Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, March 3, 2015
3:30 p.m.

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **January 6, 2015 Minutes**

   Documents: LCRA 1-6-15 MINUTES (2).PDF

4. **New Business**

   4.I. **Requests To Declare Certain Areas In The City As No Longer Being Blighted**

   Documents: LCRA MEMO MARCH 2015.PDF

   4.II. **Recommend That The University Plaza Exhibition Hall And Trade Center Redevelopment Area Be Declared Free Of Blight And That The Redevelopment Plan Be Terminated. Resolution 2015-3204**

   Documents: RESOLUTION 2015-3204.PDF

   4.III. **Recommend That A Portion Of The Former Southwest Missouri State College Urban Renewal Area Be Declared Free Of Blight. Resolution 2015-3205**

   Documents: RESOLUTION 2015-3205.PDF

5. **Other Business**

6. **Adjourn**

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 remedial without the tax relief. Frank Romines stated that the "but for" issues is moot point as the conclusion is already explicit in the 99 statute, phased differently but 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

MEMORANDUM

To: Board of Commissioners, Springfield Land Clearance for Redevelopment Authority (LCRA)

From: Matt D. Schaefer, Senior Planner MS

Date: February 23, 2015

Subject: Requests to declare certain areas in the City as no longer being blighted

---

Staff reviews the status of all blighted areas and redevelopment areas throughout the City on an annual basis to determine if any such areas should be declared free of blight.
Staff recently conducted such review and has identified two areas that should be declared free of blight, as listed below

- University Plaza Exhibition Hall and Trade Center Redevelopment Area
- Portion of the former Southwest Missouri State College Urban Renewal Area

The Agenda for the March 3, 2015 Springfield LCRA Board of Commissioners meeting includes two requests for the aforementioned areas. Staff reports pertaining to each of those areas are attached.

Attachments:
Attachment A: University Plaza Exhibition Hall and Trade Center Redevelopment Area
Attachment B: Portion of the former Southwest Missouri State College Urban Renewal Area

(417) 864-1031 • Fax: (417) 864-1030 • springfieldmo.gov

ATTACHMENT A

University Plaza Exhibition Hall and Trade Center Redevelopment Area

BACKGROUND INFORMATION:

On May 2, 1983, City Council adopted Resolution No. 6962, which declared approximately 4.85 acres along the north side of the 600 block of East Saint Louis Street (site of the former Sear's department store) a blighted area pursuant to Chapter 99.320, RSMo and authorized the Land Clearance for Redevelopment Authority to prepare a redevelopment plan for this area.

The LCRA drafted and submitted to City Council the Center City Exhibition Hall and Trade Center Redevelopment Plan proposed by the Civic Center Redevelopment Corporation, an Urban Redevelopment Corporation organized pursuant to Chapter 353, RSMo. On June 27, 1983, City Council approved Special Ordinance No. 19692, which reaffirmed the previous blight declaration and adopted the Center City Exhibition Hall and Trade Center Redevelopment Plan. The Plan proposed to rehabilitate and convert the former Sear's department store into an exhibition hall and trade center.

In February 1989, the Center City Redevelopment Corporation requested the 2.57 acre site of the former University Inn Motel, located along the south side of the 700 block of East Saint Louis Street be declared a blighted area. The Redevelopment Corporation further requested that the Redevelopment Plan for the Center City Exhibition Hall and Trade Center be amended to include said property as Tract B to facilitate construction of a new 20,000 square foot exhibition hall that will be designed to complement the exhibition hall located on the site of the former Sear's department store. City Council declared the site of the former University Inn Motel a blighted area and amended the Redevelopment Plan on June 5, 1989 by Special Ordinance No. 21470. The area was renamed the University Plaza Exhibition Hall and Trade Center as result. A map and legal description of the Redevelopment Area is attached as Exhibits 1 and 2.

The Redevelopment Area has been redeveloped in accordance with the Redevelopment Plan and received 25 years of partial real property tax abatement pursuant to Chapter 353, RSMo, which ended in 2013.

REMARKS:

The blighting influences discussed in the blight reports attached to Resolution No. 6962 and Special Ordinance No. 21470 have been successfully remediated upon completion of the redevelopment projects. The Redevelopment Area no longer exhibits any of the characteristics of a blighted area as defined in Sections 99.320, RSMo, and may be declared free of blight.

