

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Thursday, May 14, 2015
4:00 p.m.

1. **Call To Order**
2. **Roll Call**
3. **New Business**
 - 3.i. **Recommend Approval Of And Forward The Redevelopment Plan For The Robberson Avenue Panhellenic Redevelopment Area, Burning Tree Consulting, LLC, To Planning And Zoning Commission For Recommendations And To City Council For Approval. Resolution No. 2015-3211**

Documents: [ROBBERSON AVENUE PANHELLENIC REDEVELOPMENT AREA PLAN.PDF](#), [2015-3211 ROBBERSON AVE PANHELLENIC REDEV PLAN 051415.PDF](#)
 - 3.ii. **Recommend Approval Of And Forward The Blight Analysis For The Glenstone Marketplace Community Improvement District To City Council For Approval. Resolution No. 2015 – 3212**

Documents: [2015-3212GLENSTONE MARKETPLACE BLIGHT RECOMMENDATION.PDF](#), [LCRA MEMO - GLENSTONE MARKETPLACE CID.PDF](#)
4. **Other Business**
 - 4.i. **Reappoint Steven H. Jackson To The Springfield Land Clearance For Redevelopment Authority, Term Expires March 1, 2019.**
5. **Adjourn**

**REDEVELOPMENT PLAN
FOR
THE ROBBERSON AVENUE PANHELLENIC
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

May 11, 2015

TABLE OF CONTENTS

I. Introduction	3
II. Description of the Project	3
A. Boundaries of the Redevelopment Area	3
B. Need for Redevelopment.....	3
C. Redevelopment Plan Objectives and Strategies	3
III. Land Use	4
A. Former and Existing Land Use.....	4
B. Proposed Land Use.....	4
C. Existing and Proposed Zoning.....	5
D. Regulation and Controls.....	5
IV. Execution of the Project	5
A. Execution	5
B. Land Acquisition.....	5
C. Financing	5
D. Disposition of Property.....	5
E. Plans for Relocation Assistance.....	5
F. Redevelopment Schedule and Estimated Dates of Completion.....	5
G. Taxation.....	5
H. Covenants.....	6
V. Other Provisions.....	6
A. Compliance with State and Local Laws.....	6
B. Population Density	6
C. Public Facilities	6
VI. Procedure for Changes or Modification of Plan	6

Addenda

Map of Blighted Area	Exhibit A
Map of Redevelopment Area	Exhibit B
Legal Description of Redevelopment Area.....	Exhibit C
Land Use Plan	Exhibit D

Redevelopment Plan

I. Introduction

Burning Tree Consulting, L.L.C., a Missouri limited liability company (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned development of Panhellenic style (fraternity and sorority) residential housing which will be in the vicinity of Missouri State University’s campus and marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing up to six (6) buildings with a maximum of four (4) stories and on-site parking lot (the “**Project**”). Upon completion of the Project, the Developer intends to master-lease each building to a separate Panhellenic organization (i.e. fraternities and sororities) associated with Missouri State University (“**Panhellenic Organization**”). The Panhellenic Organizations will then lease each of the building’s individual beds to their members for residential use. Although the Developer fully expects to master-lease each building to a Panhellenic Organization, in the event Developer is unable to lease one or more of the buildings to a Panhellenic Organization, Developer will seek an amendment to this Redevelopment Plan to retrofit one or more of the buildings to be leased as market-rate housing marketed primarily to students. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the “**City Council**”) blighted an area generally bounded on the south by East Grand Street, on the east generally by the back lot lines of properties that face South Kimbrough Avenue, on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by South Market Avenue and then South Campbell Avenue (the “**Blighted Area**”). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes eight (8) parcels addressed at 814 South Robberson Avenue, 820 South Robberson Avenue, 824 South Robberson Avenue, 832 South Robberson Avenue, 838 South Robberson Avenue, 842 South Robberson Avenue, 846 South Robberson Avenue, and 850 South Robberson Avenue (the “**Redevelopment Area**”), which consists of approximately 1.50 acres of land and is situated on the east side of South Robberson Avenue, south of East Madison Street, and north of East Grand Street. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. Need for Redevelopment

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "**CCPE**"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("**Center City**").¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.²

Additionally, the City of Springfield and Missouri State University ("**MSU**") executed an agreement establishing direction for the future physical growth of MSU.³ This agreement evolved from the desire to redirect the physical expansion of MSU's campus away from the neighborhoods located to the south and east of MSU and to direct it instead toward Greater Downtown's core area around Park Central Square.⁴

The Redevelopment Area is located within the vicinity of MSU. The Growth Management and Land Use Plan ("**Land Use Plan**"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies MSU and surrounding areas as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶ While the Redevelopment Area is located outside the official Activity Center according to the Activity Center Map, MSU has experienced significant growth since the Activity Center Map was adopted. If the Map was updated today, it is likely the Redevelopment Area would be located within the official Activity Center boundaries. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Specifically, the Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, South Avenue, a collector, is located one block to the west of the Redevelopment Area; Jefferson Avenue, a secondary arterial is located one block to the east of the Redevelopment Area; and, West Grand Street, which runs directly south of the Redevelopment Area, is classified as a primary arterial. In addition, the Redevelopment Area is located near a bus transit routes in close proximity to MSU, is served by good sidewalks for pedestrian access and is located to several nearby parks and the Center City.

¹See page 1-1 of the CCPE.

²See page 1-2 of the CCPE.

³See page 3-38 of the CCPE.

⁴See page 3-38 of the CCPE.

⁵See page 18-34 of the Land Use Plan.

⁶See page 18-28 of the Land Use Plan.

Regarding bus transit routes, the Redevelopment Area is located near two City Utilities bus routes: one along South Avenue and another along Jefferson Avenue. In addition, MSU's Bear Line shuttle service has a route along Madison Avenue, which is directly north of the Redevelopment Area. Moreover, Madison Avenue is designated as a bicycle route.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for fraternity and sorority housing marketed to Panhellenic Organizations and their members. The Project involves the construction of up to six (6) buildings each up to four (4) stories in height that will serve as a residence for up to one hundred and fifty (150) residents. Each of the six (6) project buildings will be a maximum of approximately 8,000 square feet. The first floor of each building may consist of two (2) one-bedroom rooms, a kitchen, a dining room, a foyer/living area, and two (2) restrooms. The second, third floor, and fourth, if applicable, of every building may consist of four (4) two-bedroom rooms, and approximately two (2) restrooms. In total, each building will serve as a residence for up to twenty-five (25) residents. In addition, each building will be designed to accommodate non-resident guests of the residents for various Panhellenic functions including meetings and meals. To accommodate residents and their guests, the Project will include onsite parking of approximately eighty-eight (88) parking spaces.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of students. The Project also complies with the City's goals for MSU's growth since the Redevelopment Area is located to the west of MSU's main campus. In addition, the Project meets the guidelines for multi-family residential housing set forth in the Land Use Plan as a result of the vehicle and pedestrian accessibility of the Redevelopment Area to MSU, Center City and nearby parks and other City amenities via the bus transit routes and the sidewalks in the area.

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently nine (9) residences located in the Redevelopment Area. Residences located at 814 S. Robberson, 816 S. Robberson, 820 S. Robberson, 838 S. Robberson, 824 S. Robberson, 842 S. Robberson, 846 S. Robberson, and 850 S. Robberson are currently occupied by tenants on month-to-month leases.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as up to six (6) fraternity/sorority buildings with a maximum of four (4) stories in height with on-site parking. Each building will be designed to serve as a residence for up to twenty-five (25) fraternity or sorority members and will also be able to accommodate various fraternity or sorority functions, such as chapter meetings and other events. Should the Developer be unable to enter into a master-lease with a Panhellenic Organization for one or more of the buildings, the Developer will seek an

amendment to this Redevelopment Plan to allow one or more of the buildings to be used as market-rate multi-family housing marketed primarily to students. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD). Developer is pursuing rezoning of the Redevelopment Area from R-HD to R-HD with the University Combining District (UN)—which allows for fraternity and sorority housing.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer owns 814 S. Robberson Avenue, 816 S. Robberson Avenue, 820 S. Robberson Avenue, 824 S. Robberson Avenue, 832 S. Robberson Avenue, 838 S. Robberson Avenue, 842 S. Robberson Avenue, 846 S. Robberson Avenue, and 850 S. Robberson Avenue and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

All of the tenants currently occupying structures within the Redevelopment Area are on month-to-month leases. In accordance with the terms of these month-to-month leases, the Developer will give the tenants proper notice of their intention to not renew these leases.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- ☐ Pre-Construction (Inspections/Permits): Completed by July 2015

- ☐ Site Work (Demolition): Completed by September 2015
- ☐ Construction of Building: Completed by June 2016⁷

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

V. **Other Provisions**

A. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. *Population Density*

The Project will provide housing for up to one-hundred fifty (150) residents on a 1.50 acre site.

C. *Public Facilities*

The Project will not require any additional public facilities or utilities.

VI. **Procedure for Changes or Modification of Plan**

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

⁷ While all of the site work will be completed along with the construction of the first building, the Developer does not intend to break ground on other buildings until the Developer receives commitments from Panhellenic Organizations. However, given the Developer's ongoing talks with various Panhellenic Organizations and national fraternity and sorority groups not currently associated with, but seeking to expand to Missouri State University, the Developer estimates that all six (6) structures will be completed in accordance with this schedule.

EXHIBIT A
Map of Blighted Area



EXHIBIT B

Map of Redevelopment Area

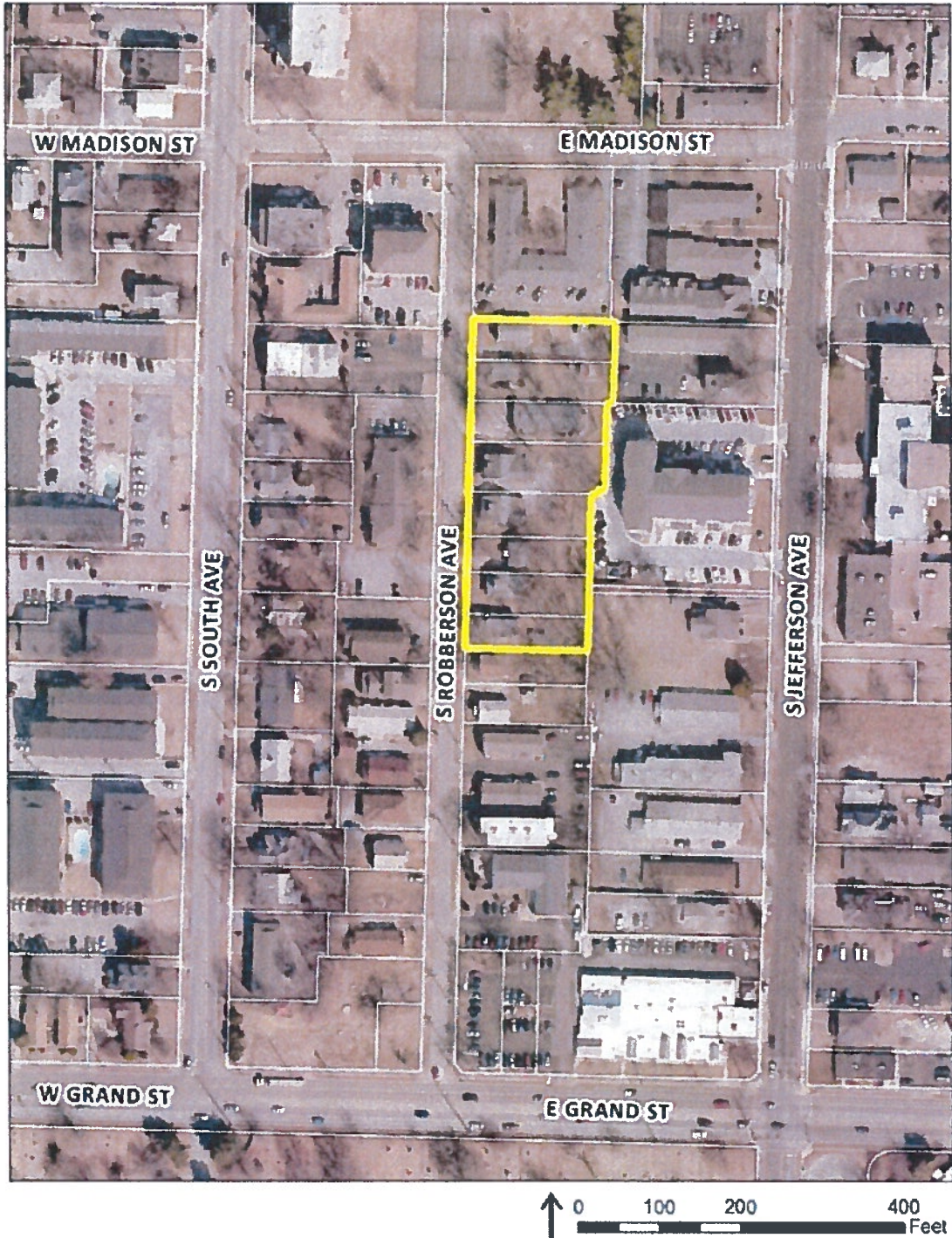


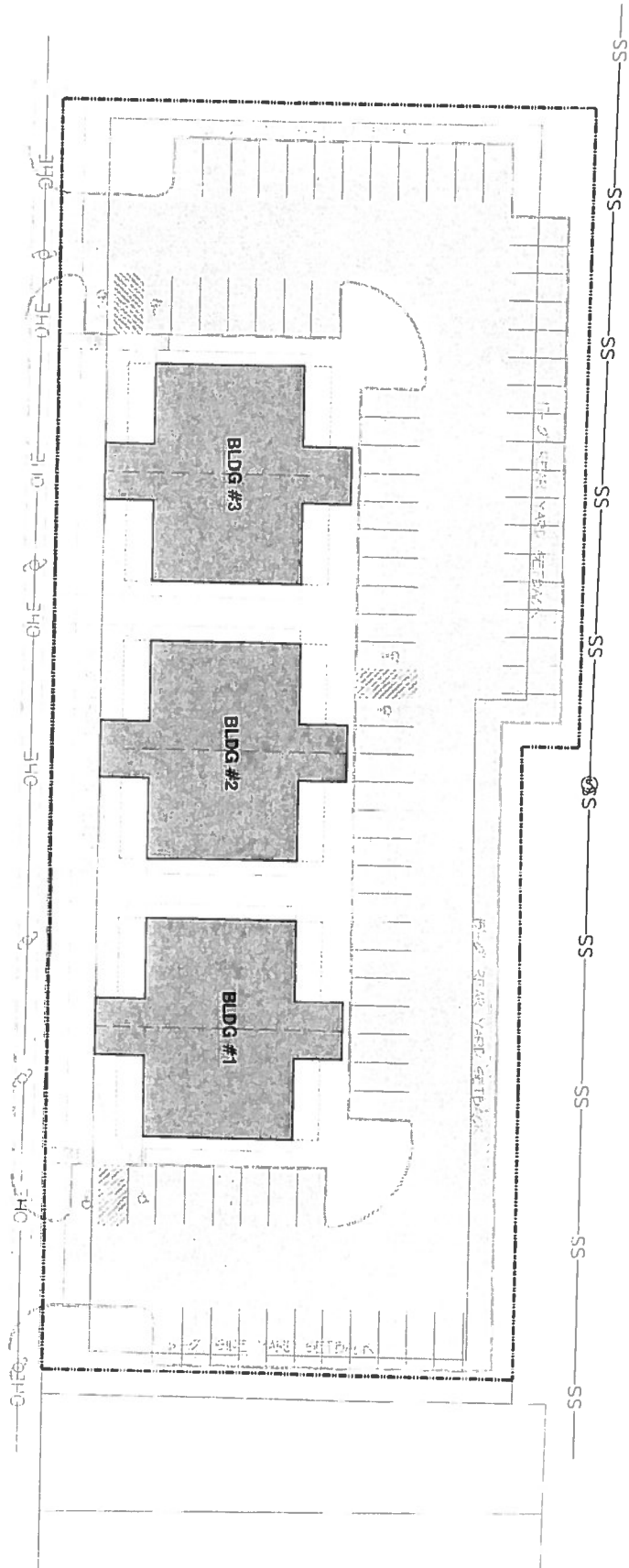
EXHIBIT C

Legal Description of the Redevelopment Area

A TRACT OF LAND BEING ALL OF LOTS 11, 12, 13 AND 14 IN CLEVELAND ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP-29 N, RANGE 22 W, TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN "X" CUT IN CONCRETE AT THE SOUTHWEST CORNER OF ABOVE MENTIONED LOT 14 OF CLEVELAND ADDITION (SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ROBBERSON AVENUE); THENCE N 01°36'18" E ALONG THE WEST LINES OF LOT 14, 13, 12 AND 11, A DISTANCE OF 204.85 FEET TO AN "X" CUT IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 88°34'59" E ALONG THE NORTH LINE OF SAID LOT 11, 170.08 FEET TO AN IRON PIN IN THE CENTERLINE OF A VACATED ALLEY; THENCE S 02°19'03" W ALONG SAID CENTERLINE 100.18 FEET TO AN IRON PIN; THENCE S 02°02'44" W ALONG SAID CENTERLINE 105.50 FEET TO AN IRON PIN; THENCE N 88°17'04" W 18.06 FEET TO A POINT ON THE SOUTH LINE OF ABOVE MENTIONED LOT 14; THENCE S 01°15'52" W 111.45 FEET TO AN IRON PIN; THENCE S 01°43'54" W 91.02 FEET TO AN IRON PIN SAID POINT BEING 8 FEET NORTH OF THE NORTH LINE OF KENTON'S FIRST SUBDIVISION TO THE CITY OF SPRINGFIELD; THENCE N 88°17'29" W 150.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROBBERSON AVENUE; THENCE N 01°36'18" E ALONG SAID EAST RIGHT-OF-WAY LINE 202.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

Land Use Plan



DESIGN DEVELOPMENT PACKAGE



www.dailysouthwest.com
phone no 417 865 2065
fax no 117 866 8315
433 west world
highway 160 south of
dallas

