Revised
Springfield Land Clearance for Redevelopment Authority
Room 2 West, Busch Municipal Building
Tuesday, January 6, 2015
3:30 p.m.

1. Call to Order
   Meeting was called to order at approximately 3:35 p.m.
2. Roll Call
   Present: Frank Romines, Steve Jackson, Keith Chaffin and Ron Tappan
   Others Present: Mary Lilly Smith, Staff; Matt Schaefer, Staff; Sarah Kerner, Asst. City Attorney, Judy White, Staff
   Guest: Tim Roth, Developer
3. Approval of Minutes
   Minutes from December 2, 2014 – Correction on minutes in last paragraph, the word "permit" should be "permanent". With correction to the minutes, Ron Tappan made a motion to approve, Frank Romines seconded the motion. Minutes approved (4 – 0).

4. New Business
   Resolution No. 2015-3202 Amendment to Application for Redevelopment Plan for the Woodruff Redevelopment Area, Chapter 353, RSMo.
   - General discussion regarding the changes to the project were given by Matt Schaefer, City Staff and Tim Roth, Developer explaining the reduction in units, and a small strip of land along the north side of Jefferson Ave being acquired by the Developer which was combined into a single lot along with the parking lot and the Woodruff building. The request includes expanding the redevelopment area boundary by approximately 0.06 acre. Economics have changes for the project and a new analysis for the "but for" test was required. Staff supports the amended application and recommends approval.

     Steve Jackson made a motion to approve the final resolution which includes blight. Ron Tappan seconded motion. Motion was approved (4 -0).

   Resolution No. 2015-3203 Request for Chapter 99 Property Tax Abatement – Sterling Building, LLC, 312 Park Central East.
   - General discussion regarding the Sterling Hotel Building which is next to the "U" or the former McDaniel building. Developer is in the process of redeveloping from a vacant structure to residential/commercial mixed use building. Project conforms to the Downtown Redevelopment Plan and Staff supports the application and recommends approval.

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

5. Other Business

None

6. General Discussion

Can City Council adopt a “but for” test or other similar restrictions on the granting of Chapter 99 tax abatements?

- Sarah Kerner, Assistant City Attorney presented a legal opinion she had drafted to the Board. In short, the opinion states that the City cannot add additional requirements to qualify for Chapter 99 tax relief, because the statute itself states that if blight is present, it can’t be remediated without the tax relief. Frank Romines stated that the “but for” issues is a moot point as the test is already explicit in the 99 statute, phrased differently. It is something we should be thinking about as we are making the blight determination not whether or not the specific plan applies to the more general blight. Sarah agreed and stated that Planning and Zoning Commission reviews the plan and LCRA reviews the blight issue.
- Frank asked Sarah for a binder with the statutes, case opinion and the internal memorandum referenced in the report for the Commissioners.

7. Adjourned at 4:10 pm