700,103.49	1,700,103.49	1,734,105.56	1,734,105.56
Other Income	76,865.40	76,865.40	78,402.71	78,402.71	79,970.76	79,970.76
Gross Income	1,743,633.53	1,743,633.53	1,778,506.20	1,778,506.20	1,814,076.32	1,814,076.32
Less: Vacancy	(93,975.74)	(93,975.74)	(95,855.26)	(95,855.26)	(97,772.36)	(97,772.36)
Adjusted Gross Income	1,649,657.78	1,649,657.78	1,682,650.94	1,682,650.94	1,716,303.96	1,716,303.96
Expenses:						
Real Estate Taxes (including PILOT's)	136,764.75	68,382.38	136,764.75	68,382.38	139,500.05	69,750.02
Community Improvement District**	10,538.76	10,538.76	10,538.76	10,538.76	10,854.92	10,854.92
Admin & General	73,198.29	73,198.29	75,394.24	75,394.24	77,656.06	77,656.06
Management	56,641.47	56,641.47	58,340.71	58,340.71	60,090.93	60,090.93
Electricity	64,184.16	64,184.16	66,109.68	66,109.68	68,092.97	68,092.97
Internet & Cable	63,785.50	63,785.50	65,699.06	65,699.06	67,670.03	67,670.03
Water/Sewer	46,643.14	46,643.14	48,042.44	48,042.44	49,483.71	49,483.71
Trash Removal	13,454.75	13,454.75	13,858.40	13,858.40	14,274.15	14,274.15
Payroll	88,244.91	88,244.91	90,892.26	90,892.26	93,619.02	93,619.02
Maintenance & Repairs	80,250.96	80,250.96	82,658.49	82,658.49	85,138.24	85,138.24
Advertising & Leasing	24,916.21	24,916.21	25,663.70	25,663.70	26,433.61	26,433.61
Insurance	19,701.80	19,701.80	20,292.85	20,292.85	20,901.64	20,901.64
Replacement Reserves	110,535.03	110,535.03	113,851.08	113,851.08	117,266.61	117,266.61
Total Expenses	788,859.72	720,477.35	808,106.41	739,724.03	830,981.95	761,231.93
Net Operating Income	860,798.06	929,180.44	874,544.53	942,926.91	885,322.00	955,072.03
Less Debt Service*	$709,524.00	709,524.00	$709,524.00	709,524.00	$709,524.00	709,524.00
Cash Flow after debt service	151,274.06	219,656.44	165,020.53	233,402.91	175,798.00	245,548.03
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for
Woodruff Historic Building

	2030 Projections	2030 w/Abatement	2031 Projections	2031 w/Abatement	2032 Projections	2032 w/Abatement
Income						
Rental Income	1,768,787.67	1,768,787.67	1,804,163.42	1,804,163.42	1,840,246.69	1,840,246.69
Other Income	81,570.18	81,570.18	83,201.58	83,201.58	84,865.61	84,865.61
Gross Income	1,850,357.85	1,850,357.85	1,887,365.01	1,887,365.01	1,925,112.31	1,925,112.31
Less: Vacancy	(99,727.81)	(99,727.81)	(101,722.37)	(101,722.37)	(103,756.82)	(103,756.82)
Adjusted Gross Income	1,750,630.04	1,750,630.04	1,785,642.64	1,785,642.64	1,821,355.49	1,821,355.49
Expenses:						
Real Estate Taxes (including PILOT's)	139,500.05	69,750.02	142,290.05	71,145.02	142,290.05	71,145.02
Community Improvement District**	10,854.92	10,854.92	11,180.57	11,180.57	11,180.57	11,180.57
Admin & General	79,985.74	79,985.74	82,385.32	82,385.32	84,856.88	84,856.88
Management	61,893.66	61,893.66	63,750.47	63,750.47	65,662.98	65,662.98
Electricity	70,135.76	70,135.76	72,239.83	72,239.83	74,407.03	74,407.03
Internet & Cable	69,700.13	69,700.13	71,791.14	71,791.14	73,944.87	73,944.87
Water/Sewer	50,968.22	50,968.22	52,497.27	52,497.27	54,072.19	54,072.19
Trash Removal	14,702.37	14,702.37	15,143.44	15,143.44	15,597.75	15,597.75
Payroll	96,427.59	96,427.59	99,320.42	99,320.42	102,300.04	102,300.04
Maintenance & Repairs	87,692.39	87,692.39	90,323.16	90,323.16	93,032.86	93,032.86
Advertising & Leasing	27,226.62	27,226.62	28,043.41	28,043.41	28,884.72	28,884.72
Insurance	21,528.69	21,528.69	22,174.55	22,174.55	22,839.79	22,839.79
Replacement Reserves	120,784.61	120,784.61	124,408.15	124,408.15	128,140.39	128,140.39
Total Expenses	851,400.76	781,650.74	875,547.79	804,402.76	897,210.10	826,065.08
Net Operating Income	899,229.27	968,979.30	910,094.85	981,239.88	924,145.39	995,290.41
Less Debt Service*	$709,524.00	709,524.00	$709,524.00	709,524.00	$709,524.00	709,524.00
Cash Flow after debt service	189,705.27	259,455.30	200,570.85	271,715.88	214,621.39	285,766.41
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for
Woodruff Historic Building

	2033 Projections	2033 w/Abatement	2034 Projections	2034 w/Abatement	2035 Projections	2035 w/Abatement
Income						
Rental Income	1,877,051.63	1,877,051.63	1,914,592.66	1,914,592.66	1,952,884.51	1,952,884.51
Other Income	86,562.92	86,562.92	88,294.18	88,294.18	90,060.07	90,060.07
Gross Income	1,963,614.55	1,963,614.55	2,002,886.84	2,002,886.84	2,042,944.58	2,042,944.58
Less: Vacancy	(105,831.95)	(105,831.95)	(107,948.59)	(107,948.59)	(110,107.56)	(110,107.56)
Adjusted Gross Income	1,857,782.60	1,857,782.60	1,894,938.25	1,894,938.25	1,932,837.02	1,932,837.02
Expenses:						
Real Estate Taxes (including PILOT's)	145,135.85	72,567.92	145,135.85	72,567.92	148,038.57	74,019.28
Community Improvement District**	11,515.99	11,515.99	11,515.99	11,515.99	11,861.47	11,861.47
Admin & General	87,402.58	87,402.58	90,024.66	90,024.66	92,725.40	92,725.40
Management	67,632.87	67,632.87	69,661.86	69,661.86	71,751.71	71,751.71
Electricity	76,639.24	76,639.24	78,938.42	78,938.42	81,306.57	81,306.57
Internet & Cable	76,163.22	76,163.22	78,448.12	78,448.12	80,801.56	80,801.56
Water/Sewer	55,694.35	55,694.35	57,365.18	57,365.18	59,086.14	59,086.14
Trash Removal	16,065.68	16,065.68	16,547.65	16,547.65	17,044.08	17,044.08
Payroll	105,369.04	105,369.04	108,530.11	108,530.11	111,786.01	111,786.01
Maintenance & Repairs	95,823.84	95,823.84	98,698.56	98,698.56	101,659.51	101,659.51
Advertising & Leasing	29,751.26	29,751.26	30,643.80	30,643.80	31,563.11	31,563.11
Insurance	23,524.98	23,524.98	24,230.73	24,230.73	24,957.65	24,957.65
Replacement Reserves	131,984.61	131,984.61	135,944.14	135,944.14	140,022.47	140,022.47
Total Expenses	922,703.50	850,135.58	945,685.05	873,117.13	972,604.25	898,584.96
Net Operating Income	935,079.10	1,007,647.02	949,253.20	1,021,821.12	960,232.77	1,034,252.05
Less Debt Service*	$709,524.00	709,524.00	$709,524.00	709,524.00	$709,524.00	709,524.00
Cash Flow after debt service	225,555.10	298,123.02	239,729.20	312,297.12	250,708.77	324,728.05
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for
Woodruff Historic Building

	2036 Projections	2036 w/Abatement	2037 Projections	2037 w/Abatement	2038 Projections	2038 w/Abatement
Income						
Rental Income	1,991,942.20	1,991,942.20	2,031,781.05	2,031,781.05	2,072,416.67	2,072,416.67
Other Income	91,861.27	91,861.27	93,698.49	93,698.49	95,572.46	95,572.46
Gross Income	2,083,803.47	2,083,803.47	2,125,479.54	2,125,479.54	2,167,989.13	2,167,989.13
Less: Vacancy	(112,309.71)	(112,309.71)	(114,555.91)	(114,555.91)	(116,847.03)	(116,847.03)
Adjusted Gross Income	1,971,493.76	1,971,493.76	2,010,923.63	2,010,923.63	2,051,142.11	2,051,142.11
Expenses:						
Real Estate Taxes (including PILOT's)	148,038.57	74,019.28	150,999.34	75,499.67	150,999.34	75,499.67
Community Improvement District**	11,861.47	11,861.47	12,217.31	12,217.31	12,217.31	12,217.31
Admin & General	95,507.16	95,507.16	98,372.38	98,372.38	101,323.55	101,323.55
Management	73,904.27	73,904.27	76,121.39	76,121.39	78,405.04	78,405.04
Electricity	83,745.77	83,745.77	86,258.14	86,258.14	88,845.88	88,845.88
Internet & Cable	83,225.61	83,225.61	85,722.37	85,722.37	88,294.05	88,294.05
Water/Sewer	60,858.72	60,858.72	62,684.49	62,684.49	64,565.02	64,565.02
Trash Removal	17,555.40	17,555.40	18,082.06	18,082.06	18,624.53	18,624.53
Payroll	115,139.59	115,139.59	118,593.78	118,593.78	122,151.59	122,151.59
Maintenance & Repairs	104,709.30	104,709.30	107,850.58	107,850.58	111,086.10	111,086.10
Advertising & Leasing	32,510.00	32,510.00	33,485.30	33,485.30	34,489.86	34,489.86
Insurance	25,706.38	25,706.38	26,477.57	26,477.57	27,271.90	27,271.90
Replacement Reserves	144,223.14	144,223.14	148,549.84	148,549.84	153,006.33	153,006.33
Total Expenses	996,985.37	922,966.09	1,025,414.55	949,914.88	1,051,280.49	975,780.82
Net Operating Income	974,508.38	1,048,527.67	985,509.08	1,061,008.75	999,861.62	1,075,361.29
Less Debt Service*	$709,524.00	709,524.00	$709,524.00	709,524.00	$709,524.00	709,524.00
Cash Flow after debt service	264,984.38	339,003.67	275,985.08	351,484.75	290,337.62	365,837.29
Cash on Cash Return						