BURNING TREE
SPRINGFIELD, MO

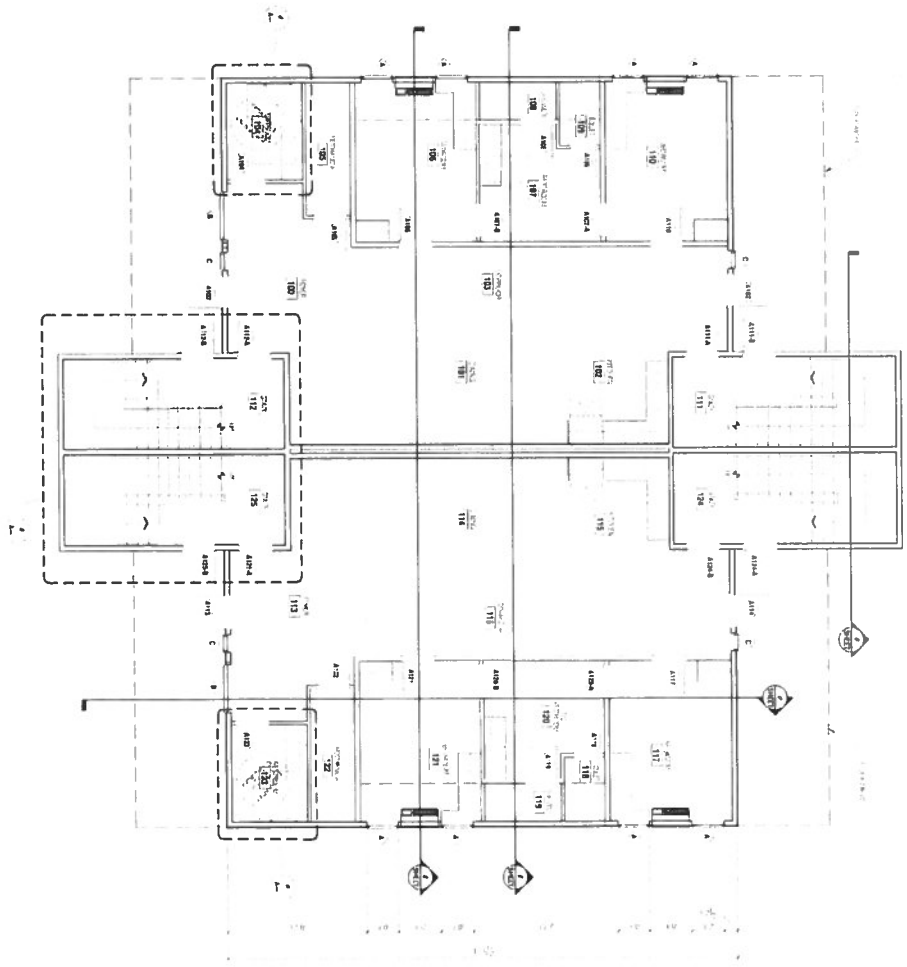
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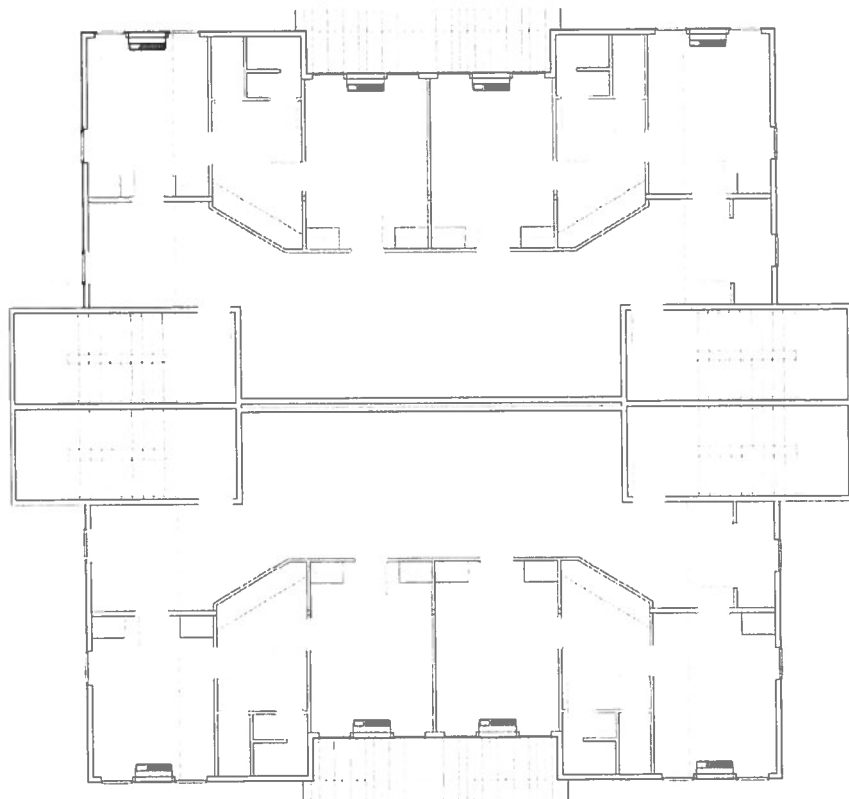
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UNIT 7A-1' X UNIT 7A-2' X



1 BUILDING A - FIRST LEVEL

1 BUILDING A - SECOND LEVEL





RESOLUTION NO. 2015-3211

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAND
CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF
SPRINGFIELD, MISSOURI, RECOMMENDING THAT THE REDEVELOPMENT
PLAN FOR THE ROBBERSON AVENUE PANHELLENIC REDEVELOPMENT AREA
BE ADOPTED.**

WHEREAS, the City of Springfield, Missouri, pursuant to Sections 99.300, RSMo, et seq., has duly created a Land Clearance for Redevelopment Authority and vested in said Authority the powers authorized by State law; and

WHEREAS, the Board of Commissioners of said Authority have received a request in to recommend approval of a redevelopment plan for an area to be known as the Robberson Avenue Panhellenic Redevelopment Area for a 1.5 acre area generally located along the east side of South Robberson Avenue, south of East Madison Street and north of East Grand Street, within the City of Springfield, Greene County, Missouri, and which was previously blighted by the City Council by passage of Resolution Nos. 4282 and 4794 in 1964 and 1967; and

WHEREAS, the Redevelopment Plan dated April 21, 2015, and attached hereto as Exhibit A has been presented to the Board of Commissioners of the Authority at its meeting of May 14, 2015, for consideration; and

WHEREAS, after duly considering both the existing blight designation and the Redevelopment Plan, and other information provided to the Board at said meeting, the Board of Commissioners may make its decision.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI AS FOLLOWS:

Section 1 – That the 1.5 acre area described in Exhibit A, and generally located along the east side of South Robberson Avenue, south of East Madison Street and north of East Grand Street, City of Springfield, Greene County, Missouri, has previously been found to be a blighted area pursuant to Section 99.300, RSMo, et seq., such that the approval of the Robberson Avenue Panhellenic Redevelopment Plan (attached as Exhibit A) is an appropriate one designed to alleviate the blighting conditions within the Plan's area.

Section 2 – That the Executive Director is hereby authorized to submit to the Planning and Zoning Commission of the City of Springfield, Missouri for its recommendation to City Council the Redevelopment Plan attached hereto as Exhibit A.

Section 3 – That the Executive Director is hereby further authorized to submit to City Council the recommendation and action of this Board of Commissioners and the recommendation of the Planning and Zoning Commission so that the Council may take such action as it deems appropriate in these matters.

Adopted this 14th day of May, 2015.

Chairman

Attest:

Secretary

RESOLUTION NO. 2015-3212

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAND
CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF
SPRINGFIELD, MISSOURI, RECOMMENDING THAT THE BLIGHT REPORT FOR
THE GLENSTONE MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT BE
APPROVED.**

WHEREAS, the City of Springfield, Missouri, pursuant to Sections 99.300, RSMo, et seq., has duly created a Land Clearance for Redevelopment Authority and vested in said Authority the powers authorized by State law; and

WHEREAS, the Board of Commissioners of said Authority have received a request to consider declaring an area of approximately 8.24 acres, generally located along the 3300 block of South Glenstone Avenue, as blighted in conjunction with the proposed creation of a Community Improvement District in such area; and

WHEREAS, Section 99.430.2, RSMo., authorizes the Board of Commissioners of the Authority to simultaneously make findings of blight and prepare or cause to be prepared a plan to be undertaken for redevelopment of an area for consideration to City Council with a recommendation to find an area blighted and requesting it approve a redevelopment plan for redevelopment of the blighted area; and

WHEREAS, a Blight Report dated November 8, 2013 (revised on January 21, 2014), and a Blight Report Addendum dated May 8, 2015, attached hereto as "Exhibit A," has been prepared by the applicant and is presented to the Board of Commissioners of the Authority at this meeting for its consideration; and

WHEREAS, after duly considering the Blight Report, and other information provided to the Board at said meeting, the Board of Commissioners may make its decision.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI AS FOLLOWS:**

Section 1 – That the Blight Report and Blight Report Addendum attached as "Exhibit A," containing a review of real estate generally located along the 3300 block of South Glenstone Avenue and consisting of approximately 8.24 acres of land is hereby adopted and the area described therein found to be a blighted area pursuant to the terms of Chapter 67, for the reason that it is an area containing a predominance of factors including defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing

accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use as set forth in the Blight Report, and that the area is appropriate for the funding of improvements reasonably anticipated to remediate the blight and serve a public purpose as provided in 67.1461, RSMo.

Section 2 – That the Executive Director is hereby authorized to submit to City Council the Blight Report and Blight Report Addendum attached hereto as “Exhibit A,” as well as the recommendation of this Board of Commissioners with regard to such Reports, so that the Council may take such action as it deems appropriate in these matters.

Section 3 – This Resolution shall become effective immediately upon concurrence, adoption and approval by the City Council of the Blight Report and Blight Report Addendum, attached hereto as “Exhibit A.”

Adopted this 14th day of May, 2015.

Chairman

Attest:

Secretary

MEMORANDUM

To: Board of Commissioners, Springfield Land Clearance for Redevelopment Authority
From: Matt D. Schaefer, Senior Planner
Date: May 8, 2015
Re: Blight Analysis for the Glenstone Marketplace Community Improvement District

The City of Springfield is considering a Petition to Establish the Glenstone Marketplace Community Improvement District to fund certain public and private improvements necessary to facilitate redevelopment of the former Howard Johnson Inn/Clarion Hotel Conference Center located along the 3300 block of South Glenstone Avenue. Community improvement districts are typically restricted to funding only public improvements and services. However, the CID Act allows districts to fund private improvements, in addition to public improvements, if the City Council declares the area inside the District a blighted area and determines that construction of the proposed improvements will result in the remediation of said blight and serve a public purpose. Section 67.1401.2(3), RSMo defines a "Blighted Area" as:

An area which (a) by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; or (b) has been declared blighted or found to be a blighted area pursuant to Missouri law including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715.

The Petition to Establish the Glenstone Marketplace Community Improvement District includes the attached Blight Analysis (*Exhibits 1-a and 1-b*) and requests the District be declared a blighted area.

The City's Economic Development Incentives Policy Manual does not currently require the Land Clearance for Redevelopment Authority to review blight studies for Community Improvement Districts requesting to be declared blighted areas. However, Staff believes it is prudent to have the Authority review and make recommendations on all blight requests going before City Council.

City Council will consider the Petition and Blight Analysis on May 26, 2015. Copies of the explanation sheet to City Council and a map of the District are attached as *Exhibits 2 and 3*. Staff and a representative of the Developer will be at your May 14 meeting to discuss the project.

Enclosures

Blight Analysis:

Glenstone Market Place
Community Improvement District (CID)
Springfield, Missouri

PREPARED FOR:
THESSING COMMERCIAL REALTY
8410 INTERLOCHEN DRIVE
FREMONT HILLS, MISSOURI 65714

PREPARED BY:

DEVELOPMENT INITIATIVES
140 WALNUT, SUITE 203
KANSAS CITY, MISSOURI 64106
PHONE 816-916-3664
FAX 816-421-2622

PREPARED:
NOVEMBER 8, 2013

REVISED:
JANUARY 21, 2013

TABLE OF CONTENTS

Letter of Transmittal

1: Property Data

Introduction

Property Data

Neighborhood Data

2: Blight Analysis

Blight Analysis

EXHIBITS

Appendix A: Property Information

Appendix B: Photo Log

Appendix C: Property Inspection Sheet

Appendix D: Summary of Blighting Factors Table

Appendix E: Certification, Assumptions and Limiting
Conditions, Consultant Qualifications

November 8, 2013

Thessing Commercial Realty
8410 Interlochen Drive
Fremont Hills, Missouri 65714

Subject: Blight Analysis, Glenstone Market Place Community Improvement District (CID)

Dear Sir/Madam:

We are pleased to transmit the attached Blight Study Report that has been prepared for the above referenced property. The purpose of this Report is to determine whether the subject property is blighted, as defined in Section 67.1401.2 (3), RSMo. This analysis represents an accumulation of our findings based on research and investigations performed as of the report's effective date, November 8, 2013. The attached report sets forth the data, research, investigations, analyses, and conclusions for this report. The subject redevelopment area (study area) is composed of one (1) property parcel. The study area contains approximately 358,934 square feet, or approximately 8.24 acres of property, not including public rights of way.

As determined in the following study, it is our opinion that the subject property represents a "blighted area" as that term is defined in Section 67.1401.2 (3)(a), RSMo. Primary blighting factors include:

- Inadequate Street Layout,
- Deteriorating Site Improvements
- Insanitary or Unsafe Conditions
- Improper Subdivision or Obsolete Platting

The underlying factors listed above exist within the Study Area and in turn cause it to be an economic liability and a menace to the public health, safety and welfare in its present condition and use. Furthermore, 100 percent of the facility is currently vacant. Without added improvements to the facility and the site, the perception of continued decline exists.

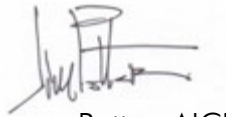
The Study Area contains numerous outdated improvements which do not permit the area to be utilized to its full potential. As mentioned, the facility is currently vacant. The vehicular and pedestrian accessibility in and around the site is problematic and retards automobile circulation within the area. Vehicular access to the site is also awkward and hazardous. These factors contribute to the deteriorated condition of the Study Area.

Given the excellent location and visibility of the Study Area, if redeveloped, structures within the Glenstone Market Place CID should continue to generate significant tax revenue and economic activity, capturing resident and non-resident dollars for the community and surrounding businesses.

We have concluded these facts based on the current condition of the Redevelopment Area, general access and visibility of the area, existing conditions of improvements located within the Redevelopment Area, current condition of building infrastructure in the area, and the potential redevelopment opportunities existing for the site.

Please feel free to contact me if you have any questions or comments.

Sincerely,



James Potter, AICP, LEED GA
development initiatives

FACTUAL EVIDENCE OF BLIGHT
FOR THE
“GLENSTONE MARKET PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)”
SPRINGFIELD, MISSOURI

Prepared For:
Thessing Commercial Realty
Fremont Hills, Missouri

Prepared By:
Development Initiatives
Kansas City, Missouri

Introduction

The following report, the Glenstone Market Place Community Improvement District, was completed in November, 2013. The report was then revised in January, 2014. The Study Area is located at 3333 South Glenstone Avenue, in Springfield, Green County, Missouri. The proposed blight analysis area encompasses approximately 358,934 square feet, or approximately 8.24 acres of property, not including public rights of way.

The primary purpose of this study was to analyze conditions located within the Glenstone Market Place CID Area in order to determine if the proposed CID Area qualifies as a 'blighted area', as defined in Section 67.1401.2 (3), RSMo.

The consultant visited the site in October of 2013. The effective date of this study is November 8, 2013.

Definitions

The Missouri Community Improvement District Act, Sections 67.1401, et seq., RSMO (The “CID Act”) allows for the creation of a Community Improvement District (CID) within a city and empowers the Board of such District to carry out actions as outlined by the CID Act.

The following definitions of blighting criteria are presented within the CID Act (RSMo 67.1401.2 (3):

- “Blighted Area” shall mean an area which:
 - (a) By reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; or

This analysis will determine whether the proposed Redevelopment Area (Study Area) does meet the statutory requirements to be declared a “blighted area” under the above mentioned provision.

REDEVELOPMENT PROVISIONS

Methodology

This Blight Study includes a detailed survey of site, building, and improvement deterioration. No environmental surveys are included as part of this analysis. Qualifying blight conditions throughout the Study Area were surveyed. Field surveys were conducted to document the physical conditions within the categories of “blight” pursuant to RSMo Section 67.1401.2 (3). Data for this analysis was gathered from the City of Springfield, Missouri and County of Greene County, Missouri. Pertinent Geographic Information Systems (GIS) data was obtained through the City of Springfield and the Greene County GIS Department.

Previous Blight Determinations

The District does not reside in an area which has previously been declared blighted by the City Council of Springfield, Missouri. However, the District does reside within the Southeast Springfield Enhanced Enterprise Zone which likely required a blight finding for passage.

Previous Economic Incentive Uses

The Study Area resides within the Southeast Springfield Enhanced Enterprise Zone. Enhanced Enterprise Zones (EEZ) typically provide tax credits to new or expanding businesses based on the creation of sustainable jobs in a targeted industry or local industry cluster.

Legal Description

The legal description of the parcel located within District Area is:

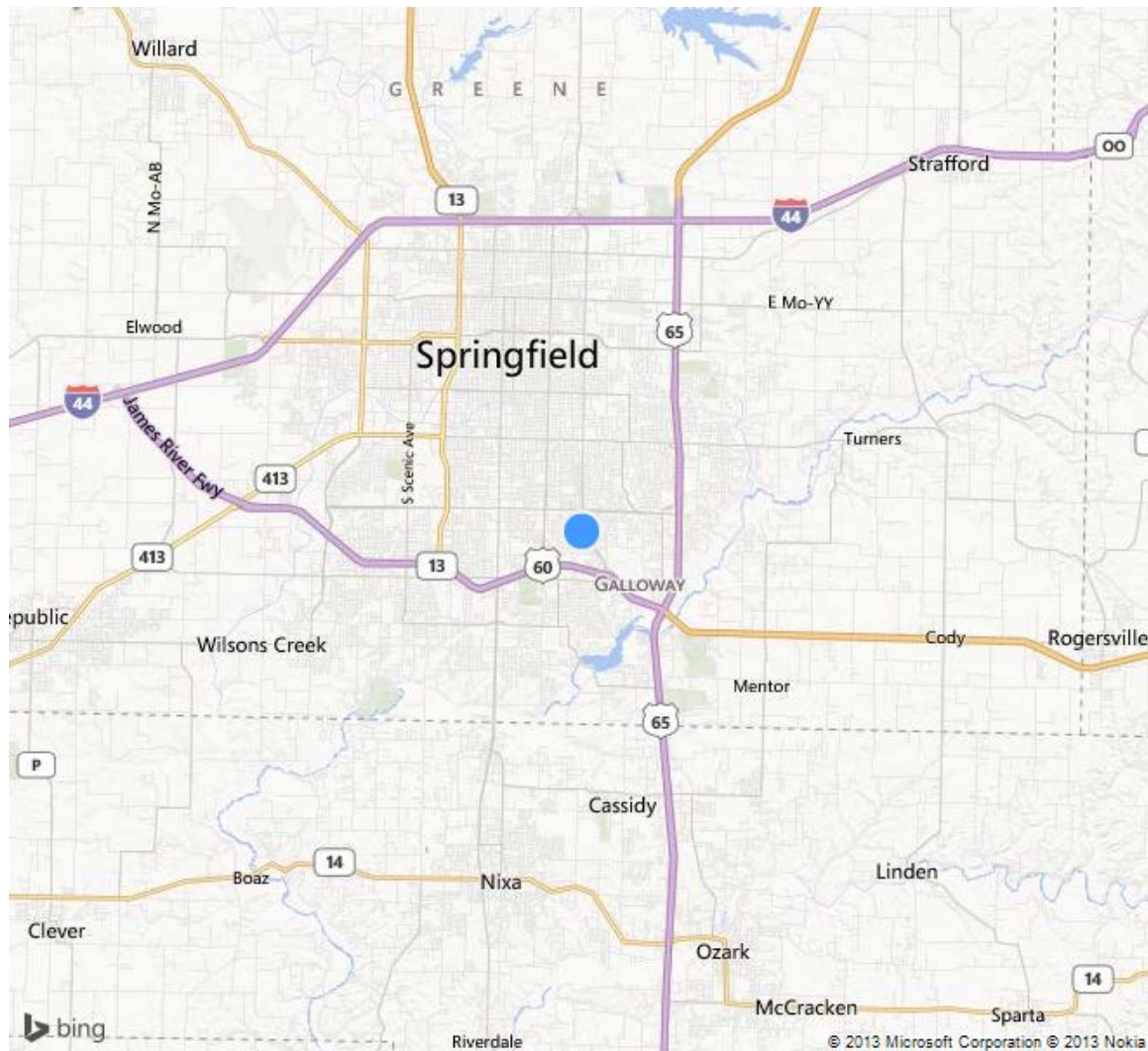
8.24A M/L BEG 30.74 FT W NE COR S1/4 SE1/4 6/28/21 W 636.5 F T SE
690 FT NE535.8 FT N & NWLY TO BEG 6/28/21 *

*Legal description provided by the Greene County Assessor’s Office.

