

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, July 7, 2015 at 4:00 pm

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - June 2, 2015

Documents: [LCRA JUNE 2, 2015 MINUTES.PDF](#)

4. New Business

4.I. Request For Chapter 99 Property Tax Abatement - 311 S. Hampton, LLC, 311 S. Hampton, The Hampton Townhouses Redevelopment Area No. 2015-3214

Documents: [HAMPTON TOWNHOUSES REDEVELOPMENT PLAN.PDF](#),
[CHAPTER 99 CERTIFICATE OF QUALIFICATION - HAMPTON TOWNHOUSES.PDF](#)

5. Other Business

5.I. Mayor Robert L. Stephens Has Recommended Appointment Of King Coltrin To Fill The Unexpired Term Of Commissioner Matthew Aug For The Land Clearance For Redevelopment Authority Board. Mr. Coltrin's Term Will Expire March 1, 2017.

6. Adjourn

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

Blight Report and Redevelopment Plan

Hampton Townhouses Redevelopment Area Springfield, MO

September 2014

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Blight Report

Hampton Townhouses Redevelopment Area

I. General Description

To encourage rehabilitation and development in “blighted areas”, the Land Clearance for Redevelopment Authority Law (LCRA), as set forth in sections 99.300 through 99.660 of the Missouri Revised Statutes, defines “blight” and intends to foster cooperation between public and private entities to improve these areas.

The LCRA describes “blighted area” as follows (Section 99.320 of the Missouri Revised Statutes):

“Blighted area”, an area which, by reason of the (1) predominance of defective or inadequate street layout, (2) insanitary or unsafe conditions, (3) deterioration of site improvements, (4) improper subdivision or obsolete platting, or (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) retards the provision of housing accommodations or (b) constitutes an economic or social liability or (c) a menace to the public health, safety, morals, or welfare in its present condition and use;

According to the law, Missouri Courts have found that when an area meets one of the first five factors above, that lead to any of the next three conditions in the second half of the definition, then an area may be deemed “blighted.”

The purpose of this Blight Report and attached Redevelopment Plan is to prove that the described properties (Redevelopment Area) show a predominance of: (2) insanitary and unsafe conditions, (3) deterioration of site improvements, (4) improper subdivision or obsolete platting and (5) the existence of conditions which endanger life or property by fire and other causes...

Which leads to:

(a) retardation of the provision of housing accommodations and (b) constitutes an economic and social liability and (c) is a menace to public health, safety, morals, or welfare in its present condition and use.

A. Background of Properties

The developer purchased 311 Hampton in July 2014 then purchased 319 and 325 S Hampton simultaneously in August 2014. All three properties are located in the R-HD, High Density Multi-Family Residential District.

311 S Hampton currently has a deteriorating single family home with a gravel drive. The structure was built in 1903. It is vacant.

319 S Hampton currently has a deteriorating single family home built in 1923 with a gravel drive as well as a small dilapidated out building. It is vacant.

325 S Hampton is a vacant lot. The prior structure was demolished in 2009.

II. Development of the Redevelopment Area

The three addresses comprise the entire redevelopment area which totals approximately .5863 acres (25,539 square feet). The developer intends to demolish the existing structures to construct “town house” style apartments totaling no more than 15 units, most with attached garages. The redevelopment will be in line with the city’s overall plans/goals for the area and improve the site to comply with the requirements of the R-HD zoning. The attached “Redevelopment Plan” will further detail the developer’s plans.

III. Evidence in Support of Blight

The redevelopment area is located in a small neighborhood just North of Historic Walnut Street and just West of National. Most of the properties in these few square blocks are dilapidated single family homes built between 1900 and 1930, which have all been rezoned R-HD to promote newer, safer, and more dense residential development.

The area was also blighted pursuant to the Real Property Tax Increment Allocation Redevelopment Act (Sections 99.800 to 99.865, RSMo) in 2000 to promote newer development due to deterioration of the neighborhood.

Surrounding this neighborhood are many redeveloped properties that have represented promising growth and redevelopment in the area; however, the bulk of these few square blocks remains to be dominated by distressed single family homes.

Specifically, the key factors of evidence that the redevelopment area meets the definition of blight under section 99.320(3) of the Missouri Revised Statutes are highlighted below and further evidenced by the pictures attached as Exhibit A.

A. Deterioration of Site Improvements

The two primary structures that currently exist in the redevelopment area were constructed in 1903 and 1923 (according to the Assessor’s Records). Homes of this age will have required a significant amount of maintenance, repair, and upgrades throughout the years to maintain the improvements, and these two structures have clearly fallen short. Deterioration is prevalent amongst Primary building components such as cracked foundations, failing siding, sagging flooring, poor and unsafe wiring, etc. Also deterioration to Secondary building structures is prevalent in rotting fascia and windows, broken windows, broken doors, damaged drywall and plaster, etc. There are also exterior improvements such as sagging and overgrown sidewalks, gravel drives, and a sagging out-building which has a door that has been kicked in. The deterioration of site improvements is specifically described below and evidenced by corresponding photographs attached in Exhibit A (specific property addresses are indicated in parentheses by their street number.