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Pro Forma for

Woodruff Historic Building

	2039 Projections	2039 w/Abatement
Income		
Rental Income	2,113,865.00	2,113,865.00
Other Income	97,483.91	97,483.91
Gross Income	2,211,348.91	2,211,348.91
Less: Vacancy	(119,183.97)	(119,183.97)
Adjusted Gross Income	2,092,164.95	2,092,164.95
Expenses:		
Real Estate Taxes (including PILOT's)	154,019.32	77,009.66
Community Improvement District**	12,583.83	12,583.83
Admin & General	104,363.25	104,363.25
Management	80,757.19	80,757.19
Electricity	91,511.26	91,511.26
Internet & Cable	90,942.87	90,942.87
Water/Sewer	66,501.97	66,501.97
Trash Removal	19,183.26	19,183.26
Payroll	125,816.14	125,816.14
Maintenance & Repairs	114,418.68	114,418.68
Advertising & Leasing	35,524.56	35,524.56
Insurance	28,090.06	28,090.06
Replacement Reserves	157,596.52	157,596.52
Total Expenses	1,081,308.91	1,004,299.24
Net Operating Income	1,010,856.04	1,087,865.70
Less Debt Service*	$709,524.00	709,524.00
Cash Flow after debt service	301,332.04	378,341.70
Cash on Cash Return		

*Terms - 25 year amort., 4.75% locked for 5 years, $9,354,701. Interest only in 2015. Payments beginning in 2021 based on 6%, 20-year am

**CID special assessments are based on the $0.402/$100 assessed.

Item 4- Tax Impact Analysis

The Woodruff

Overview of

Tax Impact Analysis

The Tax Impact Analysis details:

1. The taxes that will be paid if no redevelopment is done
2. The taxes that will be paid if this property is redeveloped, but no abatement is granted
3. The taxes that will be paid if this property is redeveloped and tax abatement is granted.

Conclusion – The taxing jurisdictions will receive over $830,000 more by granting this property tax abatement and contributing to this project moving forward.

The Woodruff Redevelopment Area
2014 Real Estate Assessment & Taxes

331 Park Central East	Land Appraised	Improvements Appraised	Land Assessed	Improvements Assessed	Total Assessed
Parcel #: 88-13-24-234-017	63,200	4,100	20,220	1,310	21,530
Parcel #33-13-24-234-002	20,000	4,500	6,400	1,440	7,840
Parcel #: 88-13-24-234-003	75,800	659,200	24,260	210,940	235,200
Totals	159,000	667,800	50,880	213,690	264,570

Greene County Taxing Districts	Levies	Land-All Parcels	Improvements-All Parcels	Total
	2014	TAX	TAX	TAX
State of Missouri	0.0300	15.26	64.11	79.37
Greene County General Revenue	0.1288	65.53	275.23	340.77
Greene County Road and Bridge	0.1288	65.53	275.23	340.77
Greene County Sheltered Workshop	0.0474	24.12	101.29	125.41
Springfield-Greene County Library	0.2472	125.78	528.24	654.02
Ozarks Community Technical College	0.1494	76.01	319.25	395.27
Springfield R-12 School District	4.0719	2,071.78	8,701.24	10,773.03
Commercial Sur-tax	1.0400	529.15	2,222.38	2,751.53
City of Springfield	0.6163	313.57	1,316.97	1,630.54
County Seniors' Services	0.0500	25.44	106.85	132.29
				-
Totals	6.5098	3,312.19	13,910.79	17,222.98

The Woodruff
Tax Impact Analysis - Assessment Assumptions

	2014**					
	Appraised			Assessed		
Property	Land	Improvements	Total	Land	Improvements	Total
Parcel #: 88-13-24-234-017	63,200	4,100	67,300	20,220	1,310	21,530
Parcel #33-13-24-234-002	20,000	4,500	24,500	6,400	1,440	7,840
Parcel #: 88-13-24-234-003	75,800	659,200	735,000	24,260	210,940	235,200
Totals	159,000	667,800	826,800	50,880	213,690	264,570

**Currently assessed as Commercial Property.

	Redeveloped Estimate					
	Appraised*			Assessed***		
	Land	Improvements	Total	Land	Improvements	Total
Residential	-	10,871,281	10,871,281	-	2,065,543	2,065,543
Commercial	159,000	247,219	406,219	50,880	79,110	129,990
Totals	159,000	11,118,500	11,277,500	50,880	2,144,653	2,195,533

*Appraised Values	***Assessed Values
	Residential is 19% of appraised value
Commericial is based on $1.50/SF x 5,286 SF and keeps land as commerical	Commercial is 32% of appraised value

The Woodruff
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

	2014*					
	Appraised			Assessed (32% - Commercial Rate)		
	Land	Improvements	Total	Land	Improvements	Total
Woodruff	159,000	667,800	826,800	50,880	213,690	264,570

Biennial Growth Rate Assumption - Real Estate Taxes **-1.00%**

*New value is based on 2014 assessed value

Year		Assessed Value		State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar	Land	Improvements	0.0300	0.1288	0.1288	0.0474	0.2472	0.1494	4.0719	1.0400	0.6163	0.0500	6.5098
1	2015	50,880	213,690	79	341	341	125	654	395	10,773	2,752	1,631	132	17,223
2	2016	50,880	213,690	79	341	341	125	654	395	10,773	2,752	1,631	132	17,223
3	2017	50,371	211,553	79	337	337	124	647	391	10,665	2,724	1,614	131	17,051
4	2018	50,371	211,553	79	337	337	124	647	391	10,665	2,724	1,614	131	17,051
5	2019	49,867	209,438	78	334	334	123	641	387	10,559	2,697	1,598	130	16,880
6	2020	49,867	209,438	78	334	334	123	641	387	10,559	2,697	1,598	130	16,880
7	2021	49,369	207,343	77	331	331	122	635	384	10,453	2,670	1,582	128	16,711
8	2022	49,369	207,343	77	331	331	122	635	384	10,453	2,670	1,582	128	16,711
9	2023	48,875	205,270	76	327	327	120	628	380	10,349	2,643	1,566	127	16,544
10	2024	48,875	205,270	76	327	327	120	628	380	10,349	2,643	1,566	127	16,544
11	2025	48,386	203,217	75	324	324	119	622	376	10,245	2,617	1,551	126	16,379
12	2026	48,386	203,217	75	324	324	119	622	376	10,245	2,617	1,551	126	16,379
13	2027	47,903	201,185	75	321	321	118	616	372	10,143	2,591	1,535	125	16,215
14	2028	47,903	201,185	75	321	321	118	616	372	10,143	2,591	1,535	125	16,215
15	2029	47,423	199,173	74	318	318	117	610	368	10,041	2,565	1,520	123	16,053
16	2030	47,423	199,173	74	318	318	117	610	368	10,041	2,565	1,520	123	16,053
17	2031	46,949	197,181	73	314	314	116	603	365	9,941	2,539	1,505	122	15,892
18	2032	46,949	197,181	73	314	314	116	603	365	9,941	2,539	1,505	122	15,892
19	2033	46,480	195,210	73	311	311	115	597	361	9,841	2,514	1,490	121	15,733
20	2034	46,480	195,210	73	311	311	115	597	361	9,841	2,514	1,490	121	15,733
21	2035	46,015	193,257	72	308	308	113	591	357	9,743	2,488	1,475	120	15,576
22	2036	46,015	193,257	72	308	308	113	591	357	9,743	2,488	1,475	120	15,576
23	2037	45,555	191,325	71	305	305	112	586	354	9,646	2,464	1,460	118	15,420
24	2038	45,555	191,325	71	305	305	112	586	354	9,646	2,464	1,460	118	15,420
25	2039	45,099	189,412	70	302	302	111	580	350	9,549	2,439	1,445	117	15,266
Totals				1,874	8,045	8,045	2,961	15,441	9,332	254,345	64,962	38,496	3,123	406,624

**Commercial surtax only applies to commercial assessed valuation.

The Woodruff
Tax Impact Analysis
Projected Tax Revenue with Redevelopment but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes **2.00%**