DISTRICT AREA DATA

Location & Access

The Study Area is adjacent to South Glenstone Avenue (US Highway 65). General regional and local access to the Study Area is via South Glenstone Avenue. Local access is limited and only available via the East Erie exit north of the Study Area and via Frontage Road along the western side of US 65.



Land Area

There is a total of one (1) property parcel within the Study Area. This property is a total of 358,934 square feet, or approximately 8.24 acres, not including public rights of way.

Site Location (boundary approximate)



Ownership

The ownership of the parcel within the Study Area is currently vested in one (1) entity. That entity is listed on the following table with the corresponding property. Property ownership was identified by the City of Springfield, Missouri and the Greene County Assessor's office, but do not include public rights-of-way.

Parcel	Parcel #	Legal Description*	Owner
1	881906401234	8.24A M/L BEG 30.74 FT W NE COR S1/4 SE1/4 6/28/21 W 636.5 F T SE 690 FT NE535.8 FT N & NWLY TO BEG 6/28/21	Morris Group Prop Inc Attn: Accounting Dept 420-B W Walnut Lawn Street Springfield, MO 65807

*Data courtesy Greene County Assessor's Department

Ownership Map



Topography

The topography of the Redevelopment Area is relatively flat. The subject property is not located in either a 100-year flood plain or 500-year flood plain.

Easements

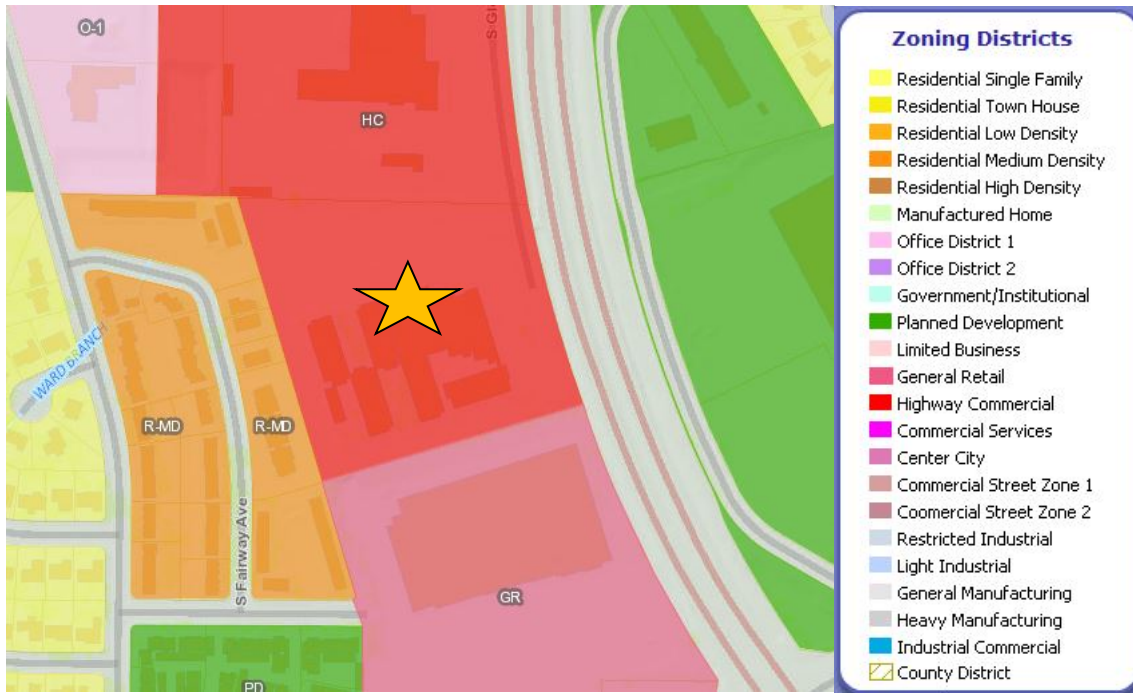
Development Initiatives was not provided with a title report which encompasses the District. However, upon review of the provided survey for the District, a 100' SWPA Easement was noted on the northern portion of the study area. Additionally, a 50' ingress/egress easement was noted at the southeastern corner of the property parcel. No further evaluation can be concluded regarding easements or other restrictions which may be in effect within the District.

Utilities

All utilities are available to the District including water, sewers, natural gas, and electricity.

Zoning-Existing

The existing zoning classification for the District is HC-Highway Commercial District. Permitted uses, land coverage, water and sewer systems, parking requirements, dimensional requirements, platting, and outdoor recreation uses are outlined in Section 4-3200 HC-Highway Commercial District of the City of Springfield Zoning Ordinance.



Environmental

No environmental surveys or assessments were done as part of this analysis. Additionally, no environmental analysis findings were provided as part of this report.

Improvements

As previously mentioned, the Study Area consists of approximately 8.25 acres of land with one (1) primary facility, which is currently vacant. The consultant was able to examine the exterior and interior of the facility during the site visit. Existing use of the property consists primarily of a vacant lodging facility. Please refer to Exhibit B: Photo Log for photos of the Redevelopment Area.

Real Estate Tax, Assessment, and Appraisal

The following figures were obtained from the Green County Assessor's Office and are the Assessor's opinion of the appraised value and the resulting assessed value for the property parcel within the Study Area. All property is anticipated to be re-assessed in odd-numbered years, except new construction (including remodeling) which can be assessed in any year.

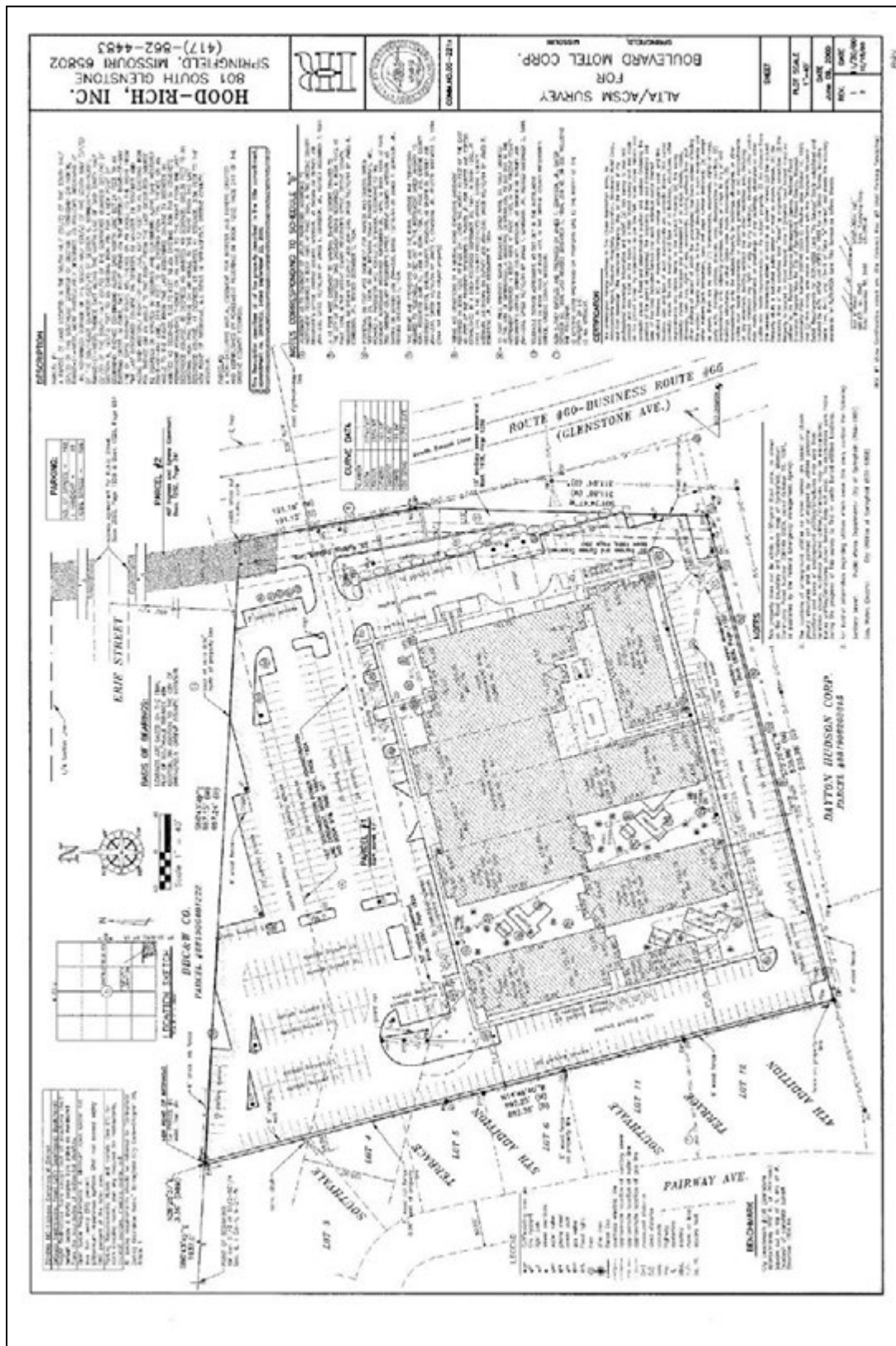
Table 1.1 shows the appraised and assessed value of the District decreased sharply after 2012. As of 2013, the total appraised value for the property within the Study Area is \$945,920. The total assessed value for 2013 is \$2,956,000. Since 2011, the appraised and assessed valuation for the property within the Study Area has dropped by 41 percent.

Table 1.1 – Appraised and Assessed Values

Appraised Value	Assessed Value	Appraised Value	Assessed Value	Appraised Value	Assessed Value
2011		2012		2013	
5,000,000	1,600,000	5,000,000	1,600,000	2,956,000	945,920

The Study Area contains numerous outdated improvements which do not permit the area to be utilized to its full potential. The existing improvements are approximately 39 years of age. The property is also currently classified as vacant with an occupancy of 0 percent. Without improvements and stabilization it is expected that the Study Area will continue to face a loss of market value and decrease the attraction of future tenants. Given the location and visibility of the Study Area, if substantially improved, we anticipate that the Glenstone Market Place CID should generate significant tax revenue and economic activity, capturing non-resident and resident dollars for the community and surrounding businesses.

Existing Site Plan



BLIGHT ANALYSIS

Significant findings of the Glenstone Marketplace Community Improvement District Blight Study are presented in this discussion which follows. These findings are based on a review of documents and reports, field surveys, and analyses conducted in October and November of 2013. The field survey occurred in October of 2013. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study is to determine whether conditions exist as defined by Sec. 67.1401.2(3a) of the Missouri State Statutes. The principal categories reported here include:

- Defective or inadequate street layout,
- Insanitary or unsafe conditions,
- Deterioration of site improvements,
- Improper subdivision or obsolete platting,
- The existence of conditions which endanger life or property by fire and other causes.

Blight Defined

As previously mentioned, blight is defined as follows:

“Blighted Area” an area which: by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use. (RSMo Sec. 67.1401.2(3)(a)).

Also, in the State of Missouri there have been numerous court cases which provide additional direction in the consideration of blight. The following cases have impacted the definition, finding, consideration and adoption of blight.

Crestwood Commons Redevelopment Corporation v. 66 Drive-In Inc., 812 S.W. 2d 903, 910 (MO.App.E.D. 1991) Determined that an otherwise viable property may be considered blighted if the other viable use is an economic underutilization of the property.

Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W. 2d 284, 288 (Mo. App.E.D. 1979). Determined that it is not necessary for every property within a Planning Area to conform to the blight definition. A preponderance of blight conditions in the area as a whole is adequate to an area for redevelopment.

Tierney v. Planned Industrial Expansion Authority of Kansas City., 742 S.W. 2d 146. (Mo. 1987) Determined that the economic underutilization of properties within a redevelopment area can, in and of itself, be a blighting factor.

According to Missouri State Law, it is unnecessary for every condition of blight to be present in order to be eligible (Mo. App E.D. 1979). Rather, an area can be qualified as blighted or insanitary when as few as one or more conditions are present within the entire area. The conditions need not be present in each tract.

Upon inspection and analysis of the proposed Glenstone Market Place CID, there are a number of existing conditions in the area which comply and meet the statutory definitions of blight and therefore support a finding of Blight for the District. These conditions include:

Factor 1: Defective or Inadequate Street Layout

Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation within the Redevelopment Area; substandard driveway and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and substandard or nonexistent pedestrian circulation.

As noted above there are several conditions used to determine whether a Study Area is blighted based on defective or inadequate street lay-out. During the on-site investigation and field survey, these conditions **were observed** within the Study Area because of incomplete street connections via Frontage Road and a substandard pedestrian circulation network.

Current primary ingress and egress access into the District is provided by one (1) entrance located off of Frontage Road, which runs parallel along the western side of South Glenstone Avenue. Access to Frontage Road is available from East Erie Street, which is located approximately 900 ft. north of the District. Frontage Road is a dead-end street which satisfies the criterion for a finding of blight based on conditions that retard vehicular circulation and constitute an economic and social liability.

It was also identified that a **substandard** pedestrian circulation network exists within the Study Area. No sidewalks exist within the Study Area. Adjacent sidewalk connections are available via the adjacent property to the north of the Study Area. This connection is terminated at the property line of the property parcel within the Study Area. There is a pedestrian bus stop located on South Glenstone Avenue that is directly to the east of the Study Area, across Frontage Road. No connection is made to the existing bus stop from the Study Area. These conditions create a menace to the public health and safety.

Additionally, the City's subdivision regulations require dead-end streets or cul-de-sacs to be no longer than 800 ft. Frontage Road is well over 900 ft. in length and does not appear to meet the minimum requirements of current City Subdivision Regulations.

Study Area Site Plan



Single Vehicular entry point



Terminated Sidewalk



Bus Stop



Premature sidewalk termination / No connection to bus stop

Factor 2: Insanitary or Unsafe Conditions

Conditions typically associated with a finding of blight under insanitary or unsafe conditions include the existence of trash, debris, weeds or overgrowth, poorly lit areas, graffiti, or any conditions believed to be unsafe. During the on-site investigations and field surveys, these conditions **were observed** within the Study Area and constitute a finding of blight based on elements that constitute an economic or social liability and a menace to the public health, safety, morals, and welfare.

Site inspections identified potential serious mold issue within the facility. As documented in the photographs below, an abundance of suspected black mold has developed from failure to properly maintain the exterior envelope systems of the facility. It is possible that this type of mold is *Stachybotrys Chartarum*, a species that can trigger allergic reactions in individuals with mold allergies and/or asthma. However, without further testing and investigation, the mold alone is, at most, insanitary and a potentially unsafe condition.

The following is an excerpt from the Centers for Disease Control concerning *Stachybotrys Chartarum*. "In 2004 the Institute of Medicine (IOM) found there was sufficient evidence to link indoor exposure to mold with upper respiratory tract symptoms, cough, and wheeze in otherwise healthy people; with asthma symptoms in people with asthma; and with hypersensitivity pneumonitis in individuals susceptible to that immune-mediated condition."¹

¹ <http://www.cdc.gov/mold/stachy.htm>.



Suspect Black Mold growth on interior walls of rooms

Factor 3: Deteriorating Site Improvements

The condition of deterioration of site improvements was established through field survey work and observation of exterior and interior physical conditions of the property within the Study Area. Deterioration of site improvements included: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes, mechanical equipment); and exterior structure (loading areas, fences/walls/gates, other structures). During the on-site investigations and field surveys, these conditions **were observed** within the Study Area.

The most common examples of deteriorating site improvements were primary structure deterioration, poorly maintained secondary structures, fascia deterioration, and a deterioration of fencing.

Primary Structure Deterioration

The deterioration of brick walls was observed in one (1) location. Masonry has begun to settle causing the cracking of mortar and general disjointing of bricks.



*Failure of exterior systems (Water penetration down brick mortar joints, shown as dark vertical lines)
Also note, boarded/compromised window above doorway.*

Secondary Structure Deterioration

These deteriorated systems are scattered throughout the property and structure. Broken/missing windows panes were observed in multiple locations. Deterioration of downspouts, internal sidewalks, curb cuts, exterior finishes, window moldings, and structural elements that support air conditioning systems were also observed. The interior of the facility also showed signs of deterioration. Isolated plumbing infrastructure has been exposed within the building. The exposed infrastructure showed signs of heavy corrosion and/or potential decay.

Overall, the building envelope systems for the facility are original to the building with scattered exceptions where limited operations and maintenance activities (paint, fixture replacement, etc.) have occurred. Considering the age of the facility (39 years of age) the majority of the exterior window systems are well past their life expectancies. As with any building component system, regular maintenance would prolong the life expectancies of such systems, but eventual replacement would be required.



Deteriorated sidewalks and curb cuts



Deteriorated window moldings



Deteriorated plumbing infrastructure

Exterior Deterioration

Exterior deterioration was observed at the rear of the property. Segments of fencing have deteriorated and fallen down. This fencing/screening is required by City Code for adjacent properties of differentiated zoning. Fencing boarding the exterior trash receptacle area has also deteriorated and has several damaged and/or missing sections.



Missing Fencing Segments



Damaged fencing with missing and/or damaged pickets

In addition to structural deterioration, a variety of blighted conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions, which negatively affect the appearance and utilization of the area, most commonly include parking surface deterioration and missing handrails on steps. Continued facility vacancy will contribute to the deteriorating integrity of building envelope systems. Compromised building envelope systems can promote general building infrastructure deterioration, and more importantly general vagrancy, vandalism and the potential for increased crime.

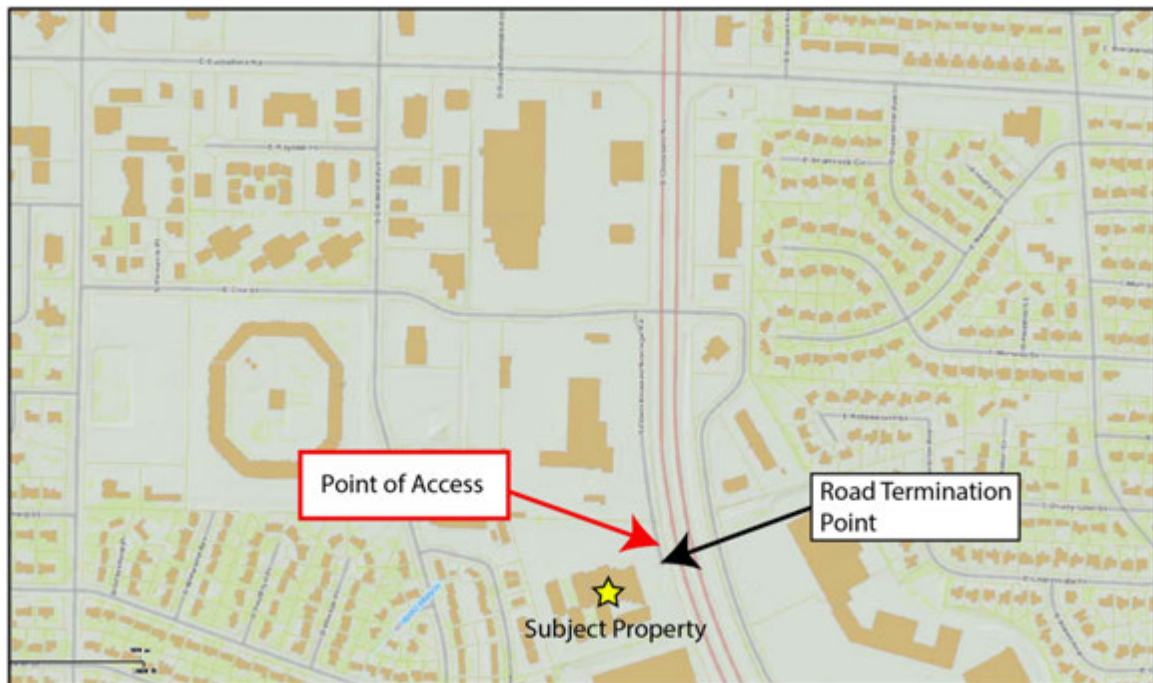
The majority of existing improvements to the subject property were constructed in 1974 (approximately 39 years ago). Due to the age and current conditions of improvements within the Study Area, it is anticipated that these improvements are nearing the end of their useful life expectancy and are in need of renovation or replacement. A typical building's lifecycle includes: growth, maturity and decline. As buildings and improvements continue to age, components rapidly deteriorate without continued maintenance and upkeep. Deteriorating building components lead to a functional and economic obsolescence of a structure or facility.