- a) Sagging patio, and rotting exterior door jam. (A1) (311)
- b) Failing windows have been covered in plastic (A2) (319)

- c) Rotting window framing and chipping paint. The structures were built prior to 1978. Homes of this age are highly likely to contain lead based paint and where it chips or corrodes it can harm human health. (A3) (311)
- d) Exposed raw wood in fascia and rotting window with chipping paint (A4)(319)
- e) Failing porch foundation and deteriorated front entry stairs (A5) (311)
- f) Chipping paint on front porch (A6) (319)
- g) Failing sheetrock from squirrels living in the attic space. Urine and feces from the squirrels is soaking into the sheetrock (A7) (319)
- h) Peeling paint on interior ceilings (A7) (319)
- i) Soffit and Fascia is deteriorating (A8) (319)
- j) Failing windows covered in plastic (A9) (319)
- k) Broken windows which have been temporarily covered for quite some time compromise security for tenants (A10) (319)
- l) Rotten Fascia (A11) (319)
- m) Out building is deteriorated and door has been kicked in by a vagrant (A12) (319)
- n) Cracked and failing foundation (A13) (319)
- o) Overgrown and un-level sidewalk (A14) (319)
- p) Exposed wiring throughout living areas. This is located throughout the house with different types and ages of wiring and shows a disregard for workmanship. It seems likely that this type of work was not performed by a licensed electrician (A15) (311)
- q) Dated wall heating system with exposed wiring (A16) (311)
- r) The electrical system is outdated. Whereas, fuses are not of a concern in and of themselves, the lack of upgrading to breakers evidences the lack of investment in the aging structure. When coupled with exposed wiring and various types and ages of wiring, the likelihood of overloaded breakers and improper wiring seems high (A17)
- s) Chipping interior paint (A18) (311)
- t) Sagging flooring (A19) (311)
- u) Extension cord being used for permanent wiring (A20) (311)
- v) Detached ductwork (A21) (311)
- w) Failing/missing siding (A22) (311)
- x) Vegetation growing through the back door and into the structure (A23) (319)

B. Insanitary and Unsafe Conditions

The redevelopment area exhibits insanitary and unsafe conditions both inside the structures as well as on the exterior around the site. Some of these conditions include exposed and outdated wiring, tripping hazards, extremely tall and overgrown lawns with many fallen limbs, mold-like substances, chipping paint on a structure that was built prior to 1978 and which likely contains lead-based paint and asbestos. Specific examples are listed below with photographs attached in Exhibit A to further evidence these conditions.

- a) Overgrown grass and beer cans litter the site. (A23) (325)

- b) The overgrown grass has been trampled indicating foot traffic toward the back of the lot, and beer cans and other litter are evidence of vagrants gathering on the site. (A24) (325)
- c) Vegetation is overgrowing the public sidewalks endangering pedestrians and bikers. (A25) (325)
- d) A shopping cart has been abandoned on site near one of the vacant homes further indicating the traffic of vagrants. (A26) (311)
- e) Beer cans are collected near an abandoned couch on the back deck of a vacant structure. (A27) (311)
- f) The dirty front porch ceiling has been covered in graffiti. (A28) (311)
- g) Broken windows create an easy access point for intruders. (A29) (319)
- h) Broken glass on the ground near the rear steps from an old storm window which has been removed. (A30) (319)
- i) A broken window to the attic has led to a squirrel infestation which leave urine and feces inside the structure. (A31) (319)
- j) The vacant out-building with kicked-in door creates a magnet for vagrants to congregate. (A12) (319)
- k) Cracking foundations lead to moisture in the basement/crawlspace which fosters mold/mildew growth. (A13) (319)
- l) Uneven and overgrown sidewalks create a tripping hazard. (A14) (319)
- m) Failing/unsealed walls allow infestation of rodents and insects. (A32) (311)
- n) Loose and stained carpet creates both a tripping hazard and insanitary environment. (A33) (311)
- o) Stained and deteriorated bath areas create an environment for mold growth. (A34) (311)
- p) Failing plumbing under the kitchen sink is a favorable environment for mold growth. (A35) (311)
- q) Filthy interior flooring is throughout. (A36) (311)

C. Improper Subdivision and Obsolete Platting

The redevelopment area currently consists of three single-family lots which have since been rezoned to R-HD, High Density Multifamily Residential District. The existing structures do not conform to the true intent of their zoning.

The approximate lot sizes are listed in Section II of the attached Redevelopment plan. Each of the three lots are less than 9,200 square feet. Section 4-1405 of the City of Springfield Zoning Ordinance requires a minimum lot size of 15,000 square feet to redevelop the area into anything but townhouses on individually platted lots or duplexes.

The improper subdivision and obsolete platting of the redevelopment area into three separate single-family lots is outdated and does not conform to the existing zoning by preventing more dense redevelopment which is the intent of the current R-HD Zoning. The current lot sizes limit any future redevelopment to only duplexes which doesn't truly mesh with the intent of the zoning, or townhouses,

which would require further subdividing and be limited only to very narrow and deep lots along Hampton which could further exacerbate the subdivision and platting issues, and the configuration of the lot wouldn't allow for an economically feasible number of units.

D. Conditions That Endanger Life or Property by Fire or other Causes

Due to the age of the site improvements, they don't meet current building codes and therefore present a very real danger to life and property by way of fire and/or other hazards. The wiring is not up to code in 311 S Hampton as evidenced by the use of an extension cord for permanent wiring and exposed wiring and open air splices.