Year		Assessed Value			State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar	Land*	Residential	Commercial	0.0300	0.1288	0.1288	0.0474	0.2472	0.1494	4.0719	1.0400	0.6163	0.0500	6.5098
1	2015	50,880	2,065,543	79,110	659	2,828	2,828	1,041	5,427	3,280	89,400	1,352	13,531	1,098	121,443
2	2016	50,880	2,065,543	79,110	659	2,828	2,828	1,041	5,427	3,280	89,400	1,352	13,531	1,098	121,443
3	2017	51,898	2,106,854	80,692	672	2,884	2,884	1,061	5,536	3,346	91,188	1,379	13,802	1,120	123,872
4	2018	51,898	2,106,854	80,692	672	2,884	2,884	1,061	5,536	3,346	91,188	1,379	13,802	1,120	123,872
5	2019	52,936	2,148,991	82,306	685	2,942	2,942	1,083	5,647	3,413	93,012	1,407	14,078	1,142	126,349
6	2020	52,936	2,148,991	82,306	685	2,942	2,942	1,083	5,647	3,413	93,012	1,407	14,078	1,142	126,349
7	2021	53,994	2,191,971	83,952	699	3,001	3,001	1,104	5,760	3,481	94,872	1,435	14,359	1,165	128,876
8	2022	53,994	2,191,971	83,952	699	3,001	3,001	1,104	5,760	3,481	94,872	1,435	14,359	1,165	128,876
9	2023	55,074	2,235,811	85,631	713	3,061	3,061	1,126	5,875	3,551	96,769	1,463	14,646	1,188	131,454
10	2024	55,074	2,235,811	85,631	713	3,061	3,061	1,126	5,875	3,551	96,769	1,463	14,646	1,188	131,454
11	2025	56,176	2,280,527	87,344	727	3,122	3,122	1,149	5,992	3,622	98,705	1,493	14,939	1,212	134,083
12	2026	56,176	2,280,527	87,344	727	3,122	3,122	1,149	5,992	3,622	98,705	1,493	14,939	1,212	134,083
13	2027	57,299	2,326,137	89,091	742	3,185	3,185	1,172	6,112	3,694	100,679	1,522	15,238	1,236	136,765
14	2028	57,299	2,326,137	89,091	742	3,185	3,185	1,172	6,112	3,694	100,679	1,522	15,238	1,236	136,765
15	2029	58,445	2,372,660	90,873	757	3,248	3,248	1,195	6,234	3,768	102,692	1,553	15,543	1,261	139,500
16	2030	58,445	2,372,660	90,873	757	3,248	3,248	1,195	6,234	3,768	102,692	1,553	15,543	1,261	139,500
17	2031	59,614	2,420,113	92,690	772	3,313	3,313	1,219	6,359	3,843	104,746	1,584	15,854	1,286	142,290
18	2032	59,614	2,420,113	92,690	772	3,313	3,313	1,219	6,359	3,843	104,746	1,584	15,854	1,286	142,290
19	2033	60,806	2,468,516	94,544	787	3,380	3,380	1,244	6,486	3,920	106,841	1,616	16,171	1,312	145,136
20	2034	60,806	2,468,516	94,544	787	3,380	3,380	1,244	6,486	3,920	106,841	1,616	16,171	1,312	145,136
21	2035	62,022	2,517,886	96,435	803	3,447	3,447	1,269	6,616	3,998	108,978	1,648	16,494	1,338	148,039
22	2036	62,022	2,517,886	96,435	803	3,447	3,447	1,269	6,616	3,998	108,978	1,648	16,494	1,338	148,039
23	2037	63,263	2,568,244	98,363	819	3,516	3,516	1,294	6,748	4,078	111,158	1,681	16,824	1,365	150,999
24	2038	63,263	2,568,244	98,363	819	3,516	3,516	1,294	6,748	4,078	111,158	1,681	16,824	1,365	150,999
25	2039	64,528	2,619,608	100,331	835	3,586	3,586	1,320	6,883	4,160	113,381	1,715	17,161	1,392	154,019
Totals					18,503	79,441	79,441	29,235	152,468	92,147	2,511,460	37,978	380,121	30,839	3,411,633

*Land will be assessed at commercial rate

**Commercial surtax only applies to commercial assessed valuation.

The Woodruff
Tax Impact Analysis
Projected Tax Revenue with Redevelopment and with Abatement

Biennial Growth Rate Assumption - Real Estate Taxes **2.00%**

Year		Appraised Value		Assessed Value			State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar	Residential	Commercial	Land*	Residential	Commercial	0.0300	0.1288	0.1288	0.0474	0.2472	0.1494	4.0719	1.0400	0.6163	0.0500	6.5098
1	2015	10,871,281	406,219	50,880			15	66	66	24	126	76	2,072	529	314	25	3,312
2	2016	10,871,281	406,219	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
3	2017	11,088,707	414,343	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
4	2018	11,088,707	414,343	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
5	2019	11,310,481	422,630	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
6	2020	11,310,481	422,630	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
7	2021	11,536,690	431,083	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
8	2022	11,536,690	431,083	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
9	2023	11,767,424	439,705	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
10	2024	11,767,424	439,705	50,880		-	15	66	66	24	126	76	2,072	529	314	25	3,312
11	2025	12,002,773	448,499	28,088	1,140,263	43,672	364	1,561	1,561	574	2,996	1,811	49,352	746	7,470	606	67,042
12	2026	12,002,773	448,499	28,088	1,140,263	43,672	364	1,561	1,561	574	2,996	1,811	49,352	746	7,470	606	67,042
13	2027	12,242,828	457,469	28,650	1,163,069	44,545	371	1,592	1,592	586	3,056	1,847	50,339	761	7,619	618	68,382
14	2028	12,242,828	457,469	28,650	1,163,069	44,545	371	1,592	1,592	586	3,056	1,847	50,339	761	7,619	618	68,382
15	2029	12,487,685	466,618	29,223	1,186,330	45,436	378	1,624	1,624	598	3,117	1,884	51,346	776	7,771	630	69,750
16	2030	12,487,685	466,618	29,223	1,186,330	45,436	378	1,624	1,624	598	3,117	1,884	51,346	776	7,771	630	69,750
17	2031	12,737,438	475,950	29,807	1,210,057	46,345	386	1,657	1,657	610	3,180	1,922	52,373	792	7,927	643	71,145
18	2032	12,737,438	475,950	29,807	1,210,057	46,345	386	1,657	1,657	610	3,180	1,922	52,373	792	7,927	643	71,145
19	2033	12,992,187	485,469	30,403	1,234,258	47,272	394	1,690	1,690	622	3,243	1,960	53,421	808	8,085	656	72,568
20	2034	12,992,187	485,469	30,403	1,234,258	47,272	394	1,690	1,690	622	3,243	1,960	53,421	808	8,085	656	72,568
21	2035	13,252,031	495,179	31,011	1,258,943	48,217	401	1,724	1,724	634	3,308	1,999	54,489	824	8,247	669	74,019
22	2036	13,252,031	495,179	31,011	1,258,943	48,217	401	1,724	1,724	634	3,308	1,999	54,489	824	8,247	669	74,019
23	2037	13,517,071	505,082	31,631	1,284,122	49,182	409	1,758	1,758	647	3,374	2,039	55,579	840	8,412	682	75,500
24	2038	13,517,071	505,082	31,631	1,284,122	49,182	409	1,758	1,758	647	3,374	2,039	55,579	840	8,412	682	75,500
25	2039	13,787,413	515,184	32,264	1,309,804	50,165	418	1,793	1,793	660	3,442	2,080	56,690	857	8,580	696	77,010
						Totals	5,977	25,660	25,660	9,443	49,247	29,764	811,207	17,245	122,780	9,961	1,106,943

*Land will be assessed at commercial rate

**Commercial surtax only applies to commercial assessed valuation.

The Woodruff
Tax Impact Analysis
PILOT Calculation and Distribution

PILOT for years 1 through 10 is based on:
2014 Taxes on Improvements 13,911

Year Plan	Year Calendar	PILOT	State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax	City of Springfield	County Seniors' Services	Pilot Paid
1	2015	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
2	2016	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
3	2017	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
4	2018	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
5	2019	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
6	2020	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
7	2021	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
8	2022	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
9	2023	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
10	2024	13,911	64	275	275	101	528	319	8,701	2,222	1,317	107	13,911
11	2025	-											
12	2026	-											
13	2027	-											
14	2028	-											
15	2029	-											
16	2030	-											
17	2031	-											
18	2032	-											
19	2033	-											
20	2034	-											
21	2035	-											
22	2036	-											
23	2037	-											
24	2038	-											
25	2039	-											
	Totals	139,108	641	2,752	2,752	1,013	5,282	3,193	87,012	22,224	13,170	1,068	139,108

The Woodruff
4. Tax Impact Analysis

Year	A. No redevelopment/no abatement	B. Redeveloped /no abatement	C. Redeveloped w/abatement (Includes PILOT)
2015	17,223.37	121,443.19	17,222.98
2016	17,223.37	121,443.19	17,222.98
2017	17,051.13	123,872.05	17,222.98
2018	17,051.13	123,872.05	17,222.98
2019	16,880.62	126,349.49	17,222.98
2020	16,880.62	126,349.49	17,222.98
2021	16,711.82	128,876.48	17,222.98
2022	16,711.82	128,876.48	17,222.98
2023	16,544.70	131,454.01	17,222.98
2024	16,544.70	131,454.01	17,222.98
2025	16,379.25	134,083.09	67,041.55
2026	16,379.25	134,083.09	67,041.55
2027	16,215.46	136,764.75	68,382.38
2028	16,215.46	136,764.75	68,382.38
2029	16,053.30	139,500.05	69,750.02
2030	16,053.30	139,500.05	69,750.02
2031	15,892.77	142,290.05	71,145.02
2032	15,892.77	142,290.05	71,145.02
2033	15,733.84	145,135.85	72,567.92
2034	15,733.84	145,135.85	72,567.92
2035	15,576.51	148,038.57	74,019.28
2036	15,576.51	148,038.57	74,019.28
2037	15,420.74	150,999.34	75,499.67
2038	15,420.74	150,999.34	75,499.67
2039	15,266.53	154,019.32	77,009.66
Totals	406,633.58	3,411,633.16	1,246,051.14

The Woodruff Redevelopment Area
Tax Impact Analysis

Greene County Taxing Districts		Tax Revenue: Without Redevelopment or Abataement	Tax Revenue: With Redevelopment and Abatement*	Tax Revenue: Impact on Jurisdiction
State of Missouri		1,874	6,618	4,744
Greene County General Revenue		8,045	28,412	20,366
Greene County Road and Bridge		8,045	28,412	20,366
Greene County Sheltered Workshop		2,961	10,456	7,495
Springfield-Greene County Library		15,441	54,530	39,088
Ozarks Community Technical College		9,332	32,956	23,624
Springfield R-12 School District		254,351	898,220	643,869
Commercial Sur-tax		64,963	39,469	(25,494)
City of Springfield		38,497	135,950	97,452
County Seniors' Services		3,123	11,029	7,906
Totals		406,634	1,246,051	839,418

*Includes PILOT

The Sterling Building

Application for Approval of Property Tax Abatement Pursuant to Chapter 99.700

Sterling Building, LLC
305 W. Commercial St.
Springfield, MO 65803

The Sterling Building

Clarification

The application asks for the Developer Name, which is University Living, LLC.