All facility spaces are conditioned by forced air heat and air conditioning. Throughout the facility building mechanical systems (HVAC, plumbing, electrical) are vintage to the original construction of the facility. For an average hotel and conference center a typical life expectancy for heating, ventilating and air conditioning equipment, particularly forced-air heat and cooling is approximately twelve (12) years, depending upon the level of ongoing maintenance. However, at the time of inspection, no operating mechanical systems were noted. Additionally, no operations and maintenance records were obtained to document ongoing maintenance. Some of the plumbing infrastructure has been exposed within the building. The exposed infrastructure showed signs of heavy corrosion and/or decay.

Factor 4: Improper Subdivision or Obsolete Platting

There are specific conditions that can be used to determine whether a redevelopment area is blighted based on improper subdivision or obsolete platting. Among these conditions are faulty lot shape and/or layout, inadequate lot size, poor access, as well as conformity of use. After a review of public records and on-site observations it was determined that these conditions **were observed** within the Study Area due to poor access to the site.

The odd location of the subject parcel has resulted in a poor connection to the existing street grid with little to no frontage on a public street. Only one access point is available to the property via Frontage Road. Frontage road terminates 10 to 15 feet south of the access point. This condition retards pedestrian and automobile circulation to the area which constitutes an economic or social liability. Frontage Road closely resembles a right-of-way easement for ingress and egress from the subject parcel, which also contributes to a finding of blight for improper subdivision and/or obsolete platting.



Factor 5: Existence of Conditions which endanger life or property by fire or other causes

Fire safety information pertaining to the parcels in the Study Area was not gathered as part of this Blight Study as the data was not available. Conditions which endanger life or property by fire or other causes were **not observed** within the Study Area. The presence of these conditions constitutes an economic or social liability, is a menace to the public health, safety, morals, or welfare.

Summary of Blighting Factors

The following table summarizes the five blighting factors analyzed during inspections of property within the Study Area. As noted above, fire data for the Study Area is unavailable, and crime data was available only for the area as a whole and not for each individual property.

5 Factors	Present	<i>retards the provision of housing accommodations</i>	<i>constitutes an economic or social liability</i>	<i>menace to the public health, safety, morals, or welfare</i>
<i>defective or inadequate street layout</i>	YES		X	X
<i>insanitary or unsafe conditions</i>	YES		X	X
<i>deterioration of site improvements</i>	YES		X	
<i>improper subdivision or obsolete platting</i>	YES		X	
<i>existence of conditions which endanger life or property by fire and other causes</i>	NO			

Please see Appendix D for a larger table

As evidenced from the table above, Study Area satisfies all three (4) out of five (5) blighting factors outlined in RSMo Section 67.1401.2. Therefore, in our opinion the Study Area is blighted both within the statutory definition and applicable judicial interpretations of the term.

Conclusion

Many of the components outlined in the Section 67.1401.2 definitions are present in the proposed Glenstone Marketplace CID. These conditions have contributed to a functional obsolescence within the area. These conditions are:

- Outdated site improvements,
- A non-existent pedestrian sidewalk system within the Study Area,
- Degrading and deteriorating building facades,
- No occupancy,
- The existence of insanitary or unsafe conditions within the area,
- A substandard automobile circulation.

The existence of these conditions should lead to a finding that the Study Area is blighted. The recent decline in property value also indicates blight is present within the Study Area. All of the above combine to create economic underutilization, an inability to generate a growth in property value, and social liabilities.

The preceding analysis indicates that the proposed Glenstone Marketplace CID suffers from numerous unfavorable blighting factors, as delineated in the definition of “Blighted Area” provided in Section 67.1401.2 (3), RSMo).

Appendix A: Property Information

Legal Description: The following is a legal description of the property parcel and associated right-of-way:

8.24A M/L BEG 30.74 FT W NE COR S1/4 SE1/4 6/28/21 W 636.5 F T SE 690 FT
NE535.8 FT N & NWLY TO BEG 6/28/21

Appendix B: Photo Log

The following photograph log presents a review of the property within the proposed Glenstone Market Place Community Improvement District. Photos include images of property condition, and infrastructure condition. All photos were taken on October 18, 2013.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Suspect Black Mold growth on interior walls of rooms.



Deteriorating façade (Water Damage)



Deteriorating Site Improvements



Deteriorating Site Improvements (Broken Windows)



Deteriorating Site Improvements (Broken Fencing)



Deteriorating Exterior Building Envelope



Deteriorating Surface Parking



Deteriorating Plumbing Infrastructure

Appendix C: Property Inspection Sheets

Property / Facility Inspection Form						Tract 1				
Date 10/18/13			Inspector JPotter							
City Springfield, Missouri			Project/Survey Area Glenstone Market Place CID							
Address 3333 S. Glenstone Avenue			Parcel Number 881906401234							
Building Type Lodging		# Stories 2	Building Material Wood frame		Basement:			Yes	X	No
Is Property improved	X	Yes	No	Property Size (Acres)		8.24				

Property Condition

Retaining Walls					N/A
Private Sidewalks & Drives					Fair
Lawns & Shrubs					Fair
Excessive stored Vehicles (not for retail sales purposes)					N/A
Open storage					N/A
Accessory Structures					N/A
Public Sidewalks, Curbs, Gutter					Fair
Catch Basins					Fair
Street Lights					Fair
Street Conditions					Fair

Comments: Parcel is comprised of a vacant motel. Former flags were Clarion, Sheraton, Radisson and Howard Johnson. Property has been vacant since September 8, 2013.

	Condition	Condition Present	Comment
1.	Inadequate Street Layout	X	Odd access to property parcel. Single ingress/egress route to facility create circulation confusion.
2.	Insanitary / Unsafe Condition	X	Existence of black mold.
3.	Deteriorated Site Improvements	X	Restaurant appears to be severely dated. Modernization should be completed to enhance the viability of the facility and it's services.
4.	Improper Subdivision	X	Site has poor pedestrian and vehicular access. Placement on a dead end road has resulted in an irregular lot shape with limited frontage on a dead end road.
5.	Obsolete Platting	X	Below average access to existing street grid.
6.	Life Endangering Condition		
	-Fire		
	-Environmental		
	-Other		
7.	Retardation of Housing Accommodations		
8.	Economic Liability/Underutilization	X	Facility appears dated and minimally maintained. Site enhancement/improvements and redevelopment of the facility is essential to maintain property tax base.
9.	Social Liability		
10.	Menace to Public Health, Safety, Morals, welfare	X	No sidewalks exist within the Redevelopment Area. Adjacent properties have sidewalks which terminate prematurely at each respective property boundary. Possible Black Mold growth on interior structures.

Appendix D: Summary of Blighting Factors Table

5 Factors	Present	retards the provision of housing accommodations	constitutes an economic or social liability	menace to the public health, safety, morals, or welfare
<i>defective or inadequate street layout</i>	YES		X	X
<i>insanitary or unsafe conditions</i>	YES		X	X
<i>deterioration of site improvements</i>	YES		X	
<i>improper subdivision or obsolete platting</i>	YES		X	
<i>existence of conditions which endanger life or property by fire and other causes</i>	NO			

Appendix E: Certification, Assumptions and Limiting Conditions, Consultant Qualifications

I certify that, to the best of my knowledge and belief...

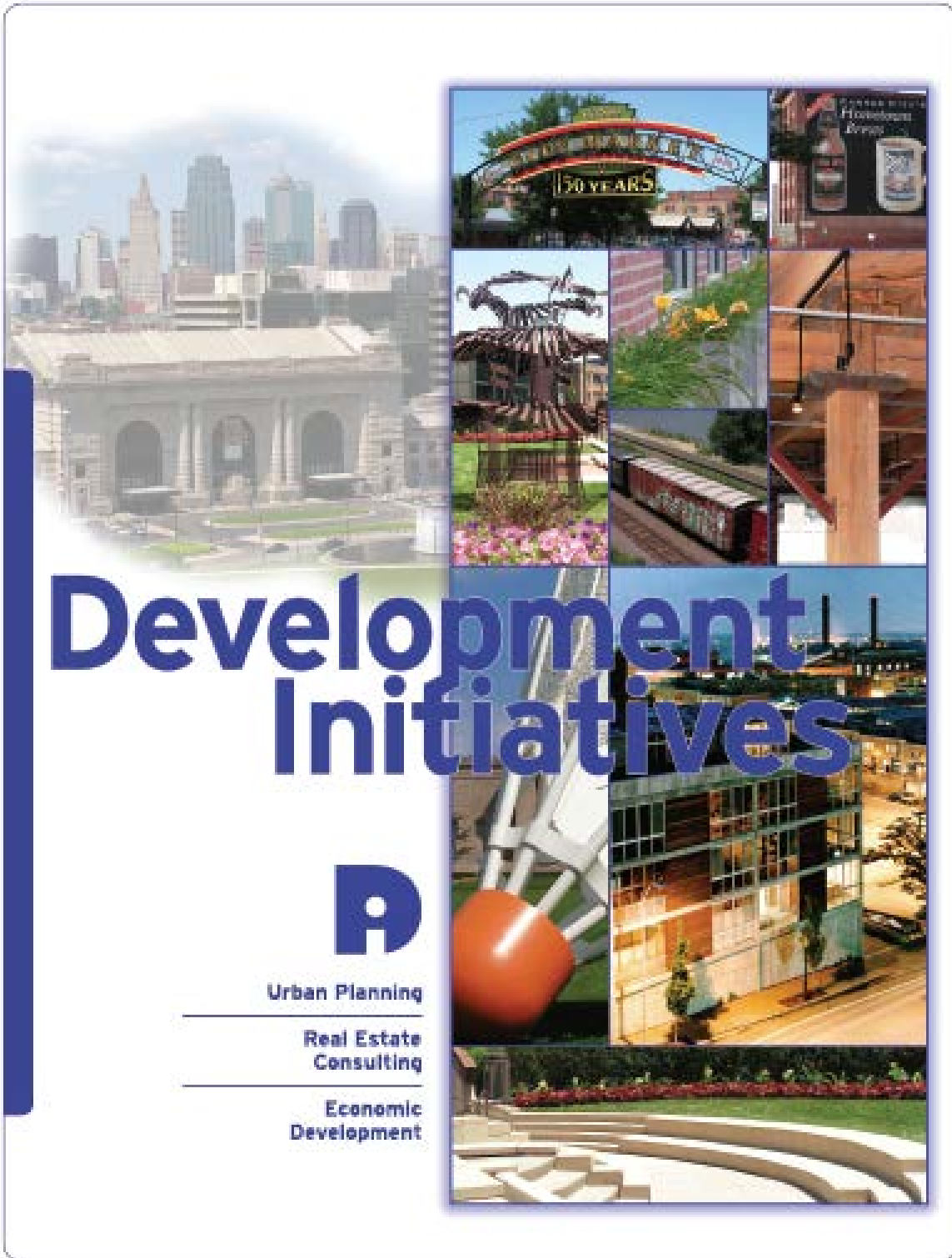
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Jim Potter, AICP has made a personal inspection of the property that is the subject of this report October 18, 2013.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



James Potter, AICP, LEED GA
development initiatives

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Development Initiatives' unbiased professional analyses, opinions, and conclusions.
2. Information provided and utilized by various secondary sources is assumed to be accurate. Development Initiatives cannot guarantee information obtained from secondary sources.
3. The nature of real estate development is an unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Development Initiatives deems our projections as reasonable considering the current and obtained information.
4. Development Initiatives has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions while making our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.
5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.



Development Initiatives



Urban Planning

Real Estate Consulting

Economic Development



Consultants in Real Estate, Development and Urban Planning

Development Initiatives, Inc. provides development process, community planning, real estate brokerage, and economic development incentive services to both public and private sector clients. Since its inception in 1999, DI has had a cumulative impact on nearly \$4.8 billion in client related development projects.

Development Initiatives is a collaboration of Kansas City based professionals whose experience and education in real estate, community planning and economic development provides a holistic approach to the planning and development processes. DI offers a myriad of services ranging from urban planning for municipalities to real estate brokerage for developers to economic incentives for the redevelopment of brown field sites. All told, DI is an all inclusive real estate, development and community planning consulting firm.

The firm's principals are accredited with the American Institute of Certified Planners (AICP) and are active members of the American Planning Association, Certified Commercial Investment Member (CCIM) and the Urban Land Institute (ULI). Additionally, the partners are associate members of the US Green Building Council (USGBC), the Missouri Economic Development Financing Association (MEDFA) and numerous local philanthropic, civic and arts minded organizations.

Services

Economic Development

City and State Tax Incentive Procurement

Economic Impact Analysis

Blight Analysis

Conservation Analysis

Blot - For Analysis

Economic Incentive Analysis

Historic Tax Credits

Tax Abatement

Tax Increment Financing

Enterprise Zones

Development Process

Rezoning

Development Plan Approval

Plotting

Certificate of Legal Nonconformance

Variances

Special Use Permits

Building Permits

Certificate of Occupancy

Liquor License

Community Planning

Area and Corridor Plans

Downtown Revitalization Strategies

Land Use and Comprehensive Plans

Zoning Ordinance

Subdivision Regulations

Community Improvement District Formation

Real Estate

Site Selection

Cost Estimates and Budgeting

Financial Feasibility Analysis

Land Planning and Zoning

Market Feasibility Studies

Operating Pro Forma

Other

Project Management

Condominium Development

Systems (GIS) Analysis

Community Consensus Building

Jim Potter, AICP

816.916.3664 | jpotten@di-nc.com

Jim is the founding partner at Development Initiatives and is responsible for instilling the firm's vision of excellence in the staff. His background has run the spectrum of urban redevelopment to community planning projects. From environmental due diligence activities to managing multi-million dollar bond projects, Jim has experience in a myriad of development functions.

Jim has degrees in Environmental Science and Geography, as well as, a Master of Architecture, all from the University of Kansas. His past employment with the Kansas City Economic Development Corporation has educated Jim in the intricacies of 60 to 80 different City, State, and Federal Tax Incentives.

Since the establishment of DI in 1999, Jim has coordinated a number of urban renewal and tax increment financing projects for countless communities across the Midwest. Jim uses his experience and relationships with local and state development officials to maximize the effectiveness of the projects he manages and the incentives sought on behalf of our clients. DI gets to take full advantage of Jim's project management skills by having him run the internal workings of the office he devotes his time in between client projects by keeping the bills paid and the office supplies ordered.

Jim has yet another layer of expertise that he adds to DI's repertoire. Potter has developed such notable condominium projects as 46-46 Broadway on the Plaza, City Homes in the River Market, and the 5 Delaware Condominiums.



Chris Saity, CCIM
816.808.9848 | csaity@di-nc.com

Chris is the firm's economic analyst and real estate broker. Real estate development requires effective market, financial and fiscal analysis on a broad range of uses and projects. His insight into market driven development helps his client's projects become a reality. In short, Chris loves the art of the deal and brings that passion to the client's table.

As the former Downtown Development Manager for Kansas City, Chris's ground level experience in the development and management of real estate enables him to provide a holistic and creative approach to formulating solutions for client needs. His ability to acquire valuable input from public entities, private business, and developer interests is essential to the overall success of a comprehensive financial plan.

Saity has a Business Administration degree in Real Estate with an emphasis in Finance and Urban Planning from the University of Arizona. Chris has received several awards including the George Bert Award for Excellence in Urban Redevelopment and was named by Ingram's Business Magazine as one of Kansas City's 40 Most Influential People Under the Age of Forty. He is also a graduate of the Centurions Leadership program, a Board member of the River Market Business Association, and a Certified Commercial Investment Member (CCIM).

Chris also brings a development perspective to Development Initiatives. Chris is the developer of the First and Main Condominiums, the Gallo Building Offices, and the S Delaware Condominiums.

Brian Pitts
816.588.6112 | bpitts@di-nc.com

Brian is the newest partner to join the Development Initiatives firm and provides a wealth of experience that is only rivaled by that of his fellow partners at DI. Brian was formerly employed as a Senior City Planner with Kansas City, MO and was responsible for private sector development throughout the city.

Brian graduated from Iowa State University with a degree in Community and Regional Planning and an emphasis in Urban Design. He serves as the Vice President of the Kansas City Chapter of the American Planning Association.

Pitts is also the founder and ex-officio director of the Downtown Neighborhood Association, where he received the Urban Hero Award from the Downtown Council for the DNN's role in creating a livable community in downtown Kansas City. Another of Brian's areas of expertise stems from his ownership of 4 Point Associates, a condominium association management company. His experience in such a unique field has added to an extensive condominium knowledge base and with his addition to the team, DI is now able to offer the full spectrum of services related to condominium development.

Brian further expands the services offered at Development Initiatives by bringing his insight into land use, urban design, and community planning. He is skilled in rezoning, platting, development plan approval, variances, and a host of other government induced processes. Brian's planning and development process knowledge rounds out DI's available real estate and economic incentive services.

Partner Profile

Education

MASTER OF ARCHITECTURE,
UNIVERSITY OF KANSAS

B.G.S. ENVIRONMENTAL
STUDIES,
UNIVERSITY OF KANSAS

B.S. GEOGRAPHY, UNIVERSITY
OF KANSAS

Certifications

American Institute of Certified
Planners (AICP)
American Planning
Association

USGBC
LEED Green Associate

Kansas Licensed Real Estate
Salesperson

Missouri Licensed Real Estate
Salesperson

Professional Affiliations

MEMBER, AMERICAN PLANNING
ASSOCIATION (APA)

BOARD MEMBER,
KC METRO SECTION, APA

BOARD MEMBER,
RIVER MARKET CID

MEMBER, URBAN LAND
INSTITUTE (ULI)

MEMBER, APPRAISAL INSTITUTE

MEMBER, MISSOURI GROWTH
ASSOCIATION

ASSOCIATE MEMBER, CERTIFIED
COMMERCIAL INVESTOR
MEMBER (CCIM)

Member, USGBC

James C. Potter, AICP, LEED GA

Jim is the founding partner at Development Initiatives and is responsible for instilling the firm's vision of excellence in the staff. His background has run the spectrum of urban redevelopment to community planning projects. From environmental due diligence activities to managing multi-million dollar bond projects, Jim has experience in a myriad of development functions.

Jim has degrees in Environmental Science and Geography, as well as a Master of Architecture, all from the University of Kansas. His past employment with the Kansas City Economic Development Corporation has educated Jim in the intricacies of 60 to 80 different City, State, and Federal tax incentives programs.

Since the establishment of Development Initiatives in 1999, Jim has coordinated numerous urban renewal and tax increment financing projects for countless communities across the Midwest. Jim uses his experience and relationships with local and state development officials to maximize the effectiveness of the projects he manages and the incentives sought on behalf of our clients.

Jim has yet another layer of expertise that he adds to DI's repertoire, real estate development. Potter has partnered in such notable residential projects as 4646 Broadway on the Plaza, City Homes in the River Market and the 5 Delaware Condominiums all in Kansas City.

Jim resides in Leawood, Kansas with his wife Amy and their 5 year old son, Hayden.