The age of the structures indicates, with a high degree of certainty, that there is a presence of asbestos and lead-based paint which, if disturbed, may create health hazards to people. Paint and other surfaces are chipping and peeling away throughout the re-development area.

There are many large trees on the site which overhang structures and pose a very real risk to fall and further damage the structure or harm a person. Tree limbs, especially large tree limbs, should never overhang a structure. Storms, ice, and snow may create conditions that allow the limbs to fall and damage the structure or its inhabitants. The lack of tree trimming/removal further evidences the lack of investment in these properties.

Specifically the conditions which endanger life or property by fire or other causes are highlighted below and further evidenced by photographs in Exhibit A.

- a) Overgrown vegetation in very close proximity to public sidewalks creates a very real danger to pedestrians. There is a lack of visibility which fosters an environment for predatory people to hide. (A25) (311)
- b) It appears as though vagrants have actually lit a fire on the rear deck of one of the structures. Fire on top of a wood surface creates a very real threat to endanger life. The ashes left behind are evidence of the threat left by vagrants passing through the property (A37) (311)
- c) Exposed wiring as indicated above.
- d) Chipping paint and Peeling surfaces that likely contains either lead or asbestos or both as the structures were built prior to 1978.

E. Further Evidence in Support of Blight- Jordan Valley TIF

The Jordan Valley Tax Increment Finance District (TIF) was established in the year 2000 and amended September 5, 2001. The intent of the TIF was to revitalize an area that was blighted pursuant to the TIF due to a predominance of blighting factors as described in Section 99.805 of Missouri's Revised Statutes defined as follows:

...an area which, by reason of the (1) predominance of defective or inadequate street layout, (2) unsanitary or unsafe conditions, (3) deterioration of site improvements, (4) improper subdivision or obsolete platting, or (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) retards the provision of housing accommodations or (b) constitutes an economic or social liability or (c) a menace to the public health, safety, morals, or welfare in its present condition and use;

The definition of “blighted area” pursuant to a Tax Increment Financing District (TIF) in section 99.805 is identical to the LCRA’s definition in Section 99.320 with the exception of one word. Where section 99.320 chooses the word “insanitary”, Section 99.805 uses the word “unsanitary.”

In 2000 the City chose to blight the Jordan Valley TIF area pursuant to the TIF. The area was found to be “blighted” by the same definition, with the exception of one word, as defined in Section 99.320. The “blighted area” map is shown on Exhibit C.

Included in the “Blight Study for the Jordan Valley Park TIF Plan: Volumes 1 and 2 Record No. 7505”, is a record of the two existing structures within the redevelopment area and the findings are shown in Exhibit G. Little investment has been made in the properties since the report was issued in 2000 and 14 additional years of deferred maintenance has taken place, but even in 2000 the report found the properties to be suffering from the following blighting conditions: deterioration of improvements, improper subdivision, and hindrance to housing. The overall conclusion is that the two properties were contributing to the overall blighting conditions of the Jordan Valley Park TIF area. The third property, 325 S Hampton, was also found in the report with the same conclusions. The structure has since been demolished and is currently a vacant, overgrown lot.

The purpose of the Jordan Valley TIF was to use additional real property tax revenue to finance projects located within the TIF. Increased real property tax revenue within the project areas goes toward paying down the debt on Jordan Valley TIF projects such as the Expo Center. Secondly, fifty percent of new sales tax revenue within the TIF boundaries go toward financing TIF projects.

The Redevelopment Area is located within the TIF boundaries, however it is not in a TIF Project Area. This means that increased real property tax revenue does not go toward the TIF; however, it’s reasonable to assume that bringing more dense residential development to the TIF will promote an increase in PILOTs collected within the TIF. Ultimately, the Redevelopment will increase TIF revenue by increasing sales taxes collected within the TIF as tenants within walking distance of businesses located within the TIF will spend more money in that area.

IV. The Impact of the Redevelopment Area’s Blighted Conditions

The above blighting conditions lead to (a) retardation of the provision of housing accommodations and (b) constitutes an economic and social liability and (c) is a menace to public health, safety, morals, or welfare in its present condition and use.

A. Retardation of the Provision of Housing Accommodations

The redevelopment area currently consists of only two single-family units which are vacant, likely due to their blighting conditions. The zoning is R-HD, High Density Multifamily Residential District which allows up to 40 units per acre (23 units within the redevelopment area) to promote more dense development, and its current use (2 units) is falling far short of its potential. Furthermore the obsolete platting of single-family lots doesn’t allow for denser redevelopment, with the exception of duplexes. These blighting conditions are Retarding the Provision of Housing Accommodations.

B. The Redevelopment Area is an Economic and Social Liability

In its current condition and use, as indicated by the blighting factors above, the redevelopment area is an economic and social liability to an area of the community which both public and private entities have worked hard to re-develop through such initiatives as the Jordan Valley TIF.

Nearby properties are being adversely affected by the lack of investment into the re-development area which has allowed it to deteriorate to an unsightly and unsafe condition. Its lack of conformity with current zoning (R-HD) means it's not operating at its highest and best use or meshing with the city's comprehensive plan. The redevelopment will more densely populate the redevelopment area which will bring more patrons to neighborhood businesses, many of which are located within the TIF and generate more "payments in lieu of taxes" (PILOTS). Many people work and live in the neighborhood and the current condition of the redevelopment area deters foot traffic to neighborhood restaurants and other establishments.