The project **Owner** is Sterling Building, LLC. J. Matthew Miller is the managing member authorized to sign on behalf of the Owner.

CITY of SPRINGFIELD

For Office Use Only
Date Received________
Application Complete________
LCRA Review Date________
Approved________

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
CHAPTER 99.700
APPLICATION FOR PROPERTY TAX ABATEMENT

Property Address: 312 Park Central East, Springfield, MO 65806

Redevelopment Plan Area: Sterling Building

Developer Name: University Living, LLC

Contact Person: Kim Buche

Mailing Address: 305 W. Commercial St., Springfield, MO 65803

Telephone: 417-720-1577

Fax:

E-Mail: Kim@VecinoGroup.com

Does Applicant Own or Lease the Property? Own

Signature:

Typed Name: J. Matthew Miller

Date:

Required Attachments:

- Legal Description of project property
- $250 application fee
- Ten (10) copies of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan* Area, please note additional requirements on page 2 of this application

Additional Requirements for Projects Located in the *Downtown Redevelopment Plan*

Pursuant to the *Downtown Redevelopment Plan*, applications for property tax abatement in that *Plan* Area will be reviewed on the following items:

1. What effect the requested abatement has on the project's financial feasibility.

2. If the proposed project is in accordance with the stated strategies and policies of the Downtown Strategy Plan.

3. The financial and market feasibility of the project.

The *Downtown Redevelopment Plan* requires that the following material be submitted to support applications for property tax abatement.

I. Developer
- (a) Identification of developer including all owners, partners and officers
- (b) Summary of developer's experience and qualifications
- (c) Proof of developer's financial capability (financial statements, profit/loss statements, etc.).

II. Development Plan
- (a) Legal description of area
- (b) Description of project development
- (c) Project stages and timing
- (d) Documentation of construction costs
- (e) Source, nature and terms of all required project financing
- (f) Plans and Specifications

III. Documentation of abatement requested
- (a) Two project pro formas each with ten year projections reflecting the effects of no tax abatement and the requested level of abatement, to include the following as minimal justification:
    1. All project gross income (rental estimates should be supported by local market data)
    2. Occupancy analysis to determine appropriate vacancy rate
    3. Estimate of effective gross income
    4. Itemized operating expense analysis
    5. Projected net income
    6. Debt service impact, cash flow and investor rate of return analyses (IRR and Cash-on-Cash Returns, etc.)

Item I.a.

Identification of Developer

The developer for The Sterling is University Living, LLC, a Missouri limited liability company. This entity is comprised of three (3) members, each having one-third ownership:

- J. Matthew Miller
- Richard Manzardo
- Momentum Real Estate Investments VI, LLC

Item I.b.

Development Experience

Student Housing

- ***Beacon Commons***
  525 E. Madison Springfield, MO
  Year Built 2011
  12 units--48 bedrooms
  All units are 4BR, 4BA
  100% full and has been since we opened.
  Won Best Off Campus Housing two years in a row.
  The contest is held by The Standard, MSU's school newspaper.
- ***Beacon Park***
  415 E. Monroe Springfield, MO
  Year Built 2012
  48 units 96 Beds
  Mix of 1,2,3 BR units
  100% full and has been since we opened.
- ***Beacon Suites***
  533 and 536 E. Monroe
  210 beds
  Mix of 1,2,3,4 beds
  Occupancy: 100%

Freedom Place

Marlin Co

Historic Development

- ***Freedom Place***
  St. Louis, MO
  68 Units- Affordable, Residential, Historic
  Square Feet: 70,000
  Opened October 2014
- ***The River Lofts @ 444***
  Troy, NY
  75 Units- Market Rate, Mixed Use, Historic
  Square Feet: 88,000
  Occupancy: Pre-Development Stages
- ***The U at Springfield***
  316 Park Central East
  39 units, 88 beds
  Mix of 1,2,3,4 beds
  Occupancy: 100%

The Woodruff Building

- ***The Frisco***
  Springfield, MO
  68 Units- Affordable, Residential, Historic, Bond
  Square Feet: 65,000
  Occupancy: Currently under construction
- ***Bridge Blue***
  Springfield, MO
  Large Commercial, Historic
  Square Feet: 24,000
  Occupancy: 100%

The Frisco

- ***The Marlin Co.***
  Springfield, MO
  Large Commercial, Historic
  Square Feet: 9,000
  Occupancy: 100%
- ***Flame Steakhouse***
  Springfield, MO
  Market Rate, Mixed Use- 3 Retail / 8 Lofts
  Square Feet: 20,000
  Occupancy: 100%
- ***Brick City***
  Springfield, MO
  Market Rate, Large Commercial, Historic
  Square Feet: 200,000
  Occupancy: 100%

Marlin Co

- ***Wilhoit Plaza***
  Springfield, MO
  Market Rate, Large Mixed Use- 14 Retail / 32 Lofts, Historic
  Square Feet: 100,000
  Occupancy: 90%
- ***South Avenue Building***
  Springfield, MO
  Market Rate, Small Commercial
  Square Feet: 12,000
  Occupancy: 100%
- ***Main Street Place***
  Joplin, MO
  Market Rate, Large Mixed Use- 4 Commercial / 26 Lofts, Historic
  Square Feet: 50,000
  Occupancy: 100%

Brick City

- ***McDaniel Schoolhouse***
  Springfield, MO
  Market Rate, Large Commercial, Historic
  Square Feet: 38,000
  Occupancy: 100%
- ***Founders Park Lofts***
  Springfield, MO
  Market Rate, Large Mixed Use- 2 Commercial / 32 Lofts, Historic
  Square Feet: 50,000
  Occupancy: 95%
- ***Monarch Art Factory***
  Springfield, MO
  Market Rate, Large Commercial
  Square Feet: 21,000
  Occupancy: 100%
- ***305 W Commercial St***
  Springfield, MO
  Market Rate, Commercial
  Square Feet: 6,000
  Occupancy: 100%

- ***202 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 2 Lofts
  Square Feet: 4,000
  Occupancy: 100%
- ***206 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 3 Lofts
  Square Feet: 10,000
  Occupancy: 100%
- ***326 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 1 Loft
  Square Feet: 3,000
  Occupancy: 100%
- ***338 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 2 Lofts
  Square Feet: 6,000
  Occupancy: 100%

Wilhoit Plaza

Main Street Place

McDaniel Schoolhouse

Other Development

- ***Fulbright Springs, Phase I***
  Springfield, MO
  37 Units- Affordable, Single Family Residential
  Square Feet: 54,000
  Occupancy: 100%
- ***Fulbright Springs, Phase II***
  Springfield, MO
  36 Units- Affordable, Single Family Residential
  Square Feet: 55,000
  Occupancy: 100%
- ***Highland Ridge Senior***
  Nixa, MO
  50 Units- Affordable, Senior, Residential
  Square Feet: 40,000
  Occupancy: 100%
- ***Bank Acquisition Rehab***
  Springfield, MO
  Market Rate, 47 Residential properties
  Square Feet: 94,000
  Occupancy: 100%
- ***College View Apartments***
  Hollister, MO
  Market Rate, 56 Residential units
  Square Feet: 60,000
  Occupancy: 94%
- ***Terrace Green Apartments***
  Joplin, MO
  Market Rate, 184 Residential units
  Square Feet: 200,000
  Occupancy: 80%
- ***Terrace Green Apartments***
  Branson, MO
  Market Rate, 84 Residential units
  Square Feet: 95,000
  Occupancy: 100%

Founders Park Lofts

Terrace Green- Joplin

Terrace Green- Branson

Item I.c.

Proof of Developer's Financial Capability

Financial statements are confidential and have been provided under separate cover to Mary Lilly Smith.

Item II.a.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF ST. LOIS STREET 42 FEET WEST OF THE NORTHEAST CORNER OF LOT TWENTY-EIGHT (28), BLOCK EIGHT (8), SECOND TIER OF LOTS IN THE ORIGINAL SURVEY OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, THENCE SOUTH 117 ½ FEET THENCE WEST 44 FEET; THENCE NORTH 117 ½ FEET TO ST. LOUIS STREET; THENCE EAST ON THE SOUTH LINE OF SAID STREET 44 FEET TO THE PLACE OF BEGINNING.

Item II.b

Description of Project Development

In a world of gogogogo and biggerbetterbigger, sometimes less is more. The Sterling, a micro-unit housing development under construction in downtown Springfield, centers around the idea that space and stuff aren't the keys to happiness; in fact, they can sometimes impede it.

While the units at The Sterling will be small, the idea is big. Betting on the notion that human connection is the greatest driver of happiness, The Sterling will seek to bring residents together through shared resources and spaces.

With everything from an electric car, to a stable of bicycles, to a lending library of books, tools, and household items available for shared use, The Sterling will give residents the chance to spend less time acquiring and maintaining and more time doing the things that make them feel fulfilled.

The project is being developed by The Vecino Group, LLC, a Springfield based company with a commitment to Housing for the Greater Good.

Here are some key elements of The Sterling—

- 29 studios and 1 three bedroom-unit each with complete kitchens and full bathrooms
- Bicycles, tools, books, and household items available for shared use
- Access to all amenity space at neighboring developments Sky 11 and The U, including a pool, exercise facilities, mat room, and meeting and gaming rooms
- Springfield's first small footprint/sharing community
- Located at 312 Park Central East, walking distance to entertainment and cultural options of Downtown Springfield
- Affordable rents below market rate

The four-story, 20,200 SF Sterling building has been vacant for over a decade and is one of the last remaining vacant properties in downtown Springfield. Redeveloping this property will delight many in the city including nearby property owners and city officials.