Development Initiatives
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v. 816-916-3664 f. 816-421-2622
jpotter@di-kc.com

Client Listing

Private Sector

180 Degrees Design Studio
Kansas City, Missouri

4646 Broadway, LLC
Kansas City, Missouri

American Century Investments
Kansas City, MO

ARO Real Estate Company
Prairie Village, Kansas

Associated Wholesale Grocers
Kansas City, Kansas

Bridge Construction Management
Kansas City, Missouri

Bridgeworks Homes
Kansas City, Missouri

Blue Hills Community Corp.
Kansas City, Missouri

Botwin & Company
Kansas City, Missouri

Builders Development Corporation
Kansas City, Missouri

Cabela's
Sidney, Nebraska

Cameron Group
East Syracuse, New York

Caymus Real Estate, LLC
Kansas City, Missouri

Classical Developments
Kansas City, Missouri

Clockwork Architects
Kansas City, Missouri

Cogent Companies/Lee Mathews
Kansas City, Missouri

Cohen-Esrey Housing Ptnrs
Kansas City, Missouri

Compass Environmental
Chicago, Illinois

Consolidated Development Partners
Kansas City, Missouri

Cougar Capital
Parkville, Missouri

Centro Properties
Chicago, Illinois

CPR Partners
Columbia, South Carolina

Craft Fridkin & Rhyne
Kansas City, Missouri

Davis Preservation
Topeka, Kansas

DELofts
Kansas City, Missouri

DST Realty
Kansas City, Missouri

Design Build Services
Kansas City, Missouri

DesignWorkShop
Denver, Colorado

Duenke Family Trust
Osage Beach, Missouri

East Lawrence Preservation Ptnrs
Lawrence, Kansas

EBY Group/EBCO
Olathe, Kansas

Ehinger Trust
Kansas City, Missouri

El Dorado Architects
Kansas City, Missouri

FB Westhaven
Kansas City, Missouri

Family Enterprises
Osage Beach, Missouri

First + Main, LLC
Kansas City, Missouri

First Tier Realtors
Columbia, Missouri

Fishman & Company
Olathe, Kansas

Froehlic Pycior Co.
Lee's Summit, Missouri

Gailoyd Enterprises Corp.
Carmel, New York

Gale Communities
Lee's Summit, Missouri

Gilmore & Bell, P.C.
Kansas City, Missouri

Glaze Commercial Real Estate
Kansas City, Missouri

Greater Missouri Builders
St. Charles, Missouri

Green Development
Lee's Summit, Missouri

Gould Evans
Kansas City, Missouri

Grubb & Ellis/
The Winbury Group
Kansas City, Missouri

GTE Properties
St. Louis, Missouri

Havens Construction
Lee's Summit, Missouri

HOK Design+Build
Kansas City, Missouri

Housing Development Group
Kansas City, Missouri

Husch Blackwell
Kansas City, Missouri

IAAO
Kansas City, Missouri

Iceberg Development
Bettendorf, Iowa

Insight Real Estate
North Richland Hills, Texas

JCS Development
St. Joseph, Missouri

KAW Valley Assisted Development
Kansas City, Kansas

King Hershey
Kansas City, Missouri

Landmark Investment Group
Leawood, KS

Development Initiatives
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Client Listing

Lathrop & Gage Kansas City, Missouri	Pemberton KCK Kansas City, Kansas	Spectrum Real Estate Kansas City, Missouri
Lenge Family Trust Kansas City, Missouri	Pershing Station Partners Kansas City, Missouri	Spencer Fane Brit & Browne Kansas City, Missouri
Lioness Realty Group Kansas City, Missouri	Phoenix Real Estate Services Lake St. Louis, MO	Steiner+Associates Columbus, Ohio
Llanguellen Properties, LLC Kansas City, Missouri	Pioneer Sunflower Development Kansas City, Missouri Topeka, Kansas	Stinson Morrison & Hecker Kansas City, Missouri
MAC Healthcare Kansas City, Missouri	Palsinelli Shugart Kansas City, Missouri	Stonerose Development Lee's Summit, Missouri
Manifesto Kansas City, Missouri	Prewitt Enterprises Lake Ozark, Missouri	Sunlight Saunas Lenexa, Kansas
Manhattan Condominium Assoc. Kansas City, Missouri	Price Brothers Development Kansas City, Missouri	Sunset Ridge Basehor, Kansas
Marabella Condominium Assoc. Overland Park, Kansas	Pycior + Company Lee's Summit, Missouri	Tall Grass Residences, LLC Kansas City, MO
Market View Properties, LLC Kansas City, Missouri	Quadra Development Harrisonville, Missouri	Taurus of Texas North Richland Hills, Texas
Maxus Properties North Kansas City, Missouri	Raul Walters Companies Columbia, Missouri	The Cordish Company Baltimore, Maryland
McCown Gordon Construction Kansas City, Missouri	Realty Trust Group Lee's Summit, Missouri	The Neighborhood Group Kansas City, Missouri
MC Properties, LLC Independence, Missouri	RED Development Kansas City, Missouri	The Nicholson Group Kansas City, Missouri
MCZ Corporation Chicago, Illinois	Reynolds Urban Design Des Moines, IA	The Weitz Company Des Moines, Iowa
Midland Atlantic Properties Indianapolis, Indiana	S&G Realty Management St. Joseph, Missouri	Threshold Development Kansas City, Missouri
Mitchell Development Services Osage Beach, Missouri	Shugart Thomson & Kilroy Kansas City, Missouri	Time Equities New York, New York
MUS Investments Lenexa, Kansas	Silverlion Development Kansas City, Missouri	Topsail Development Lee's Summit, Missouri
National Development Company Hannibal, MO	Sizewise Kansas City, Missouri	Two Doors Down Kansas City, Missouri
Net Giver Kansas City, Missouri	Slaggie Architects Kansas City, Missouri	Frye & Company Kansas City, Missouri
NHS of Richland County, Wisconsin	SLP, LLC Hannibal, MO	Urban Coeur Development Kansas City, Missouri
Northland Neighborhoods Kansas City, Missouri	Soda Lofts Kansas City, Missouri	Walton Construction Company Kansas City, Missouri

Development Initiatives
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Client Listing

Ward Development
Grain Valley, Missouri

Wells Fargo Home Mortgage
Kansas City, Missouri

West Plaza Properties
Kansas City, Missouri

Westfield Corporation
St. Louis, Missouri

White Goss Bowers March Schulte
& Weisenfels
Kansas City, Missouri

Zimmer Management Company
Kansas City, Missouri

Zona Rosa Development
Kansas City, Missouri

Public Sector & Non-Profit

Armourdale Renewal Association
Kansas City, Kansas

Bagnell Dam Strip Association
Lake Ozark, Missouri

Blue Hills Community Corp
Kansas City, Missouri

Bridges of Hope
Kansas City, Kansas

City of Blue Springs, Missouri

City of Burlingame, Kansas

City of Clayton, Missouri

City of Clive, Iowa

City of Grandview, Missouri

City of Herington, Kansas

City of Horton, Kansas

City of Independence, Missouri

City of Kansas City, Missouri

City of Lee's Summit, Missouri

City of Lenexa, Kansas

City of Liberty, Missouri

City of Peabody, Kansas

City of Sugar Creek, Missouri

Downtown Council
Kansas City, Missouri

Downtown CID
Kansas City, Missouri

EDC of Kansas City, Missouri
Kansas City, Missouri

EDC of Lee's Summit, Missouri

Graduate Program of Urban
Planning
University of Kansas

Kansas City Missouri School District
Kansas City, Missouri

Kansas City Repertory Theater
Kansas City, Missouri

Land Clearance for Redevelopment
Authority (LCRA)
Kansas City, Missouri

Land Clearance for Redevelopment
Authority (LCRA)
Lee's Summit, Missouri

Neighborhood Reinvestment Corp
Kansas City, Missouri

Neighborhoods, Inc.
Lincoln, Nebraska

NHS of Richland County, Wisconsin

Northland Neighborhoods, Inc
Kansas City, Missouri

Parking Authority of Kansas City
Kansas City, Missouri

Planned Industrial Expansion
Authority (PIEA)
Kansas City, Missouri

River Market Area Fund
Kansas City, Missouri

River Market Community
Development Foundation
Kansas City, Missouri

River Market CID
Kansas City, Missouri

Scarritt Renaissance Neighborhood
Association
Kansas City, Missouri

Sparrow Comm. Devel. Corp.
Kansas City, Missouri

Swope Community Builders
Kansas City, Missouri

Tax Increment Financing (TIF)
Commission of
Kansas City, Missouri

Western Baptist Bible College
Kansas City, Missouri

The Whole Person
Kansas City, Missouri

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DEVELOPMENT INITIATIVES, BLIGHT/CONSERVATION-PROJECT SUMMARY

- BLIGHT ANALYSIS (353), RICHMOND, MO
- BLIGHT ANALYSIS (LCRA), 50/291, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LAKEWOOD BUSINESS PARK, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 18TH & MCGEE AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 36TH & GILLHAM, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), NOLAND FASHION SQUARE, INDEPENDENCE, MO
- BLIGHT ANALYSIS (353), HEER'S BUILDING, SPRINGFIELD, MO
- BLIGHT ANALYSIS (TIF), VIEW HIGH GREEN, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), BELVOIR 353 PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), BELVOIR TIF PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (CID), GLENSTONE MARKET PLACE CID, CITY OF KIRKSVILLE, MO
- CONSERVATION ANALYSIS (TIF), WINCHESTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), CARONDELET, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), SUNRISE BEACH, MISSOURI
- BLIGHT ANALYSIS (353), CITY OF LEE'S SUMMIT, MISSOURI
- BLIGHT ANALYSIS (LCRA), DOWNTOWN CORE, CITY OF LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LICATA PLAN, CITY OF LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), CITY OF LIBERTY, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW (353), GRANDVIEW, MO
- BLIGHT ANALYSIS (CID), CROSSROADS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), HIGHWAY Y & 58, BELTON, MO
- BLIGHT ANALYSIS(CID), LIBERTY CORNERS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VIVION CORRIDOR, KCMO
- BLIGHT ANALYSIS (TIF), SOUTH HIGHWAY 63 CORRIDOR, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), ATCHISON, MISSOURI
- BLIGHT ANALYSIS (TIF), HIGHPOINTE SHOPPING CENTER, OSAGE BEACH, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 39TH & STATE LINE, KCMO
- CONSERVATION ANALYSIS (MODESA), LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), MARINA VIEW, KIRKSVILLE, MISSOURI
- CONSERVATION ANALYSIS (TIF), CLAYTON, MISSOURI
- BLIGHT ANALYSIS, (TIF), DOGWOOD CENTRE, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS, (TIF), BRISCOE TIF, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), US 54 & BUSINESS 54, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), QUADRA TIF, BELTON, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), DODSON PIEA, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS ARTS, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS AMENDMENT, KCMO
- BLIGHT ANALYSIS, (TIF), ROGERS SPORTING GOODS, LIBERTY, MISSOURI
- BLIGHT ANALYSIS, (TIF), BELTON MARKETPLACE, BELTON, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (353), WESTFIELD CORPORATION, ST. CHARLES, MISSOURI
- BLIGHT ANALYSIS, (TIF), KANSAS CITY, MO SWOPE COMMUNITY BUILDERS
- CONSERVATION ANALYSIS, (TIF), LAKE LOTAWANA, MO
- BLIGHT ANALYSIS, (TIF), OSAGE BEACH, MO, OAK RIDGE LANDING DEVELOPMENT
- BLIGHT ANALYSIS, (TIF), LAKE OZARK, MO, STANTON DEVELOPMENT COMPANY

- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23 AMENDMENT, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), FILM ROW, KCMO
- CONSERVATION ANALYSIS, (TIF) , KANSAS CITY, MO, TIME EQUITIES, INC., NEW YORK, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VALENTINE/BROADWAY, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), BOULEVARD BREWING COMPANY, KCMO
- BLIGHT ANALYSIS (TIF), OZARK DIVERSIFIED DEVELOPERS, BRANSON, MO
- BLIGHT ANALYSIS (TIF), MCCOWN GORDON CONSTRUCTION, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), LEVITT ENTERPRISES, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), TIME EQUITIES, NY, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), URBAN COEUR DEVELOPMENT, KCMO
- BLIGHT ANALYSIS (TIF), HOSPITALITY MANAGEMENT ASSOC., LINCOLN, NE
- BLIGHT ANALYSIS (TIF), HUSCH & EPPENBERGER, LLC, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), KANSAS CITY NEIGHBORHOOD ALLIANCE, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), KING HERSHEY, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), LATHROP & GAGE, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), POLSINELLI SHALTON WELTE, ATTORNEYS AT LAW, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), COMPASS ENVIRONMENTAL, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS (TIF), DST REALTY, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) MCZ CENTRUM, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) UNION HILL DEVELOPMENT, KCMO
- BLIGHT STUDY AND ANALYSIS (TIF), GRAIN VALLEY, MISSOURI, WARD DEVELOPMENT COMPANY
- BLIGHT STUDY AND ANALYSIS, PERSHING STATION PARTNERS, KANSAS CITY, MISSOURI

EXHIBIT 1-b

ADDENDUM TO NOVEMBER 8, 2013 BLIGHT ANALYSIS BY DEVELOPMENT INITIATIVES

The following shall serve as an update as to conditions and events since the November 8, 2013 Blight Analysis conducted by Development Initiatives, as updated January 21, 2014 (the “Blight Analysis”).

The Blight Analysis concluded that blight existed on the subject property principally related to the following conditions:

1. Defective or inadequate street layout
2. Insanitary or unsafe conditions
3. Deterioration of site improvements
4. Improper subdivision or obsolete platting

The Blight Analysis concluded that a fifth factor, “the existence of conditions which endanger life or property by fire and other causes” was not present at the time. While no conditions have changed to cause categories 1 and 4 to be updated, the improvements have further deteriorated and new conditions and events have occurred such that the remaining factors, including the fifth factor, must be updated here:

Category 2: Insanitary or unsafe conditions

Since the Blight Analysis, additional insanitary or unsafe conditions have occurred. Specifically, the interior of the improvements have vastly deteriorated. The empty hotel buildings have been inundated by persons who have torn the interior of the buildings apart in an apparent effort to find any metal or other objects of value. Almost all of the interior corridor ceilings are torn apart. Many portions of the interior walls are torn apart. The building is no longer water-tight. Debris from water and from trespassers is pervasive. Various hotel rooms have been raided for metals or other apparent property of value. Furthermore, the empty hotel buildings have become an apparent shelter for transients and illegal activity. It is apparent that people are living in or about the hotel rooms, which is also a fire safety hazard given the lack of heating or any means of putting out any fire through a sprinkler system. As a result of the above, on multiple occasions the Springfield Police Department has been called out to the property for various related reasons.

Related to the above, the City of Springfield has issued a Notice of Public Nuisance and Order of Abatement (Case SVC2014-07956) because the structure was vacant and open (it has since been closed up), which is a public safety issue. This is an ongoing condition and concern.

Finally, since the Blight Analysis an environmental survey of the subject property was conducted that resulted in a finding of abundant asbestos at the property. A copy of such report is attached hereto.

Category 3: Deterioration of site improvements

Since the Blight Analysis, the improvements on the subject area have deteriorated significantly as described above. Many of the exterior doors and windows had been broken and exposed the buildings to the elements and to the realities of transient shelter. As stated above, the interior of the buildings have been invaded in attempts to find anything of value—mostly metal—

which has left the interior of the buildings in shambles. The improvements are no longer usable in a commercial sense due to the above.

Category 5. The existence of conditions which endanger life or property by fire and other causes

Given the conditions above, there now exists conditions that endanger life or property by fire and other causes. The continued water infiltration likely endangers the structure of the buildings themselves. The use of the buildings by transients for shelter raises the likelihood of endangering life or property. The building of a small fire to keep warm or the conduct of illegal activities within the buildings are various possible causes of danger to life and property. The Springfield Police Department calls and the City of Springfield Notice of Public Nuisance are also examples of showing how conditions exist which endanger life or property at the subject area.

Conclusion: Considering the additional events and conditions that have occurred to the subject property since the date of the original Blight Analysis, the conclusion that conditions are creating an economic or social liability and a menace to the public health, safety, morals and welfare is further reinforced.

Attachments:

- a) Updated pictures taken April, 2015
- b) Environmental Report





**ASBESTOS SURVEY REPORT
FORMER HOWARD JOHNSON HOTEL
3333 S. GLENSTONE AVE.
SPRINGFIELD, MISSOURI**

PREPARED BY:
Sunbelt Environmental Services, Inc.
621 North Prince Lane
Springfield, Missouri 65802
Jesse A. Carmack
Certification No. 7034122713MOIR12891

PREPARED FOR:
Brad Thessing
8410 Interlochen Dr.
Fremont Hills, Missouri

NOVEMBER 03, 2014

CORPORATE ENDORSEMENT

**Asbestos Survey Report
3333 S. Glenstone Ave.
Springfield, Missouri**

Inspection Performed By:

A handwritten signature in black ink, appearing to read "Jesse Carmack", written over a horizontal line.

Jesse A. Carmack
Asbestos -7034122713MOIR12891

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	1
2.1 Purpose	1
2.2 Special Terms & Conditions	1
3.0 BACKGROUND & REGULATORY CRITERIA	1
4.0 SCOPE OF INSPECTION ACTIVITIES	2
4.1 Methods	2
4.2 Findings	2
4.2.1 Building 1	3
4.2.2 Building 2	3
4.2.3 Building 3	3
4.2.4 Building 4	3
4.2.5 Building 5	4
4.2.6 Laundry.....	4
4.2.7 Restaurant & Lobby	4
4.2.8 Grand Ballroom	4

APPENDICES

APPENDIX A	Site Diagram
APPENDIX B	Sample Summary
APPENDIX C	Photographic Documentation
APPENDIX D	Laboratory Analysis
APPENDIX E	Certifications

1.0 EXECUTIVE SUMMARY

Sunbelt Environmental Services, Inc. (Sunbelt) was retained by Brad Thessing to perform an asbestos survey of the buildings formerly the Howard Johnson hotel situated on a single property located at 3333 S. Glenstone Ave., Springfield, Missouri. The scope of work included a visual inspection of all areas for suspect asbestos-containing materials, bulk sampling and laboratory analysis. The survey was conducted on October 23-24, 2014.

2.0 INTRODUCTION

2.1 Purpose

This survey was conducted to comply with State regulations governing the demolition of buildings.

2.2 Special Terms and Conditions

This report has been prepared in accordance with all Federal, State and local regulations governing the inspection of asbestos-containing materials (ACM). The presence or absence of asbestos hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions may change due to deterioration. The results and material conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection. We have diligently examined the information currently available and designed the sampling plan based on this information. However, we cannot guarantee the accuracy or thoroughness of the materials we review, nor whether such review has allowed us to rule out the possibility of ACM hidden by building components or debris. Given the foregoing, Sunbelt Environmental Services, Inc. does warrant that the investigation and methodology reflect our best efforts. This report is not for use by parties other than those named, or for the purposes other than the inspection for the above-mentioned property. No other environmental concerns were addressed during this inspection.

3.0 BACKGROUND AND REGULATORY CRITERIA

The property was formerly a motel consisting of five buildings with rental units, a restaurant, lobby, ballroom and laundry. The buildings were reportedly constructed prior to 1978. The buildings are to be demolished so the land can be redeveloped.

This asbestos survey was performed in accordance with the protocols for ACM sampling as established by the Missouri Department of Natural Resources (MDNR) Air Pollution Control Program and the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA).

4.0 SCOPE OF INSPECTION ACTIVITIES

4.1 Methods

Asbestos is a naturally occurring fibrous mineral that has many beneficial properties. It is resistant to acids and heat, and does not conduct electricity. It is because of these features that it was widely used in building materials prior to 1978.