The blighting factors as indicated in this Blight Report and supported by the "Blight Study for the Jordan Valley Park TIF Plan: Volumes 1 and 2 Record No. 7505" contribute to blighting conditions for the neighborhood as a whole which stifle property values. The blighting conditions are also not ideal for nearby business who are trying to attract a qualified workforce and bring more jobs to the Greater Downtown area.

C. The Redevelopment Area is a Menace to Public Health, Safety, Morals and Welfare

Due to the redevelopment area's proximity to Downtown, Missouri State University, Historic Walnut Street, and probably most notably Hammon's Field, it is a high-traffic area for pedestrians and bikers. Within view of the re-development area, there are dozens of residential units which house a high proportion of young college students. Many live in the old houses on Walnut Street, or in one of the multifamily buildings which borders the re-development area on both the North and South. On game night for the Springfield Cardinals, many people park on the neighborhood streets of the redevelopment area or walk over from one of the restaurants located on Walnut Street.

Many of the blighting factors listed above are of especially high concern as it relates to the public health, safety, and welfare of such a heavily foot-trafficked area. The apparent existence of vagrants in and around the vacant structures and the lack of visibility of the abandoned lots due to overgrown vegetation create a very real concern to pedestrians.

Children in the neighborhood are also put at risk by the presence of chipping paint which may contain lead or asbestos, or by the tripping hazards, or overgrown vegetation.

The redevelopment area also poses a menace to public health and safety by fire risk due to vagrants lighting unsafe fires and improper electrical workmanship.

V. Conclusion

As clearly laid forth herein, the development area suffers from so much deterioration in site improvements as well as insanitary and unsafe conditions and conditions that endanger life and property that it is clearly an economic and social liability and a menace to public health, safety, morals, and welfare. These conditions qualify the redevelopment area as “blighted” as defined in section 99.320(3) of the Missouri Revised Statutes, and the city of Springfield should declare the redevelopment area as blighted.

Redevelopment Plan

Hampton Townhouses Redevelopment Area

I. Introduction

311 S Hampton LLC, a Missouri Limited Liability Company, has prepared the following plan for the Redevelopment of approximately .5863 acres into townhouse-style apartments with garages. The developer proposes to remove multiple deteriorated and dysfunctional structures and replace with no nine (9) units, with a unit mix predominantly composed of 2 bedroom units, most of which will include an attached garage.

Real Property Tax Abatement will be used to encourage the Redevelopment.

II. Background

The developer purchased 311 S Hampton in July of 2014 and then purchased both 319 and 325 S Hampton in a single transaction in August 2014.

311 S Hampton currently has a vacant two-story single family structure that has fallen into disrepair by prior owners (see attached blight study).

319 S Hampton currently has a one-story single family structure that is equally dilapidated and currently houses delinquent tenants who will be voluntarily vacating in the coming weeks.

325 S Hampton is a vacant lot that was purchased by the prior owner from the city in a tax sale. Several years ago the structure on this lot was demolished for safety reasons after the city had determined it to be a dangerous building.

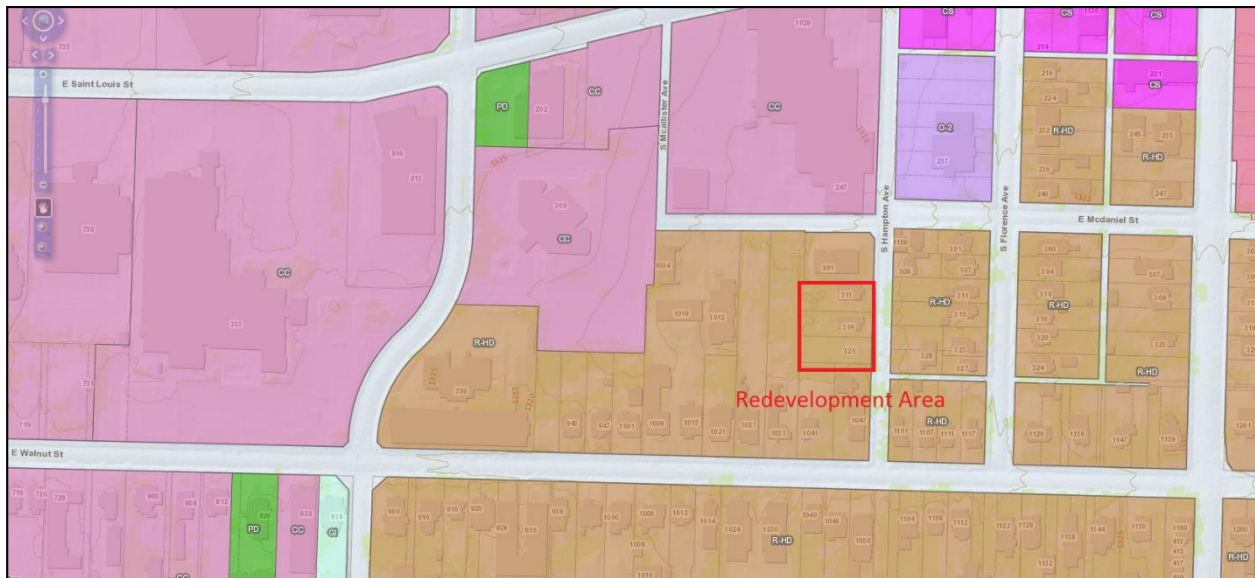
Info on the three properties inside the development area (as taken from the Greene County Assessor's web site, September 2014)