The property is located within the Downtown Redevelopment Plan area, is considered blighted, and is eligible for and needs property tax abatement on the improvements to the property for a period of ten (10) years based on the State of Missouri Chapter 99 Tax Abatement Statute.

The property will be comprised of 30 units, consisting of 32 beds, and approximately 3,700 SF of commercial rental space. The unit mix will be as follows:

Seventeen	Micro-unit Studios (360 SF)
Twelve	Micro-unit Studios (462 SF)
One	3 BR, 3 Bath

The redevelopment team includes The Vecino Group LLC, architecture by Buxton, Kubik, Dodd Creative, and construction by Build, LLC.

Item II.c.

Project stages and timing

Plans	•Architecture and engineering •Complete
Permit	•Permitting process with the City of Springfield •10/15/14 - 11/30/14
Bids	•Receive bids/evaluate and negotiate •10/15/14 - 11/30/14
Closing	•Close on loan, acquisition of building and execute agreements/contracts •October 2014
Construction	•Full construction including punch list and issuance of Certificate of Occupancy •12/1/14 - 6/30/15
FF&E	•Owner to install furniture, fixtures, and equipment and put final touches on the project •7/1/15 - 7/31/15
Move In	•Tenants move in to project •August 1, 2015

Item II.d.

Construction Costs

BUILD

The Sterling Preliminary Budget
Springfield, MO

9/25/2014

Phase	Description	Budget	The Sterling 30 Price per Unit.	21,180 Price per sq.ft.	Other
Site Work 2000					
40-74190	Dumpsters	23,298	777	1.10	
40-51000	Temp Utilities	6,500	217	0.31	
01-10270	Liability Insurance	7,920	264	0.37	
40-52190	Sanitary Facilities	1,365	46	0.06	
31-2213	Interior Demolition	19,998	667	0.94	
31-2214	Roof Demo	10,200	340	0.48	
31-2214	Site Utilities	5,000	167	0.24	
31-2215	Gravel	1,500	50	0.07	
	Paving / connection to The U / Remove lid from stair	5,000	167	0.24	
32-9001	Landscaping	0	0	0.00	
32-9002	Asphalt Sealing	0	0	0.00	
32-9003	Pavement Markings	0	0	0.00	
Concrete 3000					
03-3000	Concrete	12,500	417	0.59	
03-3005	Coring and Cutting	30,000	1,000	1.42	
03-3005	Cut Atrium Floor Opening	10,500	350	0.50	
03-3400	Gypcrete - Only parial as needed	6,354	212	0.30	
Masonry 4000					
04-2114	Tuckpointing - ALLOWANCE	95,000	3,167	4.49	
04-6140	Plaster Repair - ALLOWANCE	22,500	750	1.06	
Steel 5000					
05-1101	Steel Stair Repairs and Railings - ALLOWANCE	12,500	417	0.59	
05-1200	Structural Steel at Atrium	8,000	267	0.38	
05-1200	Structural Steel Infill at Basement Stairs, Elevator Shaft, Misc	6,500	217	0.31	
05-1101	Spiral Stairs x 0	0	0	0.00	
Wood 6000					
06-10000 M	Rough Carpentry Materials	34,650	1,155	1.64	
06-101000 S	Rough Carpentry Labor	24,750	825	1.17	
06-10200 M	Stair Wood Framing	6,000	200	0.28	
06-4023	Cabinets & Vanities	63,000	2,100	2.97	
06-4023	Install Cabinets	18,000	600	0.85	
06-4024	Millwork for Beds and Other Misc	25,500	850	1.20	
06-2023	Install Doors & Trim	10,999	367	0.52	
Thermal & Moisture Protection 7000					
07-2100	Insulation	12,999	433	0.61	
07-3113	Roofing & Sheet Metal	43,860	1,462	8.60	
07-3114	Canopy Repair	2,000	67	0.09	
Doors & Windows 8000					
08-1001	Interior & Ext. Doors	16,650	555	0.79	
08-1002	Trim	15,998	533	0.76	
08-1001	Storefront	11,200	373	0.53	
08-5000	Exterior Windows	90,000	3,000	4.25	
08-5000	Interior Windows (Non Rated)	7,200	240	0.34	
08-7000	Skylight	30,000	1,000	1.42	
08-9000	Railing at Atrium	8,000	267	0.38	
08-5000	Shower Doors	11,550	385	0.55	
08-7101	Finish Hardware	11,999	400	0.57	
Finishes 9000					
09-2116	Metal Studs and Drywall Interior Walls WOOD STUDS?	91,072	3,036	4.30	
09-2117	Drywall Furr out Exterior Walls JUST DRYWALL	9,000	300	0.42	
09-2118	Drywall Ceilings	51,891	1,730	2.45	
09-6816	Flooring Materials and Labor	41,246	1,375	1.95	
09-6817	Tile Showers	29,700	990	1.40	

BUILD

The Sterling Preliminary Budget
Springfield, MO

9/25/2014

Phase	Description	Budget	The Sterling 30 Price per Unit.	21,180 Price per sq.ft.	Other
09-6817	1st Floor - Clean Quarry Tile and Repair Allowance	7,499	250	0.35	
09-6817	Acoustical Ceilings and Grid	9,375	313	0.44	
09-9123	Interior Paint	29,997	1,000	1.42	
09-9123	Exterior Paint	0	0	0.00	
Specialties 10000					
10-2800	Bathroom Accessories	6,600	220	0.31	
12-2121	Final Cleaning	7,201	240	0.34	
	Blinds	7,650	255	0.36	
	Signage	7,500	250	0.35	
21-2400	Fire Extinguishers	2,250	75	0.11	
Equipment 11000					
11-31130	Laundry and Kitchen Appliances	94,500	3,150	4.46	
13-5200	Misc Materials	5,500	183	0.26	
13-5210	Equipment Rental	12,500	417	0.59	
Elevator 14000					
11-3113	Elevator	0	0	0.00	
11-4100	Trash Chute	10,000	333	0.47	
Mechanical 15000					
22-0101	Fire Protection	34,997	1,167	1.65	
22-0102	Plumbing	139,648	4,655	6.59	2,252
23-0101	HVAC	206,923	6,897	9.77	-
Electrical 16000					
26-0101	Electrical & Low Voltage	82,500	2,750	3.90	
26-0102	Security System / Access Control Allowance / Low Voltage	21,180	706	1.00	
Amenities					
99-99999	Basement Tenant Infill @ $20 / SF - ALLOWANCE	47,800	1,593	2.26	
99-99999	First Floor Tenant Infill @ $20 / SF - ALLOWANCE	27,600	920	1.30	
	Subtotal	1,713,119			
	Contractor Contingency	$ -			
	General Conditions	$ 67,000	3.91%		
	Contractor Fee & OH (5%)	$ 89,006			
			Cost/Unit	Cost / SF	
	Total Project Cost	**1,869,125**	62,304	88.25	
	Contingency	100000			
	Total Project Cost	1,969,125			

Clarifications and Assumptions

1	All tap fees and permit fees by others.
2	All material testing and inspections by others.
3	No site work included in budget.
4	No exterior painting included. Brick wil be sealed.
5	General conditions is based on basement and first floor infill being completed with the entire project.
6	Assumes existing stair is acceptable with minor modifications to railings.
7	No elevator or trash chute included. ONE IN BUDGET
8	Budget assumes small repairs on existing canopy roofs
9	Signage allowance $7500
10	Budget based on stainless appliances.
11	Masonry tuckpointin is a Lump Sum Allowance FROM SUBCONTRACTOR
12	No sandblasting or historical preservation included in budget. WE WILL HAVE HISTORIC PRESERVATION WORK
13	No asbestos or lead paint remediation included in budget.
14	Budget based on preliminary plans dated June 27, 2014.

Item II.e

Sources of Funds

Federal Historic Tax Credit Equity totaling $471,412 will come in to the project in five pieces:

Contribution upon closing	20%
Contribution upon 50% Completion	20%
Contribution upon 75% Completion	20%
Contribution/Proceeds upon 100% Completion	30%
Part 3	10%

State Historic Tax Credit Equity totaling $613,608 will come into the project after the project is complete and the state tax credit certificate is issued.