The buildings were inspected for the presence of materials that may contain asbestos. These materials were described and categorized by homogeneous area (HA). A homogeneous area is defined as an area of surface material, thermal insulation material or miscellaneous material that is uniform in color, texture and date of material application. A homogeneous area might be better understood as a homogeneous material, since there is no requirement that a homogeneous area be contiguous or continuous. An example of this might be a building that has a single type of floor tile. All floor tile in the building would be considered a single HA regardless of where it is located provided it is uniform in color, texture and date of installation.

The building inspections were performed as follows:

1. A visual inspection of the buildings for suspect asbestos-containing materials (ACM) to visually identify readily accessible suspect ACM.
2. Bulk samples were collected according to EPA guidelines, labeled and recorded, and shipped to an accredited laboratory for analysis of asbestos content.
3. Sample locations and estimated material quantities were documented. Refer to APPENDIX B for locations and quantities, and APPENDIX C for photographic documentation of the sample locations.

4.2 Findings

ACM is defined as any material that contains more than one percent (>1%) asbestos. ACM is then classified as either a friable ACM (material that can be crumbled, pulverized, or reduced to powder by hand pressure) or a non-friable material. Non-friable may further be defined as a Category I (packings, gaskets, resilient floor covering including mastic, and asphalt roofing products), or Category II (other material excluding Category I).

When evaluating this report, it is assumed that if one building component (i.e. green 9"x9" floor tile, etc.) is positive for asbestos in a homogeneous area, then all other similar building component in those areas are assumed to be positive. The same holds true for samples with no asbestos detected, after a sufficient number of samples are analyzed to demonstrate the material is non-asbestos containing.

4.3.1 Building 1 – Rental Units

Building 1 is a two-story structure of CMU block construction with brick veneer and built up, flat roof. It consists of 38 rental units (rooms 101-118 and 201-220), 2 conference rooms (D and E), and two mechanical rooms (1st and 2nd floors by the south stairwell). **Gray 12" floor tile with black mastic (both mechanical rooms), gray terrazzo pattern linoleum under ceramic tile in the bathroom sink area (rooms 117, 118, conference rooms D & E, rooms 201-220), cement board window infill panels behind metal skin (all windows), window unit exterior perimeter caulking (all windows), and gray roof tar sealant were found to be positive for asbestos content.**

4.3.2 Building 2 – Rental Units

Building 2 is a two-story structure of CMU block construction with brick veneer and built up, flat roof. It consists of 40 rental units (rooms 121-140 and 221-240), and two mechanical rooms (1st and 2nd floors by the north stairwell). **Gray 12" floor tile with black mastic (both mechanical rooms), gray terrazzo pattern linoleum under ceramic tile in the bathroom sink area (rooms 121-140 and 221-240), cement board window infill panels behind metal skin (all windows), window unit exterior perimeter caulking (all windows), and gray roof tar sealant were found to be positive for asbestos content.**

4.3.3 Building 3 – Rental Units

Building 3 is a two-story structure of CMU block construction with brick veneer and built up, flat roof. It consists of 40 rental units (rooms 141-160 and 241-260), and two mechanical rooms (1st and 2nd floors by the south stairwell). **Gray 12" floor tile with black mastic (both mechanical rooms), gray terrazzo pattern linoleum under ceramic tile in the bathroom sink area (rooms 241-260), cement board window infill panels behind metal skin (all windows), window unit exterior perimeter caulking (all windows), and gray roof tar sealant were found to be positive for asbestos content.**

4.3.4 Building 4 – Rental Units

Building 4 is a two-story structure of CMU block construction with brick veneer and built up, flat roof. It consists of 40 rental units (rooms 161-180 and 261-280), and two mechanical rooms (1st and 2nd floors by the north stairwell). **Gray 12" floor tile with black mastic (both mechanical rooms), gray terrazzo pattern linoleum under ceramic tile in the bathroom sink area (rooms 261-280), cement board window infill panels behind metal skin (all windows), window unit exterior perimeter caulking (all windows), and gray roof tar sealant were found to be positive for asbestos content.**

4.3.5 Building 5 – Rental Units

Building 4 is a two-story structure of CMU block construction with brick veneer and built up, flat roof. It consists of 44 rental units (rooms 401-422 and 501-522), and one mechanical room (2nd floor by the east stairwell). **Black mastic (mechanical room), cement board window infill panels behind metal skin (all windows), window unit exterior perimeter caulking (all windows), and gray roof tar sealant were found to be positive for asbestos content.**

4.3.6 Laundry

The laundry building is a single-story structure of CMU block construction with brick veneer and built up, flat roof. **Black mastic beneath 12" floor tile, and roof tar sealant were found to be positive for asbestos content.**

4.3.7 Restaurant & Lobby

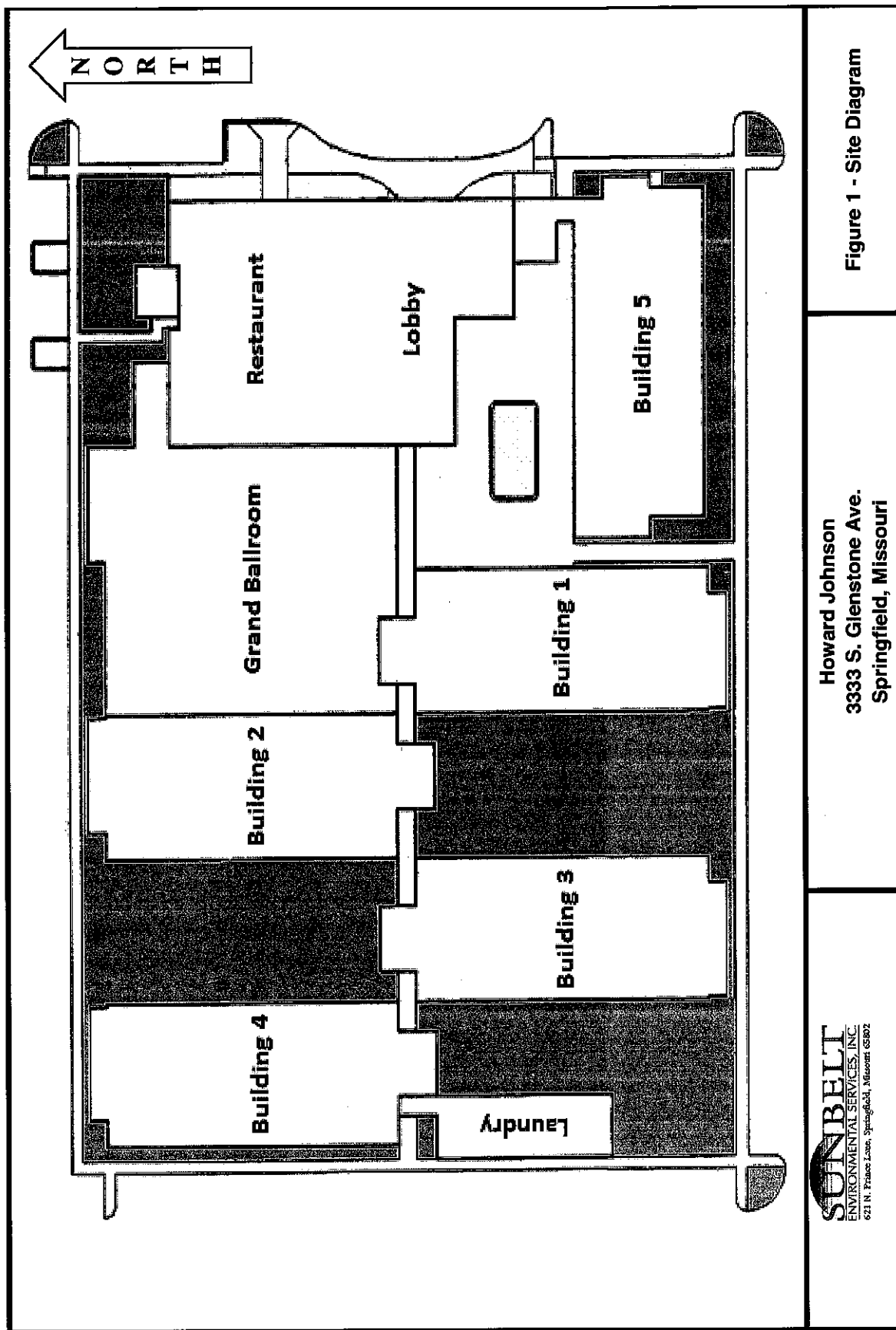
The restaurant & lobby building is a single-story structure of metal and masonry construction with stucco veneer and built up, flat roof. **White 12" floor tile, and roof tar sealant were found to be positive for asbestos content.**

4.3.8 Grand Ballroom

The grand ballroom building is a single-story structure of metal and masonry construction with stucco veneer and rubber membrane, flat roof. **No suspect materials were found to be positive for asbestos content.**

A total of 44 samples consisting of 52 layers were taken for the buildings located on the property. **Eight sample layers were identified as positive (>1%) for asbestos: 3,000 sq ft of floor tile & mastic, 2,000 sq ft of floor tile, 3,500 sq ft of cement board window infill panels, 3,200 sq ft of linoleum beneath ceramic tile, 3,600 ft of window unit caulking and an unknown quantity of roofing tar sealant.** Refer to APPENDIX A for a site diagram, APPENDIX B for a summary of the locations and laboratory results, and laboratory documentation may be reviewed in APPENDIX D.

Appendix A – Site Diagram



SUNBELT
ENVIRONMENTAL SERVICES, INC.
621 N. Prince Lane, Springfield, Missouri 65802

Howard Johnson
3333 S. Glenstone Ave.
Springfield, Missouri

Figure 1 - Site Diagram

Appendix B – Sample Summary

Asbestos Sample Results

Sample	Building	Room	Description	Location	Reference Photograph	Friable	ACM Content
HJ-01	1	101	Knock Down Texture	Ceiling	1	Yes	None Detected
HJ-02	1	101	Sheetrock	Wall	2	Yes	None Detected
HJ-02	1	101	Joint Compound	Wall	2	Yes	None Detected
HJ-03	1	Mechanical	12" Tile, Gray	Floor	3	No	3% Chrysotile
HJ-03	1	Mechanical	Black Mastic	Floor	3	No	7% Chrysotile
HJ-03	1	Mechanical	Yellow Mastic	Floor	3	No	None Detected
HJ-04	1	108	Knock Down Texture	Ceiling	1	Yes	None Detected
HJ-05	1	109	Knock Down Texture	Ceiling	1	Yes	None Detected
HJ-06	1	114	Knock Down Texture	Ceiling	1	Yes	None Detected
HJ-07	1	116	Knock Down Texture	Ceiling	1	Yes	None Detected
HJ-08	1	118	Popcorn Texture	Ceiling	4	Yes	None Detected
HJ-09	Main Hall	N/A	Popcorn Texture	Ceiling	4	Yes	None Detected
HJ-10	Main Hall	N/A	Popcorn Texture	Ceiling	4	Yes	None Detected
HJ-11	Main Hall	N/A	Popcorn Texture	Ceiling	4	Yes	None Detected
HJ-12	Main Hall	N/A	Popcorn Texture	Ceiling	4	Yes	None Detected
HJ-13	Laundry	N/A	12" Tile, Cream	Floor	5	No	None Detected
HJ-13	Laundry	N/A	Black Mastic	Floor	5	No	7% Chrysotile
HJ-14	1	201	Popcorn Texture	Ceiling	6	Yes	None Detected
HJ-15	1	206	Popcorn Texture	Ceiling	6	Yes	None Detected
HJ-16	1	210	Popcorn Texture	Ceiling	6	Yes	None Detected
HJ-17	1	210	Linoleum, Terrazo Pattern, Under Ceramic	Bathroom Entry	7	Yes	30% Chrysotile
HJ-18	1	217	Popcorn Texture	Ceiling	6	Yes	None Detected
HJ-19	1	220	Popcorn Texture	Ceiling	6	Yes	None Detected
HJ-20	All	N/A	Cement Panel, Metal Skinned	Window Infill	N/A	No	35% Chrysotile

Asbestos Sample Results

Sample	Building	Room	Description	Location	Reference Photograph	Friable	ACM Content
HJ-21	3	159	Mop Texture	Ceiling	8	Yes	None Detected
HJ-22	3	152	Mop Texture	Ceiling	8	Yes	None Detected
HJ-23	3	143	Mop Texture	Ceiling	8	Yes	None Detected
HJ-24	4	179	Mop Knockdown Texture	Ceiling	9	Yes	None Detected
HJ-25	4	171	Mop Knockdown Texture	Ceiling	9	Yes	None Detected
HJ-26	4	168	Mop Knockdown Texture	Ceiling	9	Yes	None Detected
HJ-27	5	501	Popcorn Texture	Ceiling	10	Yes	None Detected
HJ-28	5	507	Popcorn Texture	Ceiling	10	Yes	None Detected
HJ-29	5	516	Popcorn Texture	Ceiling	10	Yes	None Detected
HJ-30	5	516	Sheetrock	Wall	N/A	Yes	None Detected
HJ-31	Main	Kitchen	12" Tile, White	Floor	11	No	2% Chrysotile
HJ-31	Main	Kitchen	Leveling Compound	Floor	11	No	None Detected
HJ-32	Main	Kitchen	Linoleum, Terrazo Pattern	Floor	12	Yes	None Detected
HJ-32	Main	Kitchen	White Mastic	Floor	12	No	None Detected
HJ-33	Main	Ballroom	2' Tile, Popcorn Pattern	Ceiling	13	Yes	None Detected
HJ-34	Main	Stage	12" Tile, Cream	Floor	14	No	None Detected
HJ-34	Main	Stage	Black Mastic	Floor	14	No	None Detected
HJ-35	Main	Stage	Stair Tread, Tan	Steps	15	No	None Detected
HJ-35	Main	Stage	Brown Mastic	Steps	15	No	None Detected
HJ-36	Main	Ballroom	Wave Texture	Wall	16	Yes	None Detected
HJ-37	Main	Ballroom	Wave Texture	Wall	16	Yes	None Detected
HJ-38	Main	Ballroom	Wave Texture	Wall	16	Yes	None Detected
HJ-39	Main Hall	N/A	Wave Texture	Ceiling	17	Yes	None Detected
HJ-40	All	N/A	Black Tar Sealant	Roof	N/A	No	None Detected

Asbestos Sample Results

Sample	Building	Room	Description	Location	Reference Photograph	Friable	ACM Content
HJ-41	All	N/A	Gray Tar Sealant	Roof	N/A	No	30% Chrysotile
HJ-42	All	N/A	Core	Roof	N/A	No	None Detected
HJ-43	All	N/A	Brown Caulking	Exterior Windows	N/A	No	5% Chrysotile
HJ-44	All	N/A	Gray Caulking	Exterior Windows	N/A	No	None Detected

Appendix C – Photographic Documentation

PHOTOGRAPHS

Photo No.: 1 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Knock Down Ceiling Texture

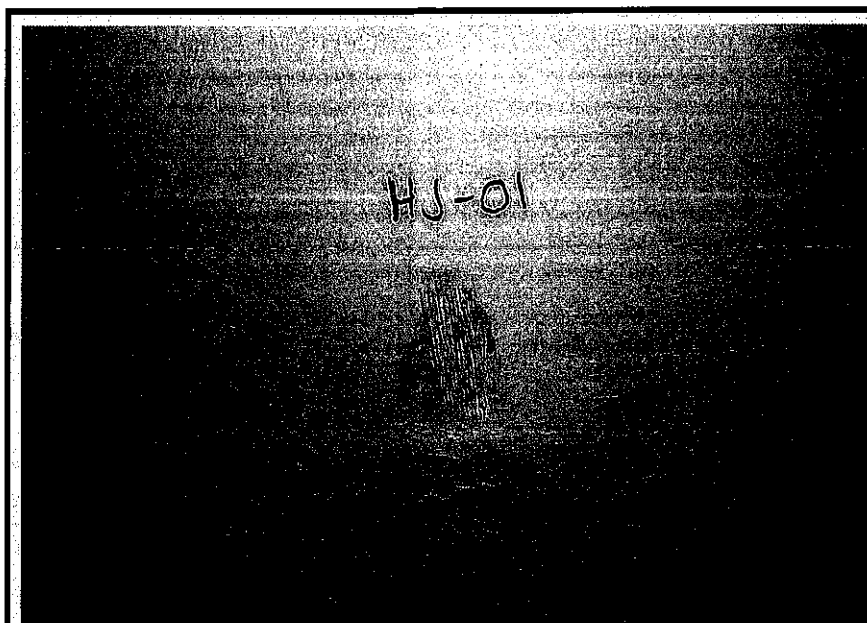
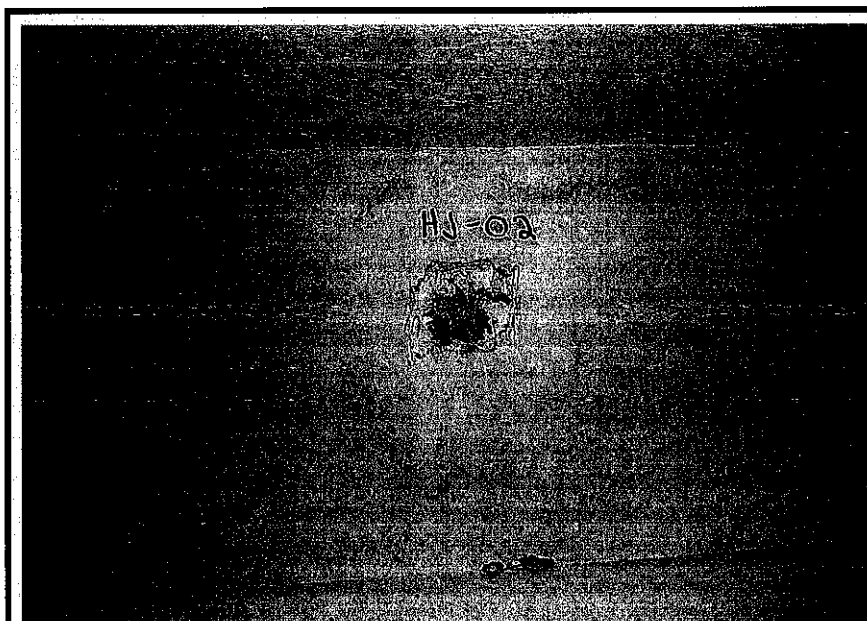