Chapter 353, RSMo authorizes 25 years of partial real property tax abatement to be issued to properties located within blighted areas that are acquired by Urban Redevelopment Corporations in accordance with an adopted redevelopment plan. During the first 10 years, real property taxes are abated based on 100% of assessed value of the improvements and 100% of the increase in assessed value of the land.

During the final 15 years, taxes are abated based on 50% of the assessed value of both the land and improvements.

RECOMMENDATION:

The University Plaza Exhibition Hall and Trade Center Redevelopment Plan has been fully implemented, and the blighting factors identified within the blight reports attached to Resolution No. 6962 and Special Ordinance No. 21470 have been remediated. Staff recommends that the Land Clearance for Redevelopment Authority adopt a resolution recommending the University Plaza Exhibition Hall and Trade Center be declared free of blight and that the redevelopment plan for said area be terminated.

EXHIBIT 1
Location Map – University Plaza Exhibition Hall and
Trade Center Redevelopment Area

University Plaza Exhibition Hall and Trade Center Redevelopment Area

0 100 200 400 Feet

EXHIBIT 2
Legal Description – University Plaza Exhibition Hall and
Trade Center Redevelopment Area

Tract A

Beginning at the north line of St. Louis Street in the City of Springfield, Greene County, Missouri at a point 10 feet west of the southwest corner of Lot 2, in Block 1, W.C. Price's Addition; thence, in a northerly direction and parallel with the west line of Lots 2 and 3 in Block 1 of said Addition, 398.6 feet, more or less to the south line of East Trafficway, formerly Olive Street, as the same is now located; thence in an easterly direction along the south line of said East Trafficway, 526.79 feet, more or less, to an iron pin, the same being the northeast corner of the real estate conveyed by Zelma Crunkleton and W.O. Crunkleton, her husband, to Sears, Roebuck and Co., by Deed dated February 14, 1951, recorded in Book 900, Page 489; thence south 400.5 feet, more or less, to the north line of St. Louis Street, said point being the southeast corner of the real estate conveyed by the Deed above mentioned; thence west along the north line of St. Louis Street 524 feet, more or less, to the point of beginning.

More particularly described as a rectangular shaped tract all lying in the north half of Section 24, Township 29 north, Range 22 West, City of Springfield, Greene County, Missouri. Beginning at a point lying on the north right of way of St. Louis Street, said point being the southwest corner of the tract and lying south 68° 34'54" east, 2538.74 feet from the northwest corner of Section 24, Township 29 north, Range 22 west; thence north 1° 39'02" east, 398.60 feet, to a point on the south right of way of East Trafficway; thence along said right of way south 88° 58'58" east, 526.69 feet; thence leaving said right of way south 2°02'02" west, 400.48 feet, to a point on the north right of way of St. Louis Street; thence along said right of way north 89°02'28" west, 354.00 feet; thence north 88°14'28" west, 170.00 feet, to the point of beginning.

Tract B

A parcel of land located in the North 1/2 of Section 24, Township 29 North, Range 22 West, Greene County, Missouri, being more particularly described as:

Beginning at the NW corner of University Plaza, Planned Development District #18 and on the South line of St. Louis St., thence S 0°13'39" E along the West line of said University Plaza 508.43 feet to the NE corner of Lot 5 of Henry Sheppards 2nd Addition; thence, N 88°23'53" W along the North line of said Henry Sheppards 2nd Addition 256.83 feet to the NW corner of Lot 3 of said Addition and on the East line of Kentwood Arms Hotel tract; thence N 01°33'17" E along said hotel tract 15.00 feet; thence N 28°33'17" E along said hotel tract 41.00 feet; thence N 21°18'17" E along said hotel tract 59.00 feet; thence N 0° E along said hotel tract 65.78 feet to a point on the South line of the "Mabel Friend Lease"; thence N 89°22'23" W along said hotel tract and said lease 4.10 feet; thence N 0°14'03" E along said hotel tract and said lease 331.80 feet to a point on the South line of said St. Louis Street; thence S 89°22'23" E (basis of bearing) along the South line of said St. Louis Street 216.03 feet to the beginning. Containing 112034.83 Sq. Ft. = 2.57 acres. Subject to any and all easements, rights-of-way, or other encumbrances of record.