Construction Loan:

- BancorpSouth
- $2,000,000
- 4.25%
- 5-year note, interest only for 13 months

Federal Bridge Loan

- BancorpSouth
- $377,129
- 4.50%
- Interest only for 24 months

State Bridge Loan

- BancorpSouth
- 497,575
- 4.50%
- Interest only for 24 months

Item II.f

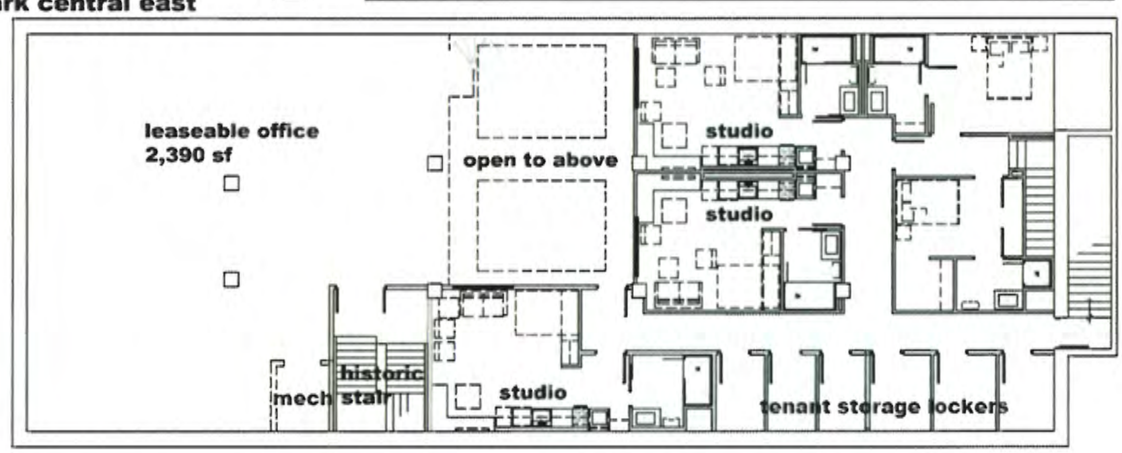
Plans and Specifications

A full set of plans and specifications has been submitted to the City of Springfield for permit issuance.

sterling lofts

312 park central east

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN



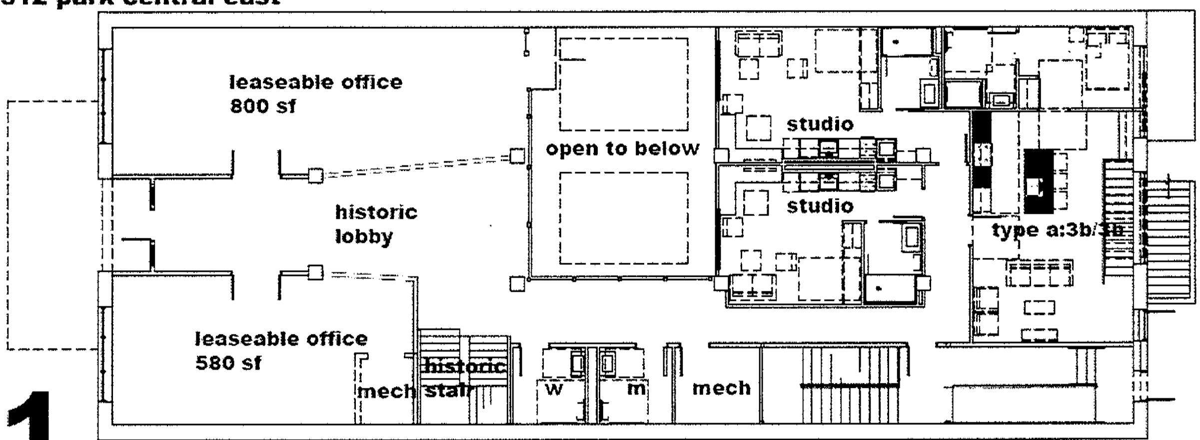
B

basement floor plan
date: 6-25-14

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN

sterling lofts

312 park central east



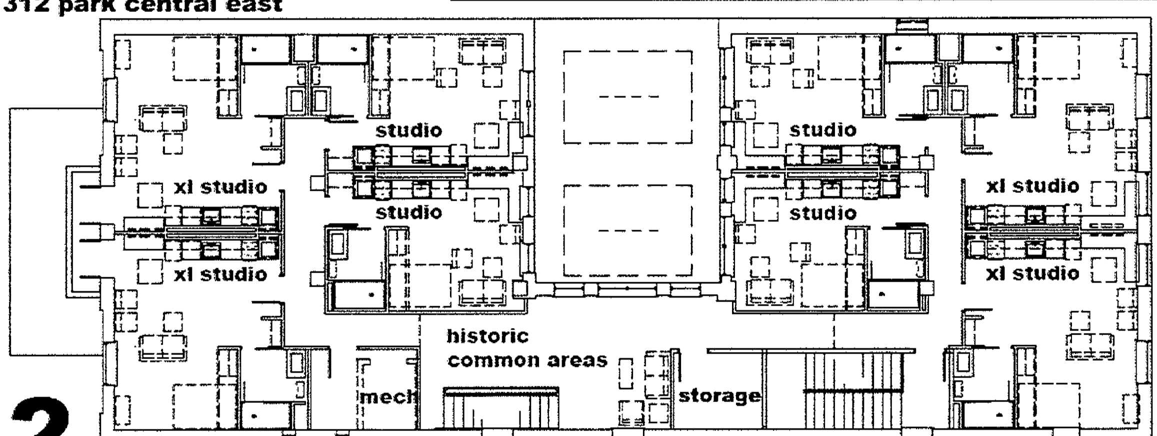
1

first floor plan
date: 6-25-14

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN

sterling lofts

312 park central east



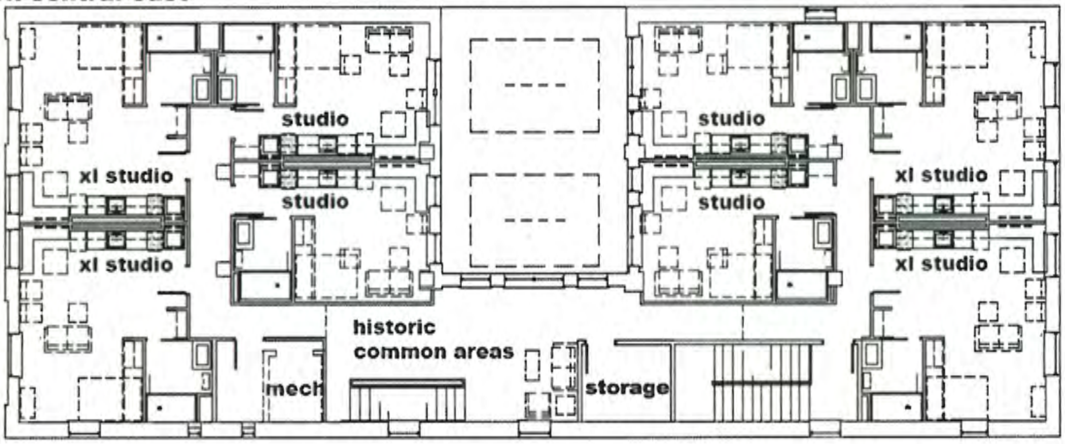
2

second floor plan
date: 6-25-14

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN

sterling lofts

312 park central east



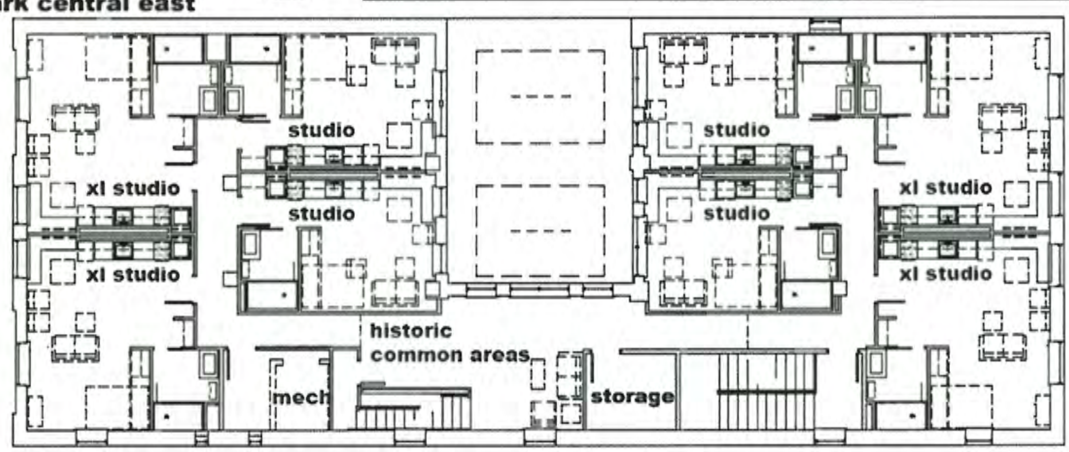
3

third floor plan
date: 6-25-14

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN

sterling lofts

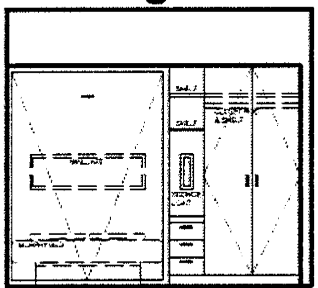
312 park central east



4

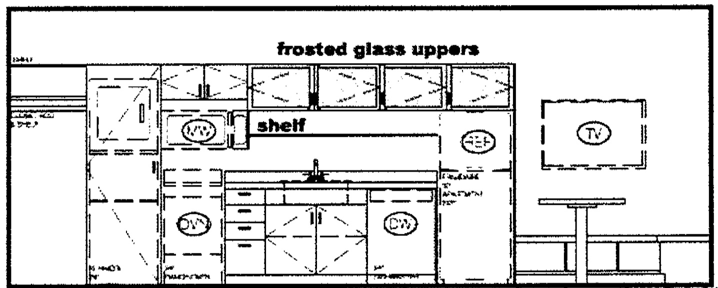
fourth floor plan
date: 6-25-14

sleeping/
clothing wall



fold bed/nightstand/closet

kitchen /
entertainment wall



bench seating & table
w/ open cubbies

COMMERCIAL SPACE:	LEASE SPACE A:	800 SF	3,770 SF TOTAL OFFICE SPACE
	LEASE SPACE B:	580 SF	
	LEASE SPACE C:	2.390 SF	
	TENANT STORAGE:	600 SF	

Sterling Building

Income Details

	No. Units	Beds	Rent/Mth	Annual Income	
1 Bedroom 1 Bath	17	17	$650.00	$ 132,600.00	
1 Bedroom 1 Bath Larger	12	12	$700.00	$ 100,800.00	
3 Bedroom 3 Bath	1	3	$1,665.00	$ 19,980.00	
Total Number of Beds & income		32			$ 253,380.00
Other Income				$ 9,200.00	$ 9,200.00
Total apartment income					$ 262,580.00
Commercial Income					
Commercial Income		1	$3,770.00	$ 45,240.00	
CAM				$ 7,540.00	
Total other Income					$ 52,780.00
Total gross potential income					$ 315,360.00
Vacancy					
Less: Vacancy on commercial		5%		$ (2,639.00)	
Less: Vacancy on apartments		5%		$ (13,129.00)	
Total Vacancy					$ (15,768)
Effective Gross Income					
Apartments				$ 249,451.00	
Commercial				$ 50,141.00	
Total Effective Gross Income					$ 299,592.00

Sterling Building
10-year Pro-Forma Assumptions

These projections are the basis for the 10-year analysis.