Property	Acres	Int. Sq. Ft.	Appraised Value	2013 Tax
311	0.2107	1797	\$65,900.00	\$666.06
319	0.1862	1077	\$45,500.00	\$460.19
325	0.1894	NONE	\$0.00	\$0.00

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment area is located in the 300 block of South Hampton Avenue between Walnut and McDaniel in a deteriorated neighborhood of single-family homes that are zoned R-HD and surrounded by many newer developments. The legal description of all three lots is attached in Exhibit E and a map of the redevelopment area is attached in Exhibit B.



IV. Need for Redevelopment

Blighted Area

As indicated in the attached Blight Report, the Redevelopment Area has suffered from many years of neglect and lack of investment. In its current use as single family in a High-Density Multi-family Residential District (R-HD), further private investment would not be financially responsible. The redevelopment will transform the property into its highest and best use as a residential multi-family community and cure the localized blight as well as contribute to curing blighting conditions of the surrounding neighborhood which is located within the Jordan Valley TIF. The entire neighborhood, as shown in Exhibit F, was declared blighted pursuant to the TIF in 2001. The redevelopment area was determined to be directly contributing to the blighting conditions of the neighborhood and since that time, little to no improvements have been made to the properties. In fact, the third structure, located at 325 S Hampton, which was determined to be directly contributing to the blighting conditions of the neighborhood, was demolished in 2009.

Objectives of the City of Springfield's Growth Management and Land Use Plan

The redevelopment will closely align with many of the objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan adopted in November 2001.

Objective 1 (pg. 8 of the GMLUP)- "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

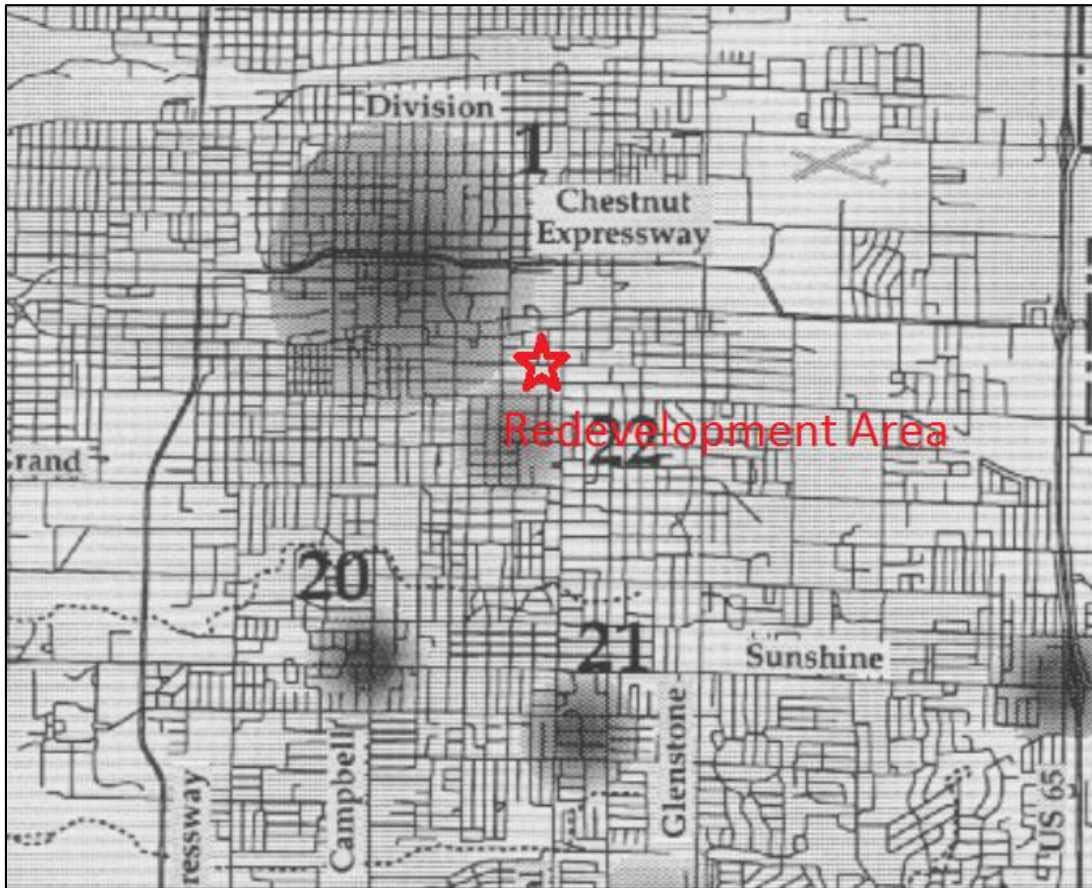
The redevelopment will be removing worn down single family units in an R-HD zoning in favor of more dense, modern development that will be more "geographically balanced and compact."