ATTACHMENT B

Portion of the former Southwest Missouri State College Urban Renewal Area

BACKGROUND:

On December 5, 1965, City Council adopted Resolution No. 4513, which declared approximately 181.52 acres generally bounded by East Cherry Street to the north, East Grand Street to the south, South National Avenue to the west, and South Kimbrough Avenue to the west a blighted area pursuant to Section 99.320, RSMo and directed the Land Clearance for Redevelopment Authority to prepare an Urban Renewal Plan for the area. A map of the area is attached as Exhibit 1.

The Land Clearance for Redevelopment Authority drafted and submitted to City Council the Southwest Missouri State College Urban Renewal Plan. The Plan was initially intended to encompass the entire 181.52 acre area that was previously blighted in 1965. However, it encompassed only the western 63.94 acres located over the west side of the Missouri State University central campus and adjacent residential neighborhood. City Council approved the Plan on May 30, 1972 by adoption of Resolution No. 5495.

On July 29, 2013, City Council adopted Special Ordinance No. 26279, which terminated the Urban Renewal Plan but kept in place the underlying blight designation made in 1965. The blight designation was preserved because a portion of this area located west of South Holland Avenue continued to exhibit certain blighting conditions and could utilize the existing blight designation to facilitate redevelopment.

Staff recently examined the area previously blighted in 1965 and concluded that the area west of South Holland Avenue continues to exhibit certain blighting conditions. Furthermore, the UMHE Campus Housing Redevelopment Area, located at the southeast corner of the intersection of East Cherry Street and South Florence Avenue, and “The Q Place” Student Housing Redevelopment Area, located at the southwest corner of the intersection of East Bear Boulevard and South Holland Avenue both utilize the existing blight designation. However, the remainder of this area, which is predominately owned by Missouri State University, has been revitalized and no longer exhibits blighting conditions. Therefore, it may be declared free of blight. A map and legal description of this area is attached as Exhibits 2 and 3.

RECOMMENDATION:

With the exception of the UMHE Campus Housing and “The Q Place” Student Housing Redevelopment Areas and areas west of South Holland Avenue, the former Southwest Missouri State College Urban Renewal Area has been revitalized and no longer exhibits any of the characteristics of a blighted area pursuant to Section 99.320, RSMo. Staff recommends the Land Clearance for Redevelopment Authority declare that this area has been revitalized and is no longer blighted.