SUMMARY OF PRO FORMA OPERATIONS	Residential	Commercial	Combined
INCOME			
Base Rental Income	$ 253,380.00	$ 45,240.00	$298,620
Other Income	9,200	7,540	$16,740
Total Potential Gross Income	$262,580	$52,780	$315,360
Vacancy and Collection Loss	$ (13,129.00)	$ (2,639.00)	($15,768)
EFFECTIVE GROSS INCOME	$249,451	$50,141	$299,592
OPERATING EXPENSES			
Real Estate Taxes (including PILOT's)	20,907.72		$20,908
Community Improvement District**	1,460.31		$1,460
Property Insurance	$8,000		$8,000
Utilities	$41,600		$41,600
Admin & General	$11,200		$11,200
Repairs & Maintenance	$12,800		$12,800
Management Fee	$11,984		$11,984
Payroll	$12,800		$12,800
Parking Expense	$11,520		$11,520
Advertising & Leasing	$3,200		$3,200
Reserves for Replacement	$3,200		$3,200
TOTAL EXPENSES	138,672		$138,672
NET OPERATING INCOME	$110,779	$50,141	$160,920

Pro Forma for
Sterling Building

	2015 Projections	2015 w/Abatement	2016 Projections	2016 w/Abatement	2017 Projections	2017 w/Abatement
Income						
Rental Income	$124,425	124,425.00	$298,620	298,620.00	304,592.40	304,592.40
Other Income	$6,975	6,975.00	$16,740	16,740.00	17,074.80	17,074.80
Gross Income	131,400.00	131,400.00	315,360.00	315,360.00	321,667.20	321,667.20
Less: Vacancy	(6,570.00)	(6,570.00)	(15,768.00)	(15,768.00)	(16,083.36)	(16,083.36)
Adjusted Gross Income	124,830.00	124,830.00	299,592.00	299,592.00	305,583.84	305,583.84
Expenses:						
Real Estate Taxes (including PILOT's)	20,095.85	4,476.53	20,095.85	4,476.53	20,497.77	4,476.53
Community Improvement District**	1,460.31	1,460.31	1,460.31	1,460.31	1,489.52	1,489.52
Property Insurance	$3,333.33	3,333.33	$8,000	8,000.00	8,240.00	8,240.00
Utilities	$17,333.33	17,333.33	$41,600	41,600.00	42,848.00	42,848.00
Admin & General	$4,666.67	4,666.67	$11,200	11,200.00	11,536.00	11,536.00
Repairs & Maintenance	$5,333.33	5,333.33	$12,800	12,800.00	13,184.00	13,184.00
Management Fee	$4,993.33	4,993.33	$11,984	11,984.00	12,343.52	12,343.52
Payroll	$5,333.33	5,333.33	$12,800	12,800.00	13,184.00	13,184.00
Parking Expense	$4,800.00	4,800.00	$11,520	11,520.00	11,865.60	11,865.60
Advertising & Leasing	$1,333.33	1,333.33	$3,200	3,200.00	3,296.00	3,296.00
Reserves for Replacement	$1,333.33	1,333.33	$3,200	3,200.00	3,296.00	3,296.00
Total Expenses	70,016.16	54,396.84	137,860.16	122,240.84	141,780.41	125,759.17
Net Operating Income	54,813.84	70,433.16	161,731.84	177,351.16	163,803.43	179,824.67
Less Debt Service*	35,416.67	35,416.67	118,065.57	118,065.57	$118,065.57	$118,065.57
Cash Flow after debt service	19,397.17	35,016.49	43,666.26	59,285.58	45,737.86	61,759.10
Cash on Cash Return	1.79%	3.23%	4.02%	5.46%	4.22%	5.69%

Annual Expense Increase	3%
Annual Rent Increase	2%

*Terms -30 year amort., 4.25% locked for 5 years, $2,000,000. Interest only in 2015. 5 months operation in 2015.

**CID special assessments are based on the projected assessed value of the project without abatement and with a special assessment levy of $0.402/$100 assessed.

Pro Forma for
Sterling Building

	2018 Projections	2018 w/Abatement	2019 Projections	2019 w/Abatement	2020 Projections	2020 w/Abatement
Income						
Rental Income	310,684.25	310,684.25	316,897.93	316,897.93	323,235.89	323,235.89
Other Income	17,416.30	17,416.30	17,764.62	17,764.62	18,119.91	18,119.91
Gross Income	328,100.54	328,100.54	334,662.55	334,662.55	341,355.81	341,355.81
Less: Vacancy	(16,405.03)	(16,405.03)	(16,733.13)	(16,733.13)	(17,067.79)	(17,067.79)
Adjusted Gross Income	311,695.52	311,695.52	317,929.43	317,929.43	324,288.02	324,288.02
Expenses:						
Real Estate Taxes (including PILOT's)	20,497.77	4,476.53	20,907.72	4,476.53	20,907.72	4,476.53
Community Improvement District**	1,489.52	1,489.52	1,519.31	1,519.31	1,519.31	1,519.31
Property Insurance	8,487.20	8,487.20	8,741.82	8,741.82	9,004.07	9,004.07
Utilities	44,133.44	44,133.44	45,457.44	45,457.44	46,821.17	46,821.17
Admin & General	11,882.08	11,882.08	12,238.54	12,238.54	12,605.70	12,605.70
Repairs & Maintenance	13,579.52	13,579.52	13,986.91	13,986.91	14,406.51	14,406.51
Management Fee	12,713.83	12,713.83	13,095.24	13,095.24	13,488.10	13,488.10
Payroll	13,579.52	13,579.52	13,986.91	13,986.91	14,406.51	14,406.51
Parking Expense	12,221.57	12,221.57	12,588.22	12,588.22	12,965.86	12,965.86
Advertising & Leasing	3,394.88	3,394.88	3,496.73	3,496.73	3,601.63	3,601.63
Reserves for Replacement	3,394.88	3,394.88	3,496.73	3,496.73	3,601.63	3,601.63
Total Expenses	145,374.20	129,352.96	149,515.55	133,084.36	153,328.21	136,897.02
Net Operating Income	166,321.32	182,342.56	168,413.87	184,845.07	170,959.81	187,391.00
Less Debt Service*	$118,065.57	$118,065.57	$118,065.57	$118,065.57	$118,065.57	$118,065.57
Cash Flow after debt service	48,255.74	64,276.98	50,348.30	66,779.49	52,894.23	69,325.43
Cash on Cash Return	4.45%	5.92%	4.64%	6.15%	4.87%	6.39%

Pro Forma for
Sterling Building

	2021 Projections	2021 w/Abatement	2022 Projections	2022 w/Abatement	2023 Projections	2023 w/Abatement
Income						
Rental Income	329,700.61	329,700.61	336,294.62	336,294.62	343,020.51	343,020.51
Other Income	18,482.31	18,482.31	18,851.96	18,851.96	19,229.00	19,229.00
Gross Income	348,182.92	348,182.92	355,146.58	355,146.58	362,249.51	362,249.51
Less: Vacancy	(17,409.15)	(17,409.15)	(17,757.33)	(17,757.33)	(18,112.48)	(18,112.48)
Adjusted Gross Income	330,773.78	330,773.78	337,389.25	337,389.25	344,137.04	344,137.04
Expenses:						
Real Estate Taxes (including PILOT's)	21,325.88	4,476.53	21,325.88	4,476.53	21,752.40	4,476.53
Community Improvement District**	1,549.70	1,549.70	1,549.70	1,549.70	1,580.69	1,580.69
Property Insurance	9,274.19	9,274.19	9,552.42	9,552.42	9,838.99	9,838.99
Utilities	48,225.80	48,225.80	49,672.58	49,672.58	51,162.75	51,162.75
Admin & General	12,983.87	12,983.87	13,373.39	13,373.39	13,774.59	13,774.59
Repairs & Maintenance	14,838.71	14,838.71	15,283.87	15,283.87	15,742.39	15,742.39
Management Fee	13,892.74	13,892.74	14,309.52	14,309.52	14,738.81	14,738.81
Payroll	14,838.71	14,838.71	15,283.87	15,283.87	15,742.39	15,742.39
Parking Expense	13,354.84	13,354.84	13,755.48	13,755.48	14,168.15	14,168.15
Advertising & Leasing	3,709.68	3,709.68	3,820.97	3,820.97	3,935.60	3,935.60
Reserves for Replacement	3,709.68	3,709.68	3,820.97	3,820.97	3,935.60	3,935.60
Total Expenses	157,703.79	140,854.44	161,748.63	144,899.28	166,372.34	149,096.47
Net Operating Income	173,069.99	189,919.34	175,640.62	192,489.97	177,764.70	195,040.57
Less Debt Service*	$118,065.57	118,065.57	$118,065.57	118,065.57	$118,065.57	118,065.57
Cash Flow after debt service	55,004.42	71,853.77	57,575.05	74,424.39	59,699.13	76,974.99
Cash on Cash Return	5.07%	6.62%	5.31%	6.86%	5.50%	7.09%