Objective 2 (pg. 8 of the GMLUP)- "Springfield and Greene county should seek sustainable growth by investing in established areas..."

The redevelopment area is located in a neighborhood that predates the 20th century. It's on the edge of the Center City district.

Objective 9 (pg. 9 of the GMLUP)- "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote... higher density housing. Design should emphasize... high-quality site planning and architecture. Activity Centers should be linked to the bicycle and linear open space networks.

The redevelopment is in two "Major Activity Centers"; Center City and Missouri State University (indicated as Southwest Missouri State University in the GMLUP). See below.



Taken from pg. 34 of the GMLUP

"Activity Centers ... will be locations of significant business and high-density housing development (pg. 31 of the GMLUP)."

The redevelopment aligns identically with the spirit and goals of the GMLUP by creating high-density development in an area that is in two Major Activity Centers. It also creates a diversity in development by boasting attached 2-car garages for each unit which are very rare in the Center City and MSU Activity Centers.

"Activity Centers should be linked to the bicycle... networks (pg. 31 of the GMLUP). See below"

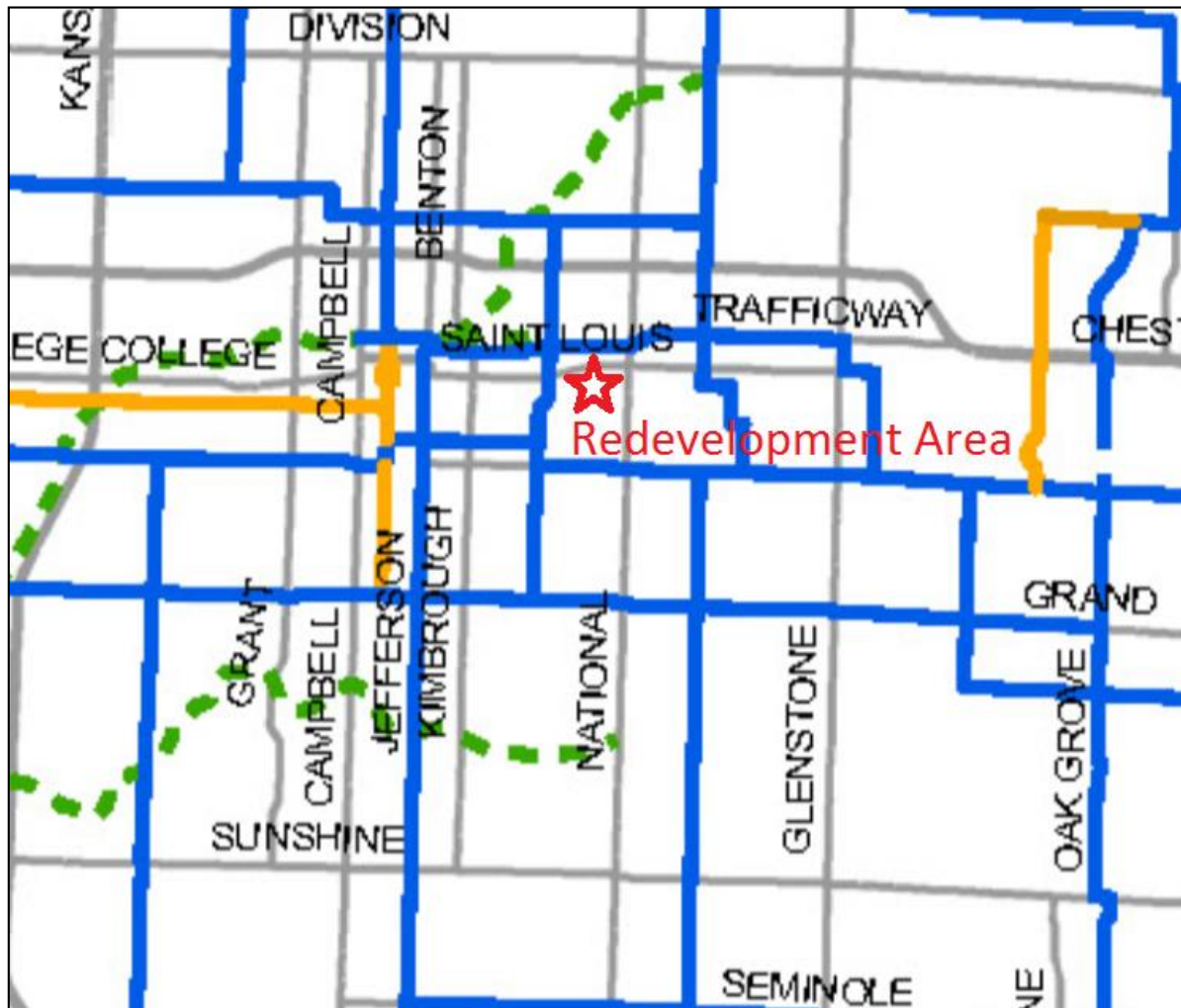


Image taken from page E-4 of the Policy for Bicyclists on Public Facilities in Springfield. Blue indicates "Ultimate Routes" which run only a couple blocks from the redevelopment area.

Objective 13 (pg. 48 of the GMLUP) The City of Springfield and Greene County should regulate land development consistently with the Springfield Area Land Use Plan map.

