

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, March 3, 2015

Minutes

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; Bill Weaver, Staff
Sarah Kerner, Asst. City Attorney, Judy White, Staff

3. Approval of Minutes

Minutes from January 6, 2015 – Frank Romines requested corrections to be made and represented at the April 7, 2015 meeting for approval.

4. New Business

- Request To Declare Certain Areas In The City As No Longer Being Blighted
 - Resolution No. 2015-3204 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 2015-3205 – Recommend that a Portion of the Former Southwest Missouri State College Urban Renewal Area be Declared Free of Blight.

Matt Schaefer, City Staff presented an overview of both locations mentioned in each resolution to the Committee. Resolution No. 2015-3204 the area is where the Springfield Expo Center and University Plaza Convention Center is now. The area has received 25 years of partial property tax abatement pursuant to Chapter 353 mostly for the Convention Center property. The property was acquired by the City in 1983 and has been tax exempt. The tax abatement ended in 2013 and staff is recommending the Redevelopment Plan be repealed and area be declared no longer blighted.

Frank Romines, Commissioner asked if the instigated of this process is that the 25 years expired or us going out looking for areas.

Matt Schaefer responded that it is both as staff reviews all the blighted/redevelopment areas annually and looks for any areas that need to be cleaned up or repealed.

Mary Lilly Smith, City Staff explained that the Commission has approved other areas as no longer blighted back in 2012. Sarah Kerner also explained the legal opinion

that as long the area is receiving abatement than the blight should not be repealed as the area was given abatement to remediate blight.

Resolution 2015-3205 is the area of the Former Southwest Missouri State College Urban Renewal Area as no longer being blighted. In 2013 there was a request to repeal the Urban Renewal Plan for the area, the Plan was removed but the blight remained. The blight was adopted in 1965 and the Urban Renewal Plan was then adopted in the early 70's which encompassed 64 acres of the 181 acres which is the western portion of the college and west of Holland Ave. Staff is recommending the entire area except for the areas west of Holland Ave and for the area designated as the UMAG Student Housing Redevelopment Area to be declared no longer blighted.

Ron Tappan made a motion to approve Resolution 2015-3204. Keith Chaffin seconded the motion. Motion was approved (4 – 0).

Steve Jackson made a motion to approve Resolution 2015-3205. Keith Chaffin seconded the motion. Motion was approved (4 – 0).

5. Other Business

- LCRA Calendar was presented and can be viewed on the City's website.
- Cardinals Baseball – schedule will be sent out
- Matt Schaefer and Mary Lilly Smith gave an overview of other projects which will or will not be coming before the Commission.
- Mary Lilly Smith also explained that a fee study was conducted for Chapter 99 and 353 and the City will increase fees to 100% of captured expenses which will go to City Council on March 23, 2015.

Adjourned at 4:10 pm