

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, April 7, 2015

Minutes

1. Call to Order

Meeting was called to order at approximately 3:35 p.m.

2. Roll Call

Present: Steve Jackson, Frank Romines and Ron Tappan

Absent: Keith Chaffin

Others Present: Sarah Kerner, Asst. City Attorney; Matt Schaefer, Staff;

Bill Weaver, Staff; Judy White, Staff; Kevin Hoffmeyer, Attorney; Hannah and Michael Textor, Developers

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from January 6 and March 3, 2015. Steve Jackson seconded the motion. Motion was approved (3-0)

4. New Business

- Request For Chapter 99 Property Tax Abatement - SoEl District, LLC, 430, 438 and 444 E. Elm Street. Resolution No. 2015-3206

Matt Schaefer, City Staff stated that the Redevelopment Plan was approved in December 2014 and for approval is the application for property tax abatement for mixed use of residential/commercial with 44 units . Staff recommends approval of the application.

Frank Romines, Commissioner inquired about the timeline.

Kevin Hoffmeyer, Attorney responded that they would start in mid-June with a February completion date.

Ron Tappan made a motion to approve Resolution 2015-3206. Steve Jackson seconded the motion. Motion was approved (3 - 0)

- Request for Chapter 99 Property Tax Abatement - One House, LLC, 405 and 415 E. Madison Avenue. Resolution No. 2015-3207

Matt Schaefer stated that the Redevelopment Plan was approved in December 2014 and for approval is the application for property tax abatement on a project that would accommodate 12 units for 36 residents; four-bedrooms, bathroom units; and six two- bedroom, one-bathroom units. Staff recommends approval.

Frank Romines, Commissioner inquired about the timeline.

Kevin Hoffmeyer responded that the project is under construction and has a July completion date.

Steve Jackson made a motion to approve Resolution 2015-3207. Ron Tappan seconded the motion. Motion was approved (3 – 0).

- Request for Chapter 99 Property Tax Abatement - Greenway Studios, LLC, 922 and 934 E. Webster Avenue. Resolution No. 2015-3208

Matt Schaefer stated this was another situation that the Redevelopment Plan was approved in December 2014 and the application is for 84 micro-efficiency units in 2 buildings; one with 39 units and the other with 45 units. Staff recommends approval.

Kevin Hoffmeyer stated that the south building is under construction with an August completion date. The north is also started and hoping to have an August completion date but questionable.

Steve Jackson made a motion to approve. Ron Tappan seconded the motion. Motion was approved (3-0).

- Blight Report and Redevelopment Plan for the Historic Patterson House Redevelopment Area. Resolution No. 2015-3209

Matt Schaefer explained that a Blight Report and Redevelopment Plan application has been received for 1225 N. Benton Avenue also known as the Patterson House. This is an historic property in the Midtown Historic District. Blight conditions do exist and meet the requirements of the statutes. Redevelopment of the site would be for a bed and breakfast with a restaurant. The project also includes the property to the south at 1215 N. Benton Avenue, this property does not meet the requirements for blight. Both properties would combine for 14 suites total with 8 in the Patterson House along with the restaurant. The land use is in Planned Development District No. 348 and shall adhere to the plan. Staff recommends approval.

Michael Textor, Developer stated that the house was constructed between 1900 and 1904 and has a long history. The Patterson family lived in the house over 100 years until 2004. It was converted into apartments in 1939. There is knob & tube wiring throughout the house, the porches all need to be rebuilt, and there are blighting conditions on every level of the house. Both houses will be eligible for historic tax credits.

Steve Jackson, Commissioner asked if the Alumni Center would be tied into the PD.

Michael Textor replied no.

Steve Jackson asked about the fire lane that extends through the back lot. Mr. Textor explained that the Traffic Department at the City is requesting the fire lane since there is a porte-cochere on the northside of the Patterson House that they are trying to preserve, which does not accomodate emergency vehicles.

Frank Romines inquired about the timeline for the project.

Michael Textor replied that they hope to place one if not both of the houses in service by the end of the year.

Matt Schaefer stated that the Redevelopment Plan to be approved with two amendments: Redevelopment Plan is intended solely for the redevelopment and conversion of this area into a bed and breakfast and restaurant in accordance with Planned Development District No. 348. The two amendments state that residential use would be prohibited under this Plan in regards to the proposed land use and the regulations and controls. The use itself is permitted by zoning but to take advantage of the tax benefit in accordance with the Redevelopment Plan there shall not be any residential uses.

Ron Tappan made a motion to approve the finding of blight with respect to the Redevelopment Area. Steve Jackson seconded the motion. Motion was approved (3-0).

Frank Romines made a motion to approve the Redevelopment Plan as amended. Steve Jackson seconded the motion. Motion was approved (3-0).

5. Other Business

- Cardinal tickets are unavailable this season.
- Open discussion on future and on-going projects.

Adjourned at 4:11 pm