The Springfield Area Land Use Plan map is found in the GMLUP as figure 18-7 and indicates the redevelopment area to be located within "Greater Downtown" defined on page 53 of the GMLUP as follows:

"This land use category, which pertains to the downtown and University Plaza portions of Center City, allows and promotes **high-intensity** office, retail, **housing**, academic and public land uses, preferably in mixed-use buildings with a **strong pedestrian orientation**."

The redevelopment will align with these objectives by creating high-intensity housing that promotes strong pedestrian orientation within the Greater Downtown area.

Other City Objectives: Parking has become a major concern in both the Center City and MSU activity areas. The Redevelopment area will not only provide an off-street parking space for each bedroom, but most of those spaces will be in the form of an attached garage. Tenant's vehicles will be off the streets and out of view. This promotes the visual appeal of the community and neighborhood as well as provides a safe environment for tenants and their vehicles.

The Redevelopment area is located just a couple blocks from several of the "Ultimate Routes" as indicated in the Policy for Bicyclists on Public Facilities in Springfield. The redevelopment will also encourage the use of bicycles due to its proximity to the two Major Activity Centers as well as by having garages that will offer safe storage of bicycles and bike racks on the exterior to promote the use of bicycles by guests.

Objective 17 (pg. 48 of the GMLUP)- "Springfield and Greene County should work to ensure a wide range of choice in living arrangements throughout the urbanized area..."

The Redevelopment area meets the above objective by providing a "townhouse-style" community in a very urban area. Newer construction units with attached garages are very rare in the Center City and surrounding area. These units will provide a greater choice for individuals who love Center City but are forced outward to find units that are more fitting of their modern lifestyle and needs.

Objectives of the Center City Element of the City's Comprehensive Plan

The Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan defines the redevelopment area as being located within Center City as a whole and more localized to the Greater Downtown District; further, the south property line of the redevelopment area borders the Walnut Street District.

Within the Center City Element, several actions are listed as important areas of focus for The Greater Downtown District. Below are Actions that the redevelopment will meet to greater improve Center City and the Greater Downtown District.

1. Reestablish a unique position for Greater Downtown within the larger marketplace; one that is of value to the community and to its residents.

d. Promote the emergence of a residential base in Greater Downtown.

The redevelopment is adding units and density to the Greater Downtown district, and removing vacant structures.

e. Build upon the positive image of the Walnut Street Historic District while protecting its Historic qualities

The south property line of the Redevelopment Area borders the Walnut Street Historic District. Adding residential density to this neighborhood, provides more people in the area to spend money at Historic Walnut Street establishments. The Redevelopment is also visible from Walnut Street, and the new buildings will provide an attractive visible appeal, replacing current dilapidated structures, to pedestrians and business patrons.

4. Create pedestrian-friendly blocks and streets.

There is a sidewalk directly in front of the Redevelopment Area and it is currently overgrown with vegetation hanging over it. Further, the overgrown vacant lot and the existing vacant structures reduce visibility in areas very close to the sidewalk. These conditions create an atmosphere that may be perceived as unsafe by pedestrians, and thereby discourage pedestrian traffic on Hampton street which connects Historic Walnut Street with St. Louis Street.

7. Encourage buildings of appropriate scale, mass, and form.

The redevelopment will conform to the requirements of the High-Density Multi-family Residential District and remove two single-family structures which do not satisfy the intent of the R-HD zoning.

9. Improve maintenance and cleanliness.

As laid forth in the attached Blight Study, two single-family structures will be removed and replaced by the Redevelopment as indicated in this Redevelopment Plan. The existing structures suffer greatly from a lack of maintenance and investment, and the new structures will remediate these blighting conditions.

V. Redevelopment Plan Objectives and Strategies

The primary objectives of the Redevelopment will be to (a) cure blight specific to the site and secondarily to the surrounding neighborhood that is a social and economic drain on highly invested areas in both Center City and MSU Activity Centers, and to (b) develop a community that stays true to the intent of the Springfield-Greene County Comprehensive Plan in the following ways.

- Create diversity in housing options in the Center City and MSU Activity Centers by providing townhouses with garages.
- Remove blighted single-family homes in favor of more dense multi-family development.
- Provide an Urban option that appeals to modern lifestyles by incorporating garages and fostering a community for "People Who Live with Roommates," classified as students, graduate students, and young professionals.
- Promote pedestrian and bicycle transportation in two Major Activity Centers

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Area currently consists of two (2) single family homes in an R-HD zoning. The homes are over eighty (80) years old. And there is a vacant, overgrown lot.

B.) Proposed Land Use

The proposed land use is for no more than fifteen (15) multi-family residential units, the predominance of which will be two (2) bedroom units with attached garages. There will be no more than 4 structures with a maximum height of 3 stories.

C.) Existing and Proposed Zoning

The current zoning is High Density Multi-Family Residential (R-HD). No zoning change is required.

D.) Regulations and Controls

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

Execution of the Project

A.) Execution

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

B.) Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan. The Developer owns all the land within the Redevelopment Area.

C.) Financing

The developer is utilizing conventional financing to finance the project

D.) Disposition of the Property

No land is proposed to be disposed of within the Redevelopment Area

E.) Plan for Relocation Assistance

One of the two (2) structures in the Redevelopment Area is vacant and the current tenants in the other structure have notified the owner of their intent to vacate by September 20,

2014. Should they not voluntarily vacate, the developer will assist them in finding a new lease be it one of the developers own vacant properties or any other. Notice has already been given to the tenants to vacate.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved no later than December 1, 2014
- Permits pulled, Demo and Site Prep by December 1, 2014
- Completion of all structures by May 1, 2015

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 and 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.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of the Springfield-Greene County Comprehensive Plan.

B.) Compliance with State and Local Law

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

C.) Population Density

The project will provide no more than fifteen (15) units located within the Redevelopment Area of approximately .5863 acres (25,539 square feet) for a density of 23 units per acre. The High Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) units per acre

D.) Public Facilities

It is not anticipated at this time that the Project will require any additional public facilities or utilities.

VI. Procedure and 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.

Exhibit A

Below are photographs of the Redevelopment Area in its current condition with current site improvements.

Deterioration of Site Improvements



A1.) Sagging patio, and rotting exterior door jam



A2.) Failing windows have been covered in plastic



A3.) Rotting window framing and chipping paint



A4.) Exposed raw wood in fascia and rotting window with chipping paint



A5.) Failing porch foundation and deteriorated Front entry stairs



A6.) Chipping paint on front porch



A7.) Failing sheetrock from squirrels living in the attic space



A8.) Soffit and Fascia is deteriorating



A9.) Failing Windows



A10.) Broken windows which have been temporarily covered for quite some time



A11.) Rotten Fascia



A12.) Out building is deteriorated and door has been kicked in by a vagrant.



A13.) Cracked and failing foundation



A14.) Overgrown and un-level sidewalk



A15.) Exposed wiring throughout living areas



A16.) Dated wall heating system with exposed wiring



A17.) Outdated electrical system



A18.) Chipping interior paint



A19.) Sagging flooring



A20.) Extension cord being used for permanent wiring



A21.) Detached ductwork



A22.) Failing/missing siding



A23.) Vegetation growing through the back door and into the structure

Insanitary and Unsafe Conditions



A23.) Overgrown grass and beer cans litter the site



A24). Overgrown grass has been trampled indicating foot traffic toward the back of the lot, and beer cans and other litter are evidence of vagrants gathering on the site.



A25.) Vegetation is overgrowing the public sidewalks endangering pedestrians and bikers



A26.) A shopping cart has been abandoned on site near one of the vacant homes further indicating the traffic of vagrants.



A27.) Beer cans are collected near an abandoned couch on the back deck of a vacant structure.



A28.) The dirty front porch ceiling has been graffitied



A29.) Broken windows create an easy access point for intruders



A30.) Broken glass on the ground near the rear steps from an old storm window which has been removed.



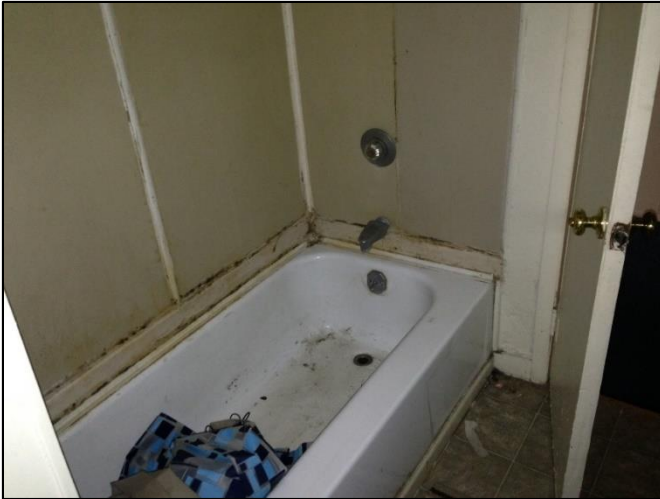
31.) A broken window to the attic has led to a squirrel infestation which leave urine and feces inside the structure.



32.) Failing/unsealed walls allow infestation of rodents and insects



33.) Loose and stained carpet creates both a tripping hazard and insanitary environment



34.) Stained and deteriorated bath areas create an environment for mold growth



35.) Failing plumbing under the kitchen sink is a favorable environment for mold growth



36.) Filthy interior flooring is throughout



37.) Vagrants have lit a fire on the rear deck of one of the structures.

Additional Photographs

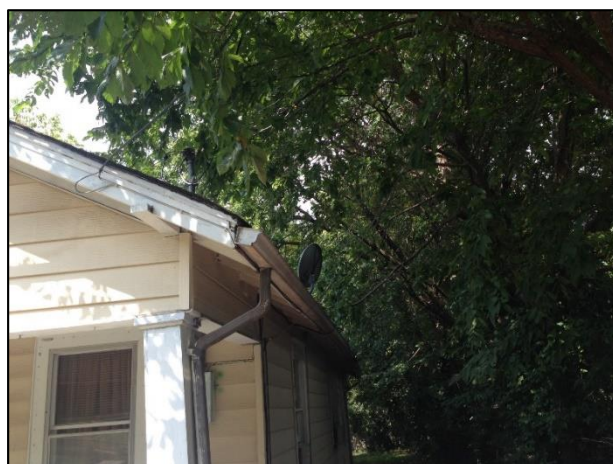




Exhibit B

Map of the Redevelopment Area