Pro Forma for
Sterling Building

	2024 Projections	2024 w/Abatement
Income		
Rental Income	349,880.92	349,880.92
Other Income	19,613.58	19,613.58
Gross Income	369,494.50	369,494.50
Less: Vacancy	(18,474.73)	(18,474.73)
Adjusted Gross Income	351,019.78	351,019.78
Expenses:		
Real Estate Taxes (including PILOT's)	21,752.40	4,476.53
Community Improvement District**	1,580.69	1,580.69
Property Insurance	10,134.16	10,134.16
Utilities	52,697.64	52,697.64
Admin & General	14,187.82	14,187.82
Repairs & Maintenance	16,214.66	16,214.66
Management Fee	15,180.97	15,180.97
Payroll	16,214.66	16,214.66
Parking Expense	14,593.19	14,593.19
Advertising & Leasing	4,053.66	4,053.66
Reserves for Replacement	4,053.66	4,053.66
Total Expenses	170,663.51	153,387.65
Net Operating Income	180,356.26	197,632.13
Less Debt Service*	$118,065.57	118,065.57
Cash Flow after debt service	62,290.69	79,566.56
Cash on Cash Return	5.74%	7.33%

Sterling Building
2014 Real Estate Assessment & Taxes

312 Park Central East	Land Appraised	Improvements Appraised	Land Assessed	Improvements Assessed	Total Assessed
Parcel #: 88-13-24-233-009	62,300	152,600	19,940	48,830	68,770
Totals	62,300	152,600	19,940	48,830	68,770

Greene County Taxing Districts	Levies	Land-All Parcels	Improvements-All Parcels	Total
	2014	TAX	TAX	TAX
State of Missouri	0.0300	5.98	14.65	20.63
Greene County General Revenue	0.1288	25.68	62.89	88.58
Greene County Road and Bridge	0.1288	25.68	62.89	88.58
Greene County Sheltered Workshop	0.0474	9.45	23.15	32.60
Springfield-Greene County Library	0.2472	49.29	120.71	170.00
Ozarks Community Technical College	0.1494	29.79	72.95	102.74
Springfield R-12 School District	4.0719	811.94	1,988.31	2,800.25
Commercial Sur-tax	1.0400	207.38	507.83	715.21
City of Springfield	0.6163	122.89	300.94	423.83
County Seniors' Services	0.0500	9.97	24.42	34.39
				-
Totals	6.5098	1,298.05	3,178.74	4,476.79

Sterling Building
Tax Impact Analysis - Assessment Assumptions

	2014**					
	Appraised			Assessed		
Property	Land	Improvements	Total	Land	Improvements	Total
Parcel #: 88-13-24-234-017	62,300	152,600	214,900	19,940	48,830	68,770
Totals	62,300	152,600	214,900	19,940	48,830	68,770

**Currently assessed as Commercial Property.

	Redeveloped Estimate					
	Appraised*			Assessed***		
	Land	Improvements	Total	Land	Improvements	Total
Residential	-	1,797,454	1,797,454	-	341,516	341,516
Commercial	62,300	5,655	67,955	19,936	1,810	21,746
Totals	62,300	1,803,109	1,865,409	19,936	343,326	363,262

*Appraised Values	***Assessed Values
	Residential is 19% of appraised value
Commericial is based on $1.50/SF x 5,286 SF and keeps land as commerical	Commercial is 32% of appraised value

Sterling Building
Tax Impact Analysis
Projected Tax Revenue with Redevelopment but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes 2.00%

Year		Assessed Value			State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar	Land*	Residential	Commercial	0.0300	0.1288	0.1288	0.0474	0.2472	0.1494	4.0719	1.0400	0.6163	0.0500	6.5098
1	2015	19,936	341,516	1,810	109	468	468	172	898	543	14,792	226	2,239	182	20,096
2	2016	19,936	341,516	1,810	109	468	468	172	898	543	14,792	226	2,239	182	20,096
3	2017	20,335	348,347	1,846	111	477	477	176	916	554	15,087	231	2,284	185	20,498
4	2018	20,335	348,347	1,846	111	477	477	176	916	554	15,087	231	2,284	185	20,498
5	2019	20,741	355,314	1,883	113	487	487	179	934	565	15,389	235	2,329	189	20,908
6	2020	20,741	355,314	1,883	113	487	487	179	934	565	15,389	235	2,329	189	20,908
7	2021	21,156	362,420	1,920	116	497	497	183	953	576	15,697	240	2,376	193	21,326
8	2022	21,156	362,420	1,920	116	497	497	183	953	576	15,697	240	2,376	193	21,326
9	2023	21,579	369,668	1,959	118	506	506	186	972	587	16,011	245	2,423	197	21,752
10	2024	21,579	369,668	1,959	118	506	506	186	972	587	16,011	245	2,423	197	21,752
				Totals	1,134	4,870	4,870	1,792	9,346	5,649	153,953	2,354	23,301	1,890	209,159

*Land will be assessed at commercial rate
**Commercial surtax only applies to commercial assessed valuation.

Sterling Building
Tax Impact Analysis
Projected Tax Revenue with Redevelopment and with Abatement

Biennial Growth Rate Assumption - Real Estate Taxes **2.00%**

Year		Appraised Value		Assessed Value			State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar	Residential	Commercial	Land*	Residential	Commercial	0.0300	0.1288	0.1288	0.0474	0.2472	0.1494	4.0719	1.0400	0.6163	0.0500	6.5098
1	2015	1,797,454	67,955	19,936			6	26	26	9	49	30	812	207	123	10	1,298
2	2016	1,797,454	67,955	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
3	2017	1,833,403	69,314	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
4	2018	1,833,403	69,314	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
5	2019	1,870,071	70,700	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
6	2020	1,870,071	70,700	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
7	2021	1,907,473	72,114	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
8	2022	1,907,473	72,114	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
9	2023	1,945,622	73,557	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
10	2024	1,945,622	73,557	19,936		-	6	26	26	9	49	30	812	207	123	10	1,298
						Totals	60	257	257	94	493	298	8,118	2,073	1,229	100	12,978

*Land will be assessed at commercial rate
**Commercial surtax only applies to commercial assessed valuation.

Sterling Building
Tax Impact Analysis
PILOT Calculation and Distribution

PILOT for years 1 through 10 is based on:
2014 Taxes on Improvements 3,179

Year Plan	Year Calendar	PILOT	State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax	City of Springfield	County Seniors' Services	Pilot Paid
1	2015	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
2	2016	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
3	2017	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
4	2018	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
5	2019	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
6	2020	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
7	2021	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
8	2022	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
9	2023	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
10	2024	3,179	15	63	63	23	121	73	1,988	508	301	24	3,179
	Totals	31,787	146	629	629	231	1,207	730	19,883	5,078	3,009	244	31,787

Sterling Building
Tax Impact Analysis

Year	A. Redeveloped /no abatement	B. Redeveloped w/abatement (Includes PILOT)
2015	20,095.85	4,476.53
2016	20,095.85	4,476.53
2017	20,497.77	4,476.53
2018	20,497.77	4,476.53
2019	20,907.72	4,476.53
2020	20,907.72	4,476.53
2021	21,325.88	4,476.53
2022	21,325.88	4,476.53
2023	21,752.40	4,476.53
2024	21,752.40	4,476.53
Totals	209,159.24	44,765.29

LAW DEPARTMENT MEMORANDUM

CITY of SPRINGFIELD

DATE: December 5, 2014

BY: Sarah Kerner

FOR: **Mary Lilly Smith, Planning and Development Department**

QUESTION: Can City Council adopt a "but for" test[1] or other similar restrictions on the granting of Chapter 99 tax abatements?

OPINION: No. The language of Chapter 99, as well as the court decision in *Casey's Marketing Co. v. Land Clearance for Redevelopment Authority of Independence*, limits the criteria for obtaining Chapter 99 tax abatement to a declaration of blight and the proposed redevelopment plan conforming with the City's comprehensive plan.

ANALYSIS: Sec. 99.700, RSMo., authorizes Charter cities to issue tax abatement certificates to new construction or rehabilitation projects in accordance with an approved redevelopment or urban renewal plan as provided by Sec. 99.430, RSMo. on property that has been declared blighted under the definition set forth in Sec. 99.320, RSMo.

The section within Chapter 99 that authorizes property tax abatement by the LCRA (Sec. 99.300-.715, RSMo.) begins with a legislative declaration of policy. It is very detailed about the reasons that the redevelopment incentive was enacted, and there is some key language that informs the issue addressed in this opinion:

> "that this [blight] is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise <u>without the aids herein provided</u>..." Sec. 99.310, RSMo. (emphasis added).

When discussing redevelopment incentives, we typically say that Chapter 353 has a but-for test, and Chapter 99 does not. But this declaration of policy in Chapter 99 actually does contain a different kind of but-for test: If property is blighted, it cannot be remedied <u>but for</u> the incentives offered in this chapter. The government's exercise of its police power and private enterprise are insufficient to cure it.

The Western District Court of Missouri, in *Casey's Marketing Co. v. Land Clearance for Redevelopment Authority of Independence,* 101 S.W.3d 23 (Mo. Ct. App. 2003), established that if the property has been blighted and the proposal meets the redevelopment plan, the developer is entitled to tax abatement as a matter of right.

[1] Chapter 353 tax abatement requires applicants to satisfy a “but for” test – that is, demonstrate that the project would not occur “but for” the incentives offered.

Thus, when LCRA and City Council reviews requests for tax abatement, their authority is limited to determining if the property is blighted and if the proposal for redevelopment is consistent with the comprehensive plan for the area. No additional criteria may be used to judge whether or not tax abatement is to be granted. (See also Legal Opinion No. 5513, previously issued by the Law Department in 2005, coming to the same conclusion on a similar question.)

CONCLUSION: The Missouri legislature established the Chapter 99 tax abatement program and prescibed the manner in which applicants may obtain benefits under the program. The roles of the LCRA and governing body (Council) in the program are specifically prescribed by statute. The legislative declaration of policy as well as Court interpretation of the statute prevents the local governing body from grafting on additional criteria to qualify for the program. If the property meets the statutory definition of blight and complies with the City's comprehensive plan, then the Legislature has declared that tax abatement is needed to remedy the blight. To further restrict who may qualify for the program would be to deny the benefits of the program to property owners who, by legislative determination, have no other way to remedy the blight on their property.