

Springfield Land Clearance for Redevelopment Authority

**Thursday, May 14, 2015 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

Meeting was called to order at approximately 4:00 p.m.

2. Roll Call

Present: Keith Chaffin, Steven Jackson, Frank Romines and Ron Tappan

Others Present: Bill Weaver, Staff; Matt Schaefer, Staff; Sarah Kerner, Staff; Judy White, Staff; Russ Meek, East Cherry Flats Member, Steve Stinnett, Miller Commerce, Shawn Whitney, Spencer Fane; Kevin Hoffmeyer, Spencer Fane, Titus Williams, Robberson Project and Brett Roubal, Baird Lightner Atty

3. New Business

- a. Recommended 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

Matt Schaefer, Staff explained the project of redevelopment the 800 block of South Robberson for a six (6) four storey buildings which would house fraternities and sororities. If the project changed to mulit-family residential the developer would resubmit an amendment to the Redevelopment Plan. Timing of this project would be completed at one time for the six (6) buildings according to the Plan. Staff recommends approval of the Redevelopment Plan.

Frank Romines, Commissioner inquired about tenants status, if they are month to month and has notice been given.

Titus Williams responded that they have not been notified and Bryan Properties are the property managers and will give notification.

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

- b. Recommend approval of and forward the Blight Analysis for the Glenstone Marketplace Community Improvement District to City Council for approval. Resolution No. 2015-3212

Matt Schaefer gave an overview of the blight application for 3200-3300 S. Glenstone between Erie Street and Primrose, including the frontage road that extends north. The District would be a separate political subdivision with its own authority to impose up to 1% sales tax for public and private improvements in the District. Improvements would establish a redevelopment of the area into a commercial/retail development. Existing structure would be demolished, electrical lines relocated, frontage road would be extended and a right in/out would be added. The CID act does allow for funding of private improvements if the area is declared blighted and remediates the blight and serves a public purpose and the demolition of the structure would be private funded. The City has declared the structure as a dangerous building and the Developer has secured the building in accordance with City requirements. Staff agrees that there is sufficient deterioration of the site, access restrictions that meet the blight criteria.

General discussion occurred between Commission, Developer Representative and City Staff regarding the conditions described in the blight application that the site met state requirements that allow the CID to reimburse the Developer for the cost of demolition. Clarification of the blight area is 8.24 acres, including the structure.

Steve Jackson made a motion to approve the blight application. Keith Chaffin seconded the motion. Motion was approved (3-1(Frank Romines)).

4. Other Business

- a. Reappointment of Steven H. Jackson to serve another term on the Springfield Land Clearance for Redevelopment Authority. Term will expire March 1, 2019. Confirmation at City Council on Monday, May 26, 2015.
- b. Request for meeting to start at 4:00 pm unless Bylaws stipulate otherwise.
- c. Request by Frank Romines to have available on the website the approved Redevelopment Plan when referenced in Property Tax Abatement applications.

5. Adjourn at 4:37 p.m.

In accordance with ADA guidelines, if you need special accommodations when attending any LCRA meeting, please notify the Director of Planning & Development's Office at 864-1031 at least twenty-four (24) hours prior to the scheduled meeting.