Photo No.: 2 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Sheetrock



PHOTOGRAPHS

Photo No.: 3

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

12" Floor Tile, Gray

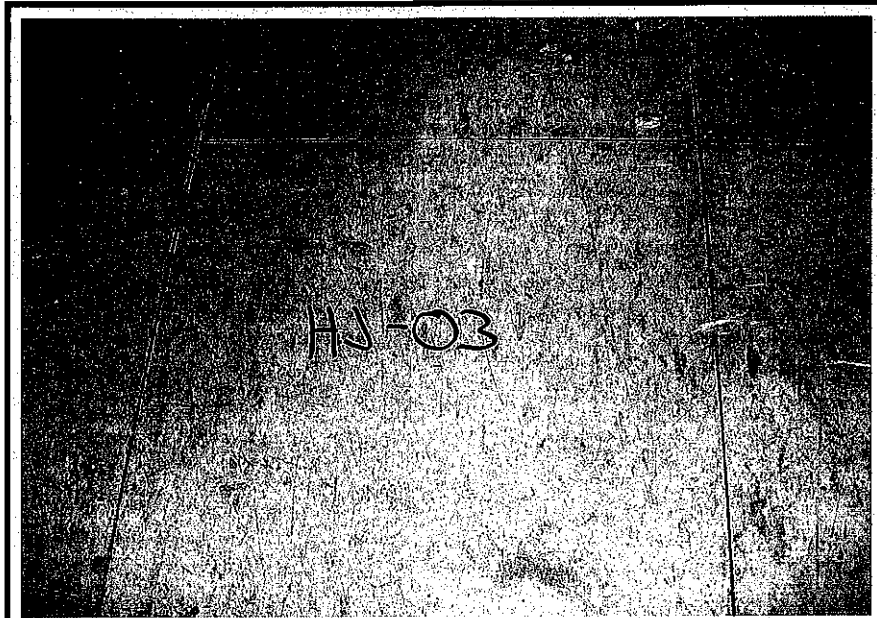


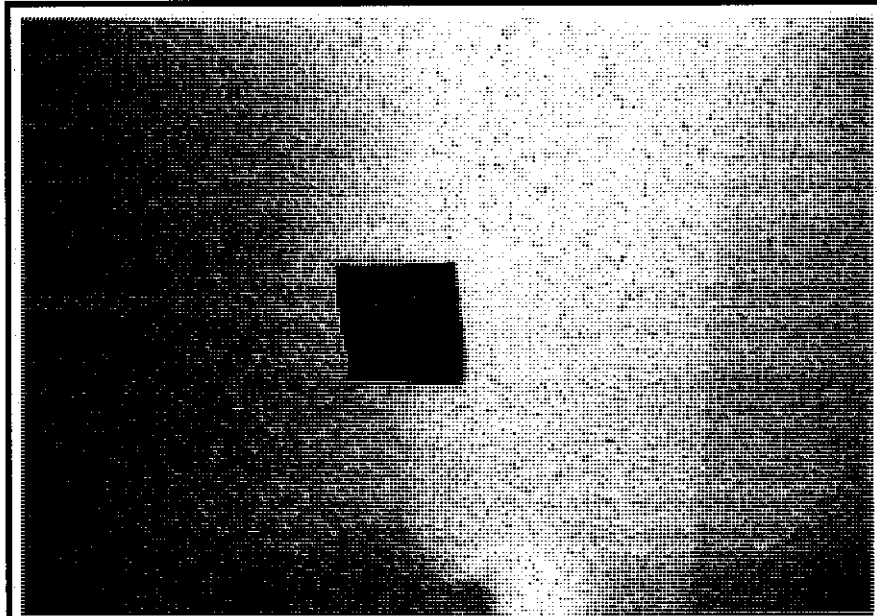
Photo No.: 4

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Popcorn Ceiling Texture



PHOTOGRAPHS

Photo No.: 5

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

12" Floor Tile, Cream

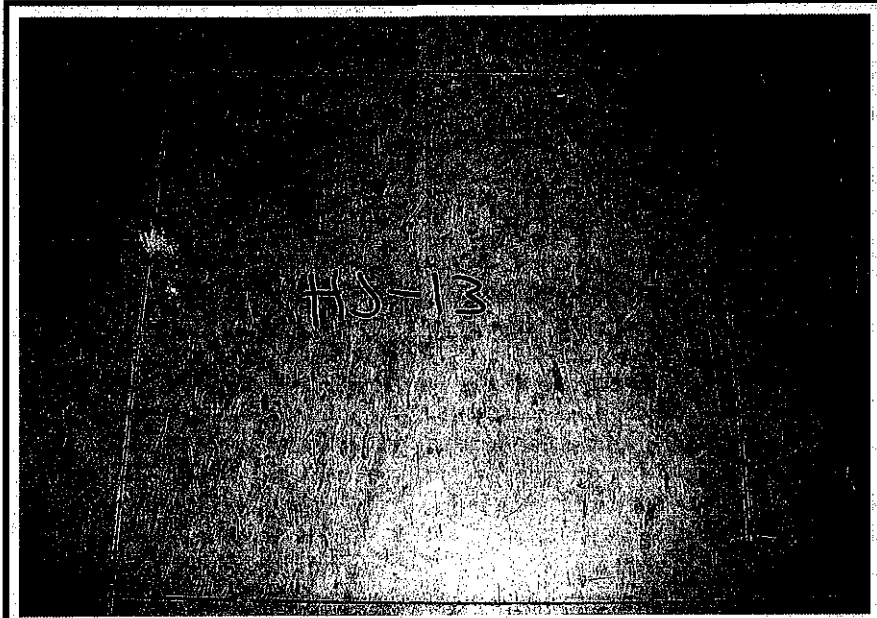


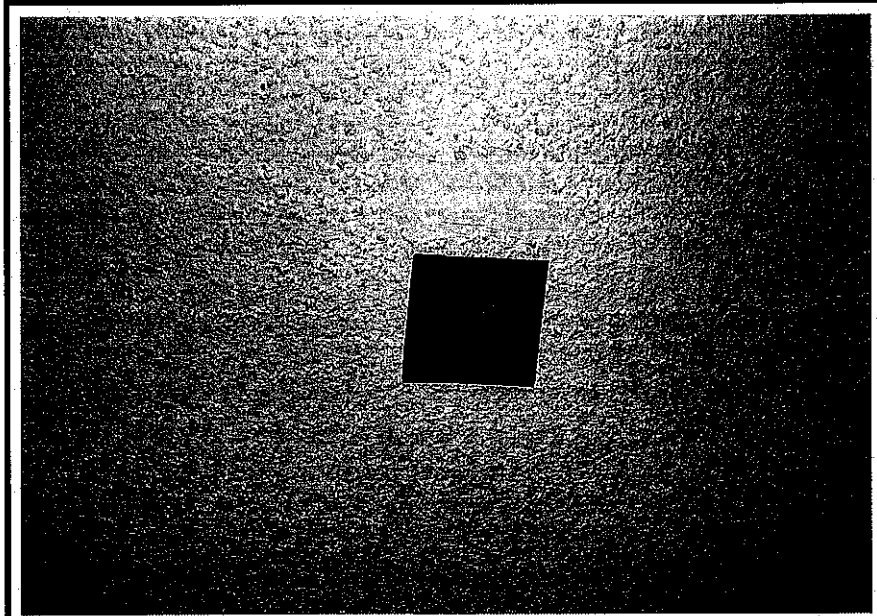
Photo No.: 6

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Popcorn Ceiling Texture



PHOTOGRAPHS

Photo No.: 7

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Gray Terrazo Linoleum

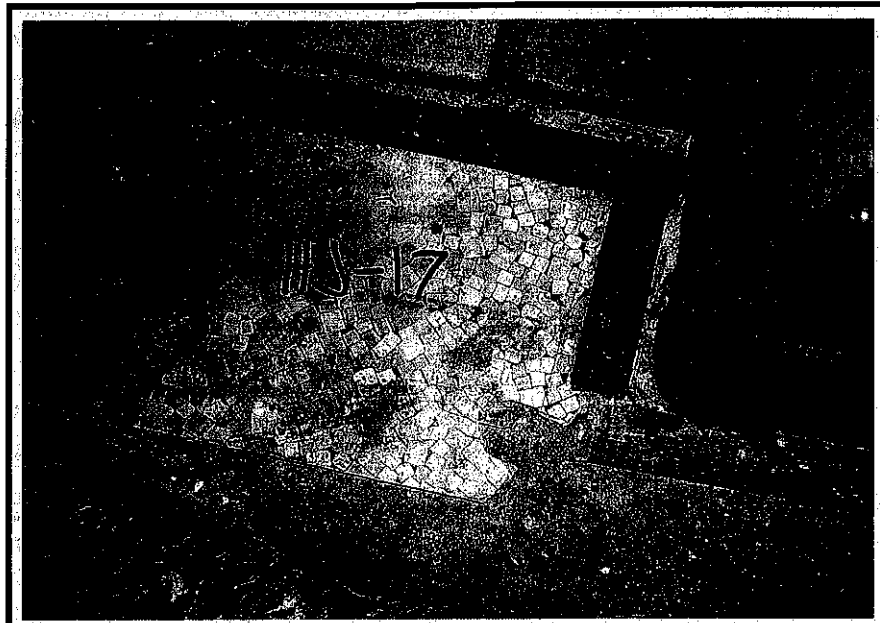


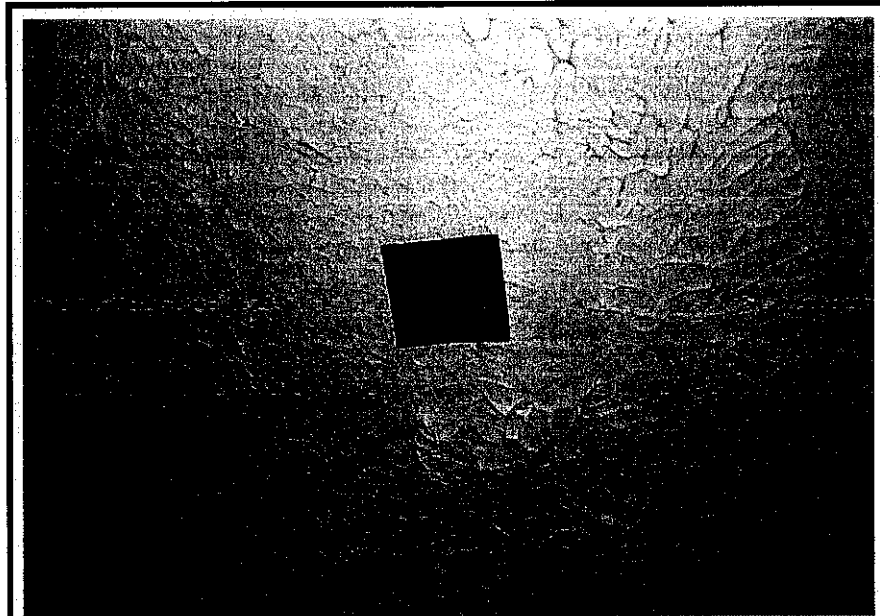
Photo No.: 8

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Mop Ceiling Texture



PHOTOGRAPHS

Photo No.: 9 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Mop Knockdown Ceiling Texture

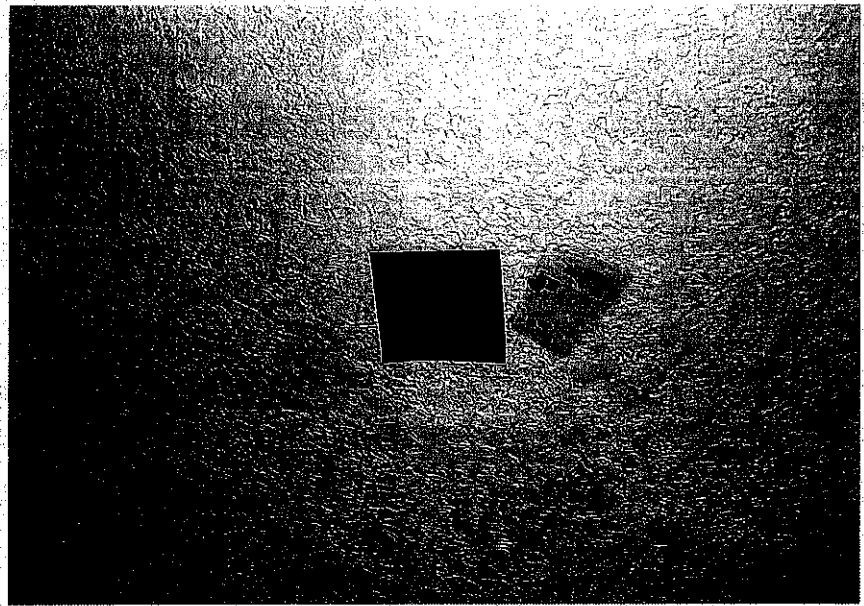
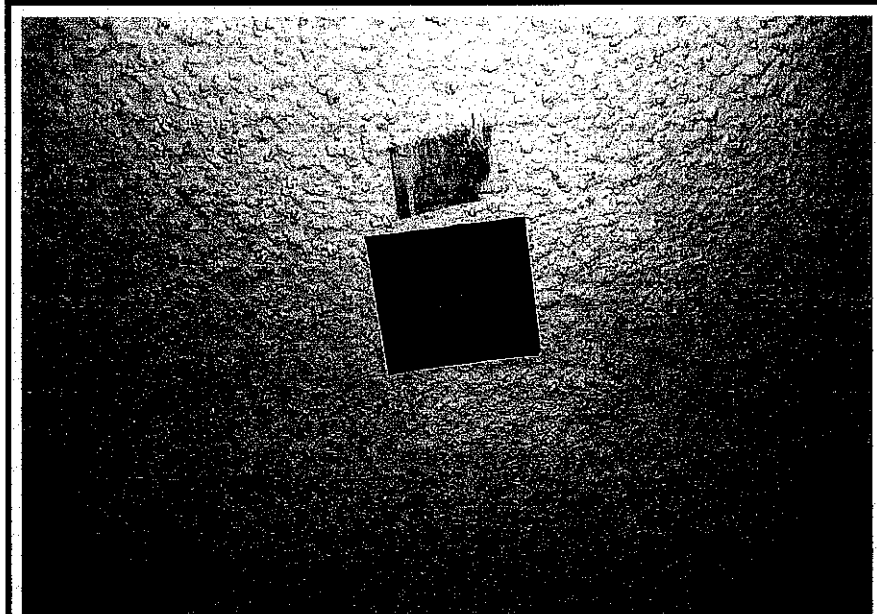


Photo No.: 10 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Popcorn Ceiling Texture



PHOTOGRAPHS

Photo No.: 11 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

12" White Floor Tile

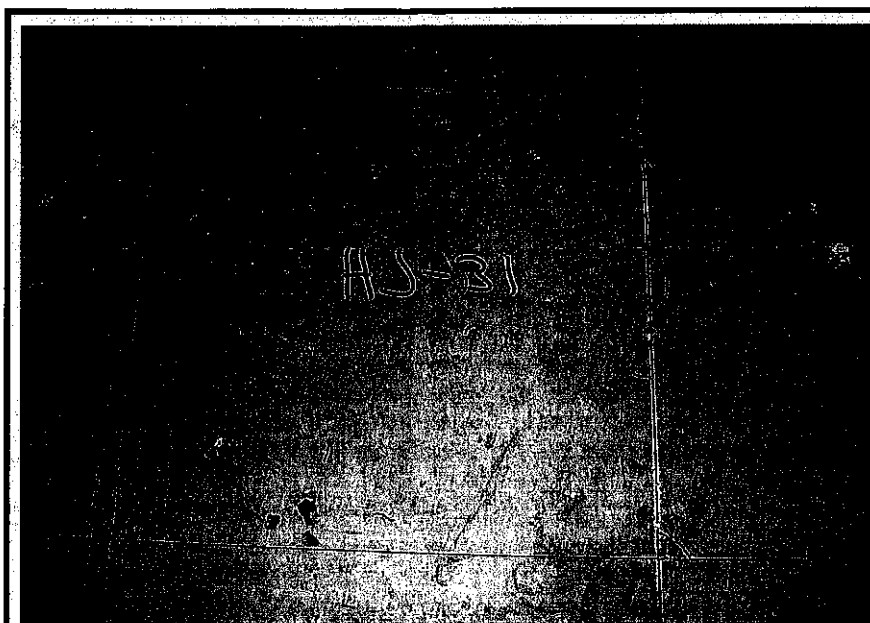
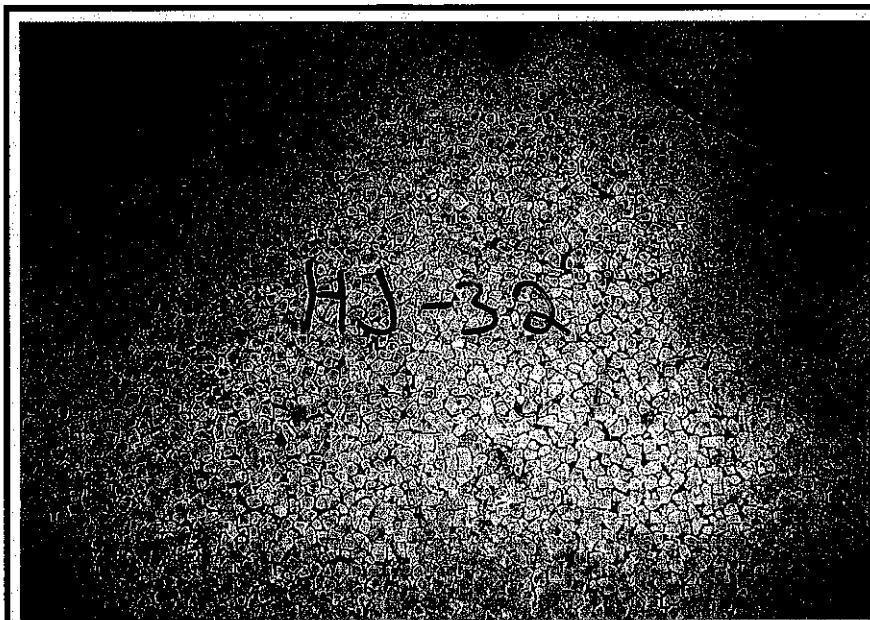


Photo No.: 12 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Terrazo Linoleum



PHOTOGRAPHS

Photo No.: 13 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

2' Ceiling Tile, Popcorn Pattern



Photo No.: 14 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

12" Cream Marble Floor Tile



PHOTOGRAPHS

Photo No.: 15 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Tan Stair Tread

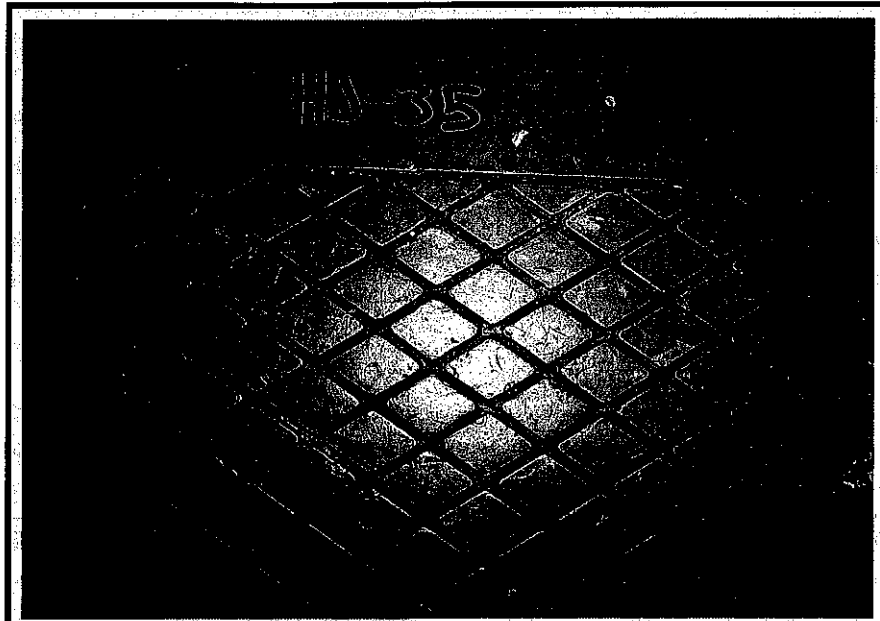


Photo No.: 16 **Site Name:** Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Wave Wall Texture



PHOTOGRAPHS

Photo No.: 17

Site Name: Subject Property - Howard Johnson

Taken By: Jesse Carmack

Friday, October 24, 2014

Wave Ceiling Texture



Appendix D – Laboratory Analysis

SanAir Technologies Laboratory

Analysis Report

prepared for

**Sunbelt Environmental
Services, Inc.**

**Report Date: 10/28/2014
Project Name: Howard Johnson
Project #: A12774
SanAir ID#: 14029796**



NVLAP LAB CODE 200870-0



Certification # 652931



License # LAB0166



804.897.1177

www.sanair.com



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

Sunbelt Environmental Services, Inc.
621 N. Prince Lane
Springfield, MO 65802

October 28, 2014

SanAir ID # 14029796
Project Name: Howard Johnson
Project Number: A12774

Dear Jesse Carmack,

We at SanAir would like to thank you for the work you recently submitted. The 44 sample(s) were received on Monday, October 27, 2014 via FedEx. The final report(s) is enclosed for the following sample(s): HJ-01, HJ-02, HJ-03, HJ-04, HJ-05, HJ-06, HJ-07, HJ-08, HJ-09, HJ-10, HJ-11, HJ-12, HJ-13, HJ-14, HJ-15, HJ-16, HJ-17, HJ-18, HJ-19, HJ-20, HJ-21, HJ-22, HJ-23, HJ-24, HJ-25, HJ-26, HJ-27, HJ-28, HJ-29, HJ-30, HJ-31, HJ-32, HJ-33, HJ-34, HJ-35, HJ-36, HJ-37, HJ-38, HJ-39, HJ-40, HJ-41, HJ-42, HJ-43, HJ-44.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

sample conditions:
44 sample(s) in Good condition



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

SanAir ID Number

14029796

FINAL REPORT

Name: Sunbelt Environmental Services, Inc.
Address: 621 N. Prince Lane
Springfield, MO 65802

Project Number: A12774
P.O. Number: 26252
Project Name: Howard Johnson

Collected Date: 10/24/2014
Received Date: 10/27/2014 8:30:00 AM
Report Date: 10/28/2014 10:42:14 AM
Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-01 / 14029796-001 Knock Down Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-02 / 14029796-002 Sheetrock, Sheetrock	White Non-Fibrous Heterogeneous	5% Cellulose	95% Other		None Detected
HJ-02 / 14029796-002 Sheetrock, Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-03 / 14029796-003 Floor Tile, Floor Tile	Beige Non-Fibrous Homogeneous		97% Other		3% Chrysotile
HJ-03 / 14029796-003 Floor Tile, Mastic	Black Non-Fibrous Homogeneous		93% Other		7% Chrysotile
HJ-03 / 14029796-003 Floor Tile, Mastic	Yellow Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-04 / 14029796-004 Knock Down Ceiling Texture	White Non-Fibrous Homogeneous	2% Wollastonite	98% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-05 / 14029796-005 Knock Down Ceiling Texture	White Non-Fibrous Homogeneous	2% Wollastonite	98% Other		None Detected

Certification

Signature: *Chris Childress*
Date: 10/28/2014

Reviewed: *[Signature]*
Date: 10/28/2014



SanAir Technologies Laboratory, Inc.