EXHIBIT 1
Location Map – Southwest Missouri State College Urban Renewal Area

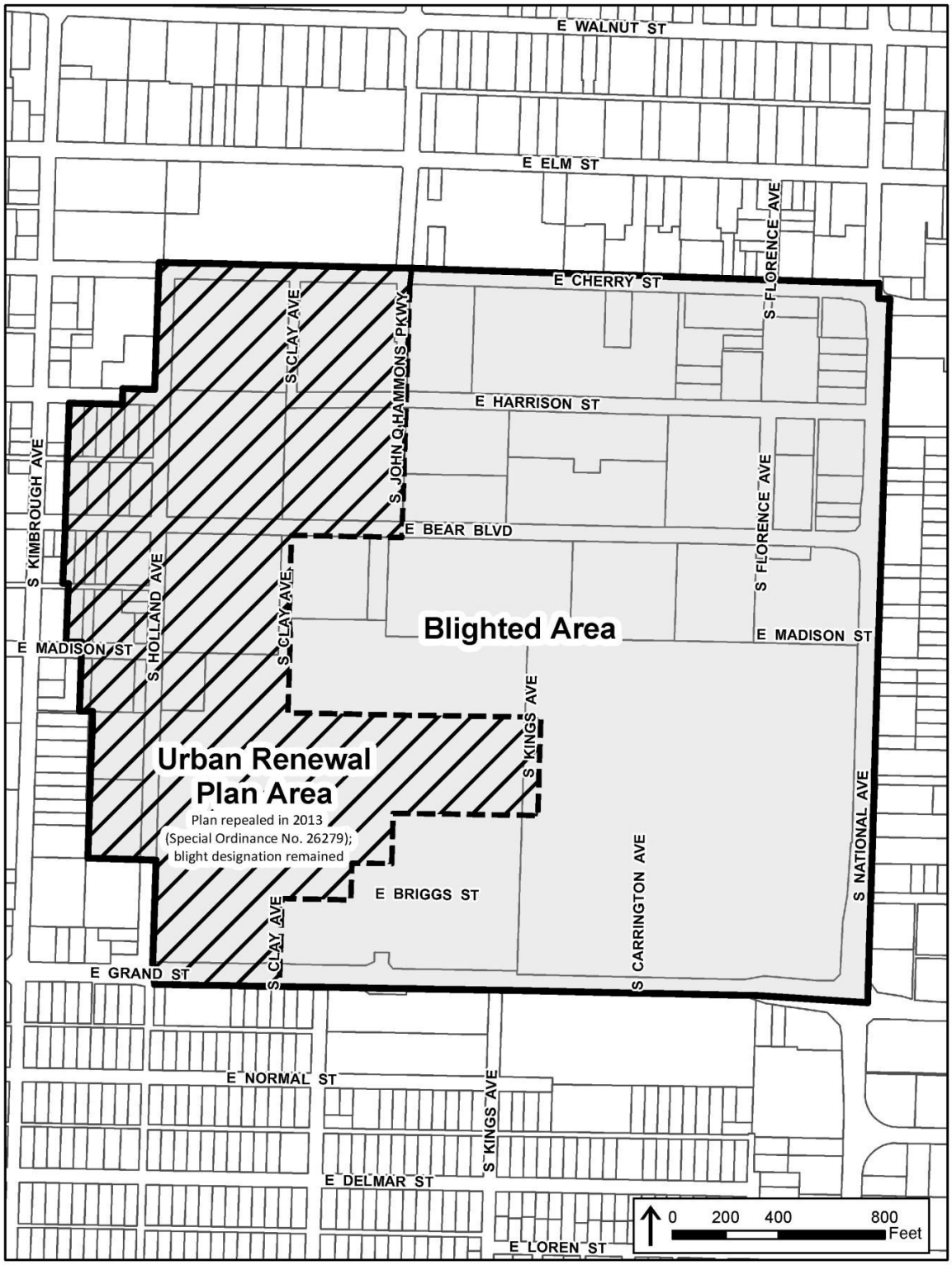

EXHIBIT 2
Map of Area being Declared Free of Blight

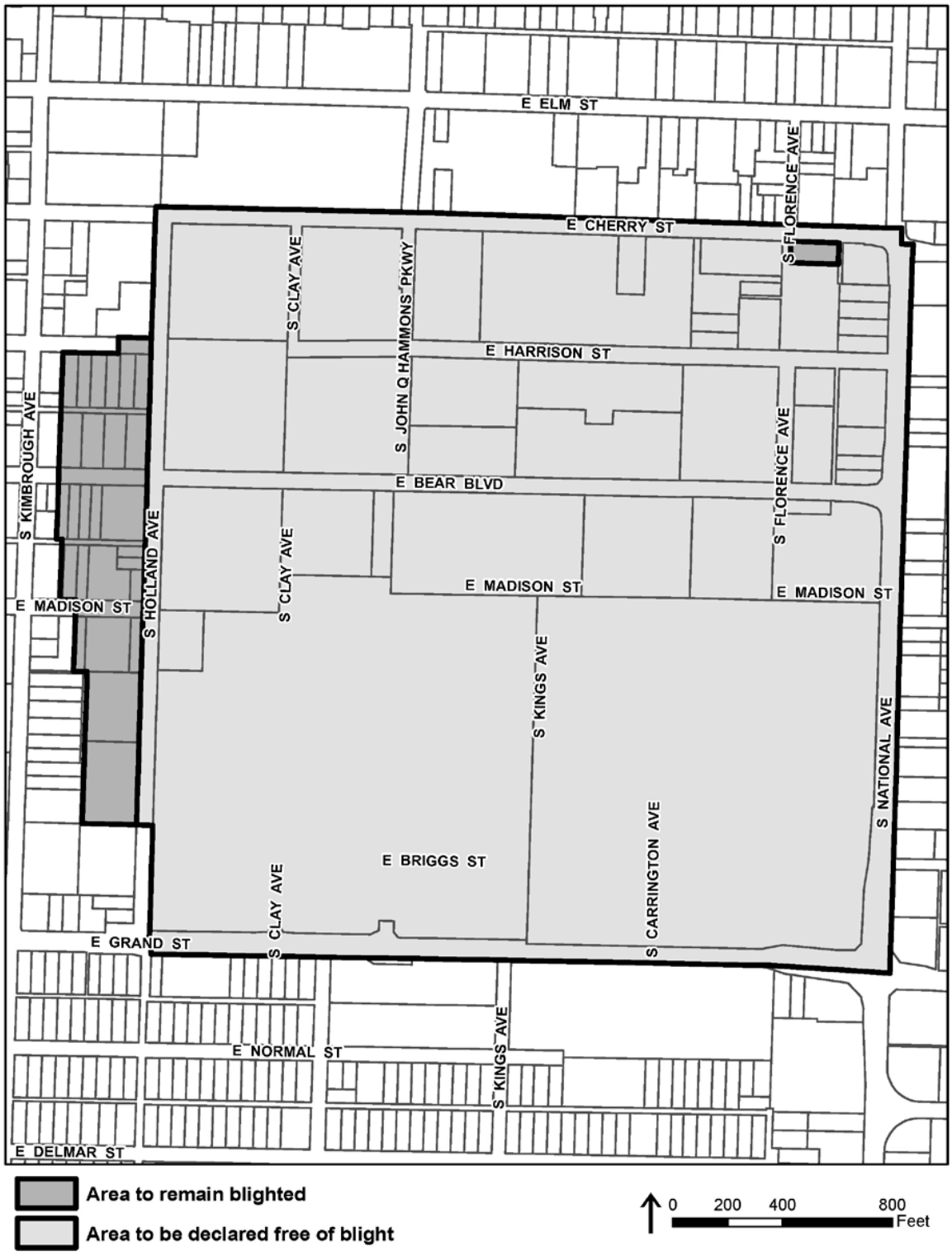

EXHIBIT 3
Legal Description of Area being Declared Free of Blight

AN AREA BOUNDED ON THE NORTH BY EAST CHERRY STREET, ON THE SOUTH BY EAST GRAND STREET, ON THE EAST BY SOUTH NATIONAL AVENUE, AND ON THE WEST BY SOUTH KIMBROUGH AVENUE, EXCLUDING THAT PROPERTY DESCRIBED AS BEING ALL OF THE NORTH 75 FEET OF LOTS SEVEN (7) AND EIGHT (8), IN BIGG'S AND GRAY'S ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

RESOLUTION NO. 2015-3204

A RESOLUTION RECOMMENDING THAT THE UNIVERSITY PLAZA EXHIBITION HALL AND TRADE CENTER REDEVELOPMENT AREA BE DECLARED FREE OF BLIGHT AND THAT REDEVELOPMENT PLAN FOR SAID AREA BE TERMINATED

WHEREAS, on May 2, 1983, the City of Springfield, Missouri by Resolution No. 6962, which declared approximately 4.85 acres along the north side of the 600 block of East Saint Louis Street (site of the former Sear's department store) a blighted area pursuant to Chapter 99.320, RSMo and authorized the Land Clearance for Redevelopment Authority to prepare a redevelopment plan for this area.

WHEREAS, on June 27, 1983, the City of Springfield, Missouri by Special Ordinance No. 19692, reaffirmed the previous blight declaration and adopted the Center City Exhibition Hall and Trade Center Redevelopment Plan.

WHEREAS, on June 5, 1989, the City of Springfield, Missouri by Special Ordinance No. 21470 declared an additional 2.57 acre site (the former University Inn Motel) a blighted area, amended the Redevelopment Plan, and renamed the redevelopment area the University Plaza Exhibition Hall and Trade Center Area.

Whereas, said ordinances have not been repealed; and

Whereas, said Redevelopment Plan proposed rehabilitation of the former Sear's Department Store into an exhibition hall and trade center and demolition of the University Inn and construction of a new 20,000 square foot exhibition hall and trade center designed to handle events the existing exhibition hall and trade center cannot house; and

Whereas, the Redevelopment Plan was implemented, and demolition, rehabilitation, and new construction occurred throughout the Area, and

Whereas, the development has resulted in a complete remediation of the conditions found by Resolution No. 6962 and Special Ordinance Nos. 19692 and 21470 to constitute blight to such an extent that it is appropriate to declare the area free of blight and remove from same the terms and provisions of Chapter 353, RSMo; and

Whereas, no portion of the Redevelopment Area remains eligible for full or partial real property tax abatement pursuant to Chapter 353, RSMo.

