

Springfield Land Clearance for Redevelopment Authority

**Tuesday, June 2, 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; Shawn Whitney, Spencer Fane; Kevin Hoffmeyer, Spencer Fane

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from May 7, 2015. Keith Chaffin seconded the motion. Motion was approved (4-0)

Steve Jackson made a motion to approve the minutes from May 14, 2015. Keith Chaffin seconded the motion. Motion was approved (4-0)

4. New Business

a. Request for Chapter 99 Property Tax Abatement – Township 28, LLC, 3900 South Lone Pine Avenue

Matt Schaefer explained the application for tax abatement as a project for a seven building, 138 multi-family residential development. The plan meets the requirements of Redevelopment Plan and Staff recommends approval.

Frank Romines, Commissioner inquired about the timing of the project.

Kevin Hoffmeyer, Spencer Fane replied that the project has been pushed back, and should be completed by March 2016. One building will be completed by September 2015 and site work completed by August 2015.

Frank Romines asked for clarification on some findings in the Resolution that is not addressed in the application. Conformance with the Plan is stated in the materials but do we have conformance with Ordinance 26-407?

Shawn Whitney, Spencer Fane responded that the Ordinance has incorporated the Plan by reference. If we comply with the Plan we would comply with the Ordinance.

Sarah Kerner, Staff responded that the Ordinance adopted the Redevelopment Plan.

Frank Romines inquired about the architectural design being procured by the applicant and will comply with all building codes.

Shawn Whitney confirmed and a Certificate of Occupancy would not be issued unless they comply.

Ron Tappan made a motion to approve the application for tax abatement. Steve Jackson seconded the motion. Motion was approved (4-0).

b. Request for Chapter 99 Property Tax Abatement – LowerDeck94, LLC, 4058 South Lone Pine Avenue

Matt Schaefer explained the application for tax abatement for a two-storey commercial building that will be a day spa. Off street parking will be provided on the site. Staff recommends approval.

Shawn Whitney gave details of the project as a two-storey, 9,000 s.f. building that will provide the standard spa treatments. There will be 44 parking spaces. Construction will be in compliance with the Redevelopment Plan.

Frank Romines asked about the parking that would be on the property, continuous to the original site.

Shawn Whitney confirmed and Steve Jackson also explained they will be using the Blue Llama office building and a sidewalk with a connect from the back of the spa to the common area.

Frank Romines asked if all the property is owned or acquired by the applicant? Engaged in construction in accordance with the ordinance and if architectural designs have been procured by the application and the applicant will comply with all building codes.

Shawn Whitney confirmed all of the above.

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

5. Other Business

- a. Amendment to the By-Laws of the Land Clearance for Redevelopment Authority of the City of Springfield, Missouri regarding meeting times

Request by the Commission to amend the By-Laws, Page 4, Article III, Section 1 & 2 from 3:30 pm to 4:00 pm.

Steve Jackson made a motion to amend the By-Law. Ron Tappan seconded the motion. Motion was approved (4-0).

- b. Annual Meeting will be scheduled in August 2015.
- c. Commission has requested to have a document library on the website and/or attach a link to the Ordinance. A copy of Resolution will be attached for review along with the applications.

Adjourn at 4:30 pm