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804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
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SanAir ID Number

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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-06 / 14029796-006 Knock Down Ceiling Texture	White Non-Fibrous Homogeneous	2% Wollastonite	98% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-07 / 14029796-007 Knock Down Ceiling Texture	White Non-Fibrous Homogeneous	2% Wollastonite	98% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-08 / 14029796-008 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-09 / 14029796-009 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-10 / 14029796-010 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-11 / 14029796-011 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-12 / 14029796-012 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

Certification

Signature: *Chris Childress*
Date: 10/28/2014

Reviewed: *[Signature]*
Date: 10/28/2014



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FINAL REPORT

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Report Date: 10/28/2014 10:42:14 AM
Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-13 / 14029796-013 Floor Tile, Floor Tile	Beige Non-Fibrous Homogeneous		100% Other	None Detected
HJ-13 / 14029796-013 Floor Tile, Mastic	Black Non-Fibrous Homogeneous		93% Other	7% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-14 / 14029796-014 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-15 / 14029796-015 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-16 / 14029796-016 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-17 / 14029796-017 Linoleum	Beige Non-Fibrous Homogeneous	15% Cellulose	55% Other	30% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-18 / 14029796-018 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other	None Detected

Certification

Signature: *Chris Childress*
Date: 10/28/2014

Reviewed: *[Signature]*
Date: 10/28/2014



SanAir Technologies Laboratory, Inc.

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SanAir ID Number

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FINAL REPORT

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Project Number: A12774
P.O. Number: 26252
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Collected Date: 10/24/2014
Received Date: 10/27/2014 8:30:00 AM
Report Date: 10/28/2014 10:42:14 AM
Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-19 / 14029796-019 Ceiling Texture	White Non-Fibrous Homogeneous	5% Wollastonite	95% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-20 / 14029796-020 Cement Board	Brown Non-Fibrous Homogeneous		65% Other		35% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-21 / 14029796-021 Mop Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-22 / 14029796-022 Mop Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-23 / 14029796-023 Mop Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-24 / 14029796-024 Mop Knockdown Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-25 / 14029796-025 Mop Knockdown Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

Certification

Signature: *Chris Childress*

Date: 10/28/2014

Reviewed: *[Signature]*

Date: 10/28/2014

Page 4 of 8



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

SanAir ID Number

14029796

FINAL REPORT

Name: Sunbelt Environmental Services, Inc.
Address: 621 N. Prince Lane
Springfield, MO 65802

Project Number: A12774
P.O. Number: 26252
Project Name: Howard Johnson

Collected Date: 10/24/2014
Received Date: 10/27/2014 8:30:00 AM
Report Date: 10/28/2014 10:42:14 AM
Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-26 / 14029796-026 Mop Knockdown Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-27 / 14029796-027 Ceiling Texture	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-28 / 14029796-028 Ceiling Texture	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-29 / 14029796-029 Ceiling Texture	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-30 / 14029796-030 Sheetrock	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-31 / 14029796-031 Floor Tile, Floor Tile	Beige Non-Fibrous Homogeneous		98% Other		2% Chrysotile
HJ-31 / 14029796-031 Floor Tile, Leveling Compound	Grey Non-Fibrous Homogeneous		100% Other		None Detected

Certification

Signature: *Chris Childress*
Date: 10/28/2014

Reviewed: *[Signature]*
Date: 10/28/2014



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Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-32 / 14029796-032 Linoleum, Linoleum	Beige Fibrous Heterogeneous	50% Cellulose 15% Synthetic 5% Glass	30% Other	None Detected
HJ-32 / 14029796-032 Linoleum, Mastic	Off-White Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-33 / 14029796-033 Ceiling Tile	Grey Fibrous Homogeneous	85% Glass	15% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-34 / 14029796-034 Floor Tile, Floor Tile	Beige Non-Fibrous Homogeneous		100% Other	None Detected
HJ-34 / 14029796-034 Floor Tile, Mastic	Black Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-35 / 14029796-035 Stair Tread, Stair Tread	Beige Non-Fibrous Homogeneous		100% Other	None Detected
HJ-35 / 14029796-035 Stair Tread, Mastic	Brown Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
HJ-36 / 14029796-036 Wall Texture	White Non-Fibrous Homogeneous		100% Other	None Detected

Certification

Signature: *Chris Childress*
Date: 10/28/2014

Reviewed: *[Signature]*
Date: 10/28/2014



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SanAir ID Number

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FINAL REPORT

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Address: 621 N. Prince Lane
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Report Date: 10/28/2014 10:42:14 AM
Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-37 / 14029796-037 Wall Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-38 / 14029796-038 Wall Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-39 / 14029796-039 Ceiling Texture	White Non-Fibrous Homogeneous		100% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-40 / 14029796-040 Roofing Tar	Grey Non-Fibrous Homogeneous	30% Cellulose	70% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-41 / 14029796-041 Roofing Tar	Grey Non-Fibrous Homogeneous		70% Other		30% Chrysotile

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-42 / 14029796-042 Roofing Core	Black Non-Fibrous Homogeneous	25% Glass	75% Other		None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
HJ-43 / 14029796-043 Caulking	Brown Non-Fibrous Homogeneous	5% Wollastonite	90% Other		5% Chrysotile

Certification

Signature: *Chris Childress*
Date: 10/28/2014

Reviewed: *[Signature]*
Date: 10/28/2014



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SanAir ID Number

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FINAL REPORT

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Report Date: 10/28/2014 10:42:14 AM
Analyst: Childress, Christopher

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
				% Non-Fibrous	
HJ-44 / 14029796-044 Caulking	Grey Non-Fibrous Homogeneous			100% Other	None Detected

Certification

Signature: *Chris Childress*

Date: 10/28/2014

Reviewed: *[Signature]*

Date: 10/28/2014

Disclaimer

The final report cannot be reproduced, except in full, without written authorization from SanAir. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government.

For NY state samples, method EPA 600/M4-82-020 is performed.

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

NY ELAP lab ID 11983



1551 Oakbridge Drive Suite B
Powhatan, VA 23139
804-897-1177 / 888-895-1177
Fax 804-897-0070
www.sanair.com

Asbestos Chain of Custody

SanAir ID Number

14029796

Company: Sunbelt Environmental Services, Inc.		Project #: A12774	Collected by: Jesse Carmack
Address: 621 N. Prince Lane		Project Name: Howard Johnson	Phone #: 417-831-5052
City, St., Zip: Springfield, MO 65802		Date Collected: 10/24/2014	Fax #: 417-831-6258
State of Collection: MO	Account#: 1259	P.O. Number: 26252	Email: jcarmack@sunbeltenv.com

Bulk			Air			Soil/Vermiculite		
ABB	PLM EPA 600/R-93/116	☒	ABA	PCM NIOSH 7400	☐	ABSE	PLM EPA 600/R-93/116 (Qual.)	☐
	Positive Stop	☐	ABA-2	OSHA w/ TWA*	☐	ABSP	PLM CARB 435 (LOD <1%)	☐
ABEPA	PLM EPA 400 Point Count	☐	ABTEM	TEM AHERA	☐	ABSP1	PLM CARB 435 (LOD 0.25%)	☐
ABB1K	PLM EPA 1000 Point Count	☐	ABATN	TEM NIOSH 7402	☐	ABSP2	PLM CARB 435 (LOD 0.1%)	☐
ABBEN	PLM EPA NOB	☐	ABT2	TEM Level II	☐			
ABBCH	TEM Chatfield	☐						
ABBTM	TEM EPA NOB	☐						
Water			New York ELAP			Dust		
ABHE	EPA 100.2	☐	PLM NY	PLM EPA 600/M4-82-020	☐	ABWA	TEM Wipe ASTM D-6480	☐
			ABEPA2	NY ELAP 198.1	☐	ABDMV	TEM Microvac ASTM D-5755	☐
			ABENY	NY ELAP 198.6 PLM NOB	☐	Matrix	Other	☐
			ABBNY	NY ELAP 198.4 TEM NOB	☐			☐

Turn Around Times	3 HR (4 HR TEM) ☐	6 HR (8HR TEM) ☐	12 HR ☐	24 HR ☒
	2 Days ☐	3 Days ☐	4 Days ☐	5 Days ☐

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Type	Flow Rate*	Time* Start - Stop
HJ-01	Knock Down Ceiling Texture				
HJ-02	Sheetrock				
HJ-03	Floor Tile				
HJ-04	Knock Down Ceiling Texture				
HJ-05	Knock Down Ceiling Texture				
HJ-06	Knock Down Ceiling Texture				
HJ-07	Knock Down Ceiling Texture				
HJ-08	Popcorn Ceiling Texture				
HJ-09	Popcorn Ceiling Texture				
HJ-10	Popcorn Ceiling Texture				
HJ-11	Popcorn Ceiling Texture				
HJ-12	Popcorn Ceiling Texture				

Relinquished by	Date	Time	Received by	Date	Time
Jesse Carmack	10-24-14	2:00	AJC	10-27-2014	8:30 AM

Unless scheduled, the turn around time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time.

Work with standard turn around time sent Priority Overnight and Billed to Recipient will be charged a \$10 shipping fee.

14029796

Sample #	Sample Identification/Location	Sample Type	Flow Rate*	Time* Start - Stop
HJ-13	Floor Tile			
HJ-14	Popcorn Ceiling Texture			
HJ-15	Popcorn Ceiling Texture			
HJ-16	Popcorn Ceiling Texture			
HJ-17	Linoleum			
HJ-18	Popcorn Ceiling Texture			
HJ-19	Popcorn Ceiling Texture			
HJ-20	Cement Board			
HJ-21	Mop Ceiling Texture			
HJ-22	Mop Ceiling Texture			
HJ-23	Mop Ceiling Texture			
HJ-24	Mop Knockdown Ceiling Texture			
HJ-25	Mop Knockdown Ceiling Texture			
HJ-26	Mop Knockdown Ceiling Texture			
HJ-27	Popcorn Ceiling Texture			
HJ-28	Popcorn Ceiling Texture			
HJ-29	Popcorn Ceiling Texture			
HJ-30	Sheetrock			
HJ-31	Floor Tile			
HJ-32	Linoleum			
HJ-33	Ceiling Tile			
HJ-34	Floor Tile			
HJ-35	Stair Tread			
HJ-36	Wall Texture			
HJ-37	Wall Texture			
HJ-38	Wall Texture			
HJ-39	Wave Ceiling Texture			
HJ-40	Black Roofing Tar			
HJ-41	Gray Roofing Tar			
HJ-42	Roofing Core			
HJ-43	Brown Caulking			

Special Instructions	
----------------------	--

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	10-24-14	2:20	<i>[Signature]</i>	OCT 29 2014	8:30 AM

Unless scheduled, the turn around time for all samples received after 3 pm Friday will begin at 8 am Monday morning.

Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time.

Work with standard turn around time sent Priority Overnight and Billed to Recipient will be charged a \$10 shipping fee.

14029796

[illegible]

Special Instructions	
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Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	10-24-14	2:20	<i>[Signature]</i>	10-27-2014	8:35 AM

Unless scheduled, the turn around time for all samples received after 3 pm Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time. Work with standard turn around time sent Priority Overnight and Billed to Recipient will be charged a \$10 shipping fee.

Appendix E – Certifications

Expiration Date: **6/30/2015**

Registration Number: 15-06-0650

Missouri State Registration for Asbestos Contractors

issued by Department of Natural Resources

P.O. Box 176

Jefferson City, MO 65102

Phone (573) 751-4817

Sunbelt Environmental Services, Inc.

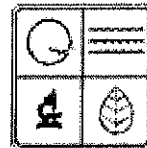
has successfully completed the requirements for registration as an Asbestos Contractor. This Missouri State registration is subject to review and the director may deny, suspend or revoke the registration per RSMo chapter 643.230.

5/28/2014

Date

Kyra L Moore

Director of Air Pollution Control Program



Expiration Date: **12/27/2014**

Certificate Number: 7034122713MOIR12891

Training Date: **12/27/2013**

Missouri State Certificate for Asbestos Related Occupations

issued by Department of Natural Resources

P.O. Box 176

Jefferson City, MO 65102

Phone (573) 751-4817

Jesse Carmack

has successfully completed the requirements for certification as a INSPECTOR. This Missouri State Certification is subject to review and the director may deny, suspend or revoke the certification per RSMo chapter 643.230.

3/7/2014

Date

Kyra L Moore

Director of Air Pollution Control Program

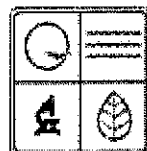


EXHIBIT 2

EXPLANATION TO COUNCIL BILL NO: 2015- _____

FILED: 05-19-2015

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt a special ordinance approving the Petition to Establish the Glenstone Marketplace Community Improvement District; declaring the area in such district to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare; and authorizing the City Manager, on behalf of the City, to execute a Cooperative Agreement between the City of Springfield, Glenstone Marketplace Community Improvement District, and Glenstone Marketplace, L.L.C. (Staff recommends approval.)

BACKGROUND INFORMATION: Morris Group Properties, Inc.; Morris PCSQ, LLC; and BBC&W Company, LLC have filed with the Springfield City Clerk, in accordance with Sections 67.1401 to 67.1571, RSMo (the "CID Act"), the Petition to Establish the Glenstone Marketplace Community Improvement District. The proposed District comprises approximately 13.4 acres generally located along the west side of the 3200 and 3300 blocks of South Glenstone Avenue. More specifically, it includes the site of the former Howard Johnson Inn/ Clarion Hotel Conference Center (the "Former Hotel Site") a small portion of Friendly Ford, a private frontage road that extends south from East Erie Street and provides access to Friendly Ford and the Former Hotel Site, and an adjoining portion of public right-of-way along South Glenstone Avenue. The District will be a political subdivision of the State of Missouri and have a life of 20 years. It will be governed by a five-member board of directors who shall be appointed by the Mayor with the consent of the City Council.

Designation of Blight

Community improvement districts are typically restricted to funding only public improvements and services. However, the CID Act allows districts to fund private improvements, in addition to public improvements, if the City Council declares the area inside the District a blighted area and determines that construction of the proposed improvements will result in the remediation of said blight and serve a public purpose. Section 67.1401.2(3), RSMo defines a "Blighted Area" as:

An area which (a) by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; or (b) has been declared blighted or found to be a blighted area pursuant to Missouri law including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715.

The Petition includes a blight report, which provides evidence supporting a declaration of blight. The Springfield Land Clearance for Redevelopment Authority will review the blight report on May 14, 2015 and make a recommendation to City Council as to whether the District should be declared a blighted area. Staff will forward the Authority's recommendation to City Council in a supplemental explanation sheet.

Use of CID Funds

The Glenstone Marketplace Community Improvement District will have the power to impose a sales and use tax at a maximum rate of one percent (1%) on all retail sales made within the District that are subject to taxation pursuant to state law. Revenues generated from the district sales and use tax will be used to fund public and private improvements that will facilitate blight removal inside the District and redevelopment of the Former Hotel Site into new commercial and retail development. The improvements are estimated to cost approximately \$2.25 million. They include, but are not limited, to the following:

Private Improvements

- Demolition of the former Howard Johnson Inn/Clarion Hotel Convention Center (buildings only);

Public Improvements

- Pavement improvements to the portion of the frontage road located in front of Friendly Ford;
- Reconstruction and extension of the portion of the frontage road located in front of the Former Hotel Site to the southern boundary of the District, which will provide vehicular and pedestrian connectivity to the adjoining property to the south;
- Construction of a right-in/right-out access off of South Glenstone Avenue;
- Relocation of Southwestern Power Administration and City Utilities electrical transmission lines in order to accommodate redevelopment of the Former Hotel Site and extension of the frontage road to the south, and;
- Professional services, including engineering, surveying, architectural, and legal services related to the creation of the District and project implementation.

As stated in the Petition, the District and its authority to impose sales and use taxes shall expire after 20 years or upon repayment of reimbursable project costs, whichever occurs first.

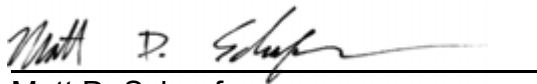
In order to reimburse the City for costs incurred to establish the District, review reimbursable project costs and annual budgets, and participate in certain district functions, the District will pay the City an administrative fee equal to one and one-half percent (1.5%) of the sales and use taxes it collects on a quarterly basis.

The Cooperative Agreement between the City of Springfield, Glenstone Marketplace Community Improvement District, and Glenstone Marketplace, LLC specifies how the District sales and use tax revenue will be collected and disbursed. Under this

agreement, the Missouri Department of Revenue will collect the District sales and use tax and deposit the revenues into a special trust account created by the District. The District shall use the funds to reimburse the Developer for the costs incurred on construction of the CID project. Prior to disbursement of funds, the Developer shall submit a Certificate of Completion and Reimbursable Project Costs to the City and the District, verifying the CID project is completed and the reimbursable costs are indeed associated with the CID project. Documentation in the form of receipts, invoices, etc. will be required in order to confirm that the costs were in fact incurred and paid.

REMARKS: The Petition has been certified by the Springfield City Clerk as a proper petition in accordance with the CID Act. Staff recommends approval.

Submitted by:

A handwritten signature in black ink, appearing to read "Matt D. Schaefer", is written over a horizontal line.

Matt D. Schaefer
Senior Planner

Mary Lilly Smith
Director, Planning and Development

Greg Burris
City Manager

EXHIBIT 3



Proposed District



0 100 200 400 Feet