NOW, THEREFORE, BE IT RESOLVED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

1. That the areas originally declared blighted in Resolution No. 6962 and Special Ordinance Nos. 19692 and 21470 have been redeveloped, rehabilitated and remediated through the execution of the Redevelopment Plan, and should be declared free of blight;

2. That Redevelopment Plan adopted in Special Ordinance Nos. 19692 and 21470 has been fulfilled, and such ordinances should be repealed;
3. The Authority is hereby authorized to submit to the Planning and Zoning Commission the recommendation and action of this Board of Commissioners and the recommendation of the Planning and Zoning Commission so that the City Council may take such action as it deems appropriate in these matters;
4. This Resolution shall take effect immediately upon approval and concurrence by the City Council of the City of Springfield, Missouri.

Adopted this 3rd day of March, 2015.

THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI

_____
Chairman

Attest:

_____
Secretary

RESOLUTION NO. 2015-3205

A RESOLUTION RECOMMENDING THAT A PORTION OF THE FORMER SOUTHWEST MISSOURI STATE COLLEGE URBAN RENEWAL AREA BE DECLARED FREE OF BLIGHT

Whereas, on December 5, 1965, the City of Springfield, Missouri by Resolution No. 4513 declared as blighted an area of approximately 181.52 acres generally bounded by East Cherry Street to the north, East Grand Street to the south, South National Avenue to the east, and South Kimbrough Avenue to the west, known as the Southwest Missouri State College Urban Renewal Area (SMSC Urban Renewal Area) pursuant to the Land Clearance for Redevelopment Authority Law, Missouri Revised Statutes, Section 99.300, et seq.; and

Whereas, an Urban Renewal Plan for the western 63.94 acres of the SMSC Urban Renewal Area was adopted in 1972 by Special Ordinance Resolution No. 5495 and repealed in 2013 by Special Ordinance No. 26279; and

Whereas, no redevelopment plan was ever adopted for the remaining 117.58 acres of the SMSC Urban Renewal Area; and

Whereas, Missouri State University (MSU) has acquired nearly all the properties within the portion of the blighted area generally bounded by East Cherry Street to the north, East Grand Street to the south, South National Avenue to the east, and South Holland Avenue to the west ("University Area");

Whereas, MSU has performed extensive construction, rehabilitation, and remediation projects on its properties within the University Area, to the extent that it is appropriate to declare MSU's properties within the University Area free of blight; and

Whereas, the other property owners within the University Area are 601 S. National Ave, LLC (Taco Bell, 0.55 acres); First and Calvary Presbyterian Church (5.74 acres), and City Utilities (0.81 acres); and

Whereas, Taco Bell was recently renovated, First and Calvary property is a well-maintained church campus, and the CU property is a working substation; and

Whereas, by virtue of the foregoing, it is appropriate to declare the University Area free of blight; and

Whereas, this Resolution does not affect the remainder of the blighted area adopted by Resolution No. 4513, that is not included within the University Area.

NOW, THEREFORE, BE IT RESOLVED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

1. That a portion of the area originally declared blighted in Resolution No. 4513, which is generally bounded by East Cherry Street to the north, East Grand Street to the south, South National Avenue to the east, and South Holland Avenue to the west and more particularly described in Exhibit 1, has been acquired by MSU, a tax-exempt entity, and extensively redeveloped, rehabilitated and remediated, and should be declared free of blight;
2. The Authority is hereby authorized to submit to the Planning and Zoning Commission the recommendation and action of this Board of Commissioners and the recommendation of the Planning and Zoning Commission so that the City Council may take such action as it deems appropriate in these matters;
3. This Resolution shall take effect immediately upon approval and concurrence by the City Council of the City of Springfield, Missouri.

Adopted this 3rd day of March, 2015.

THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI

_____
Chairman

Attest:

_____
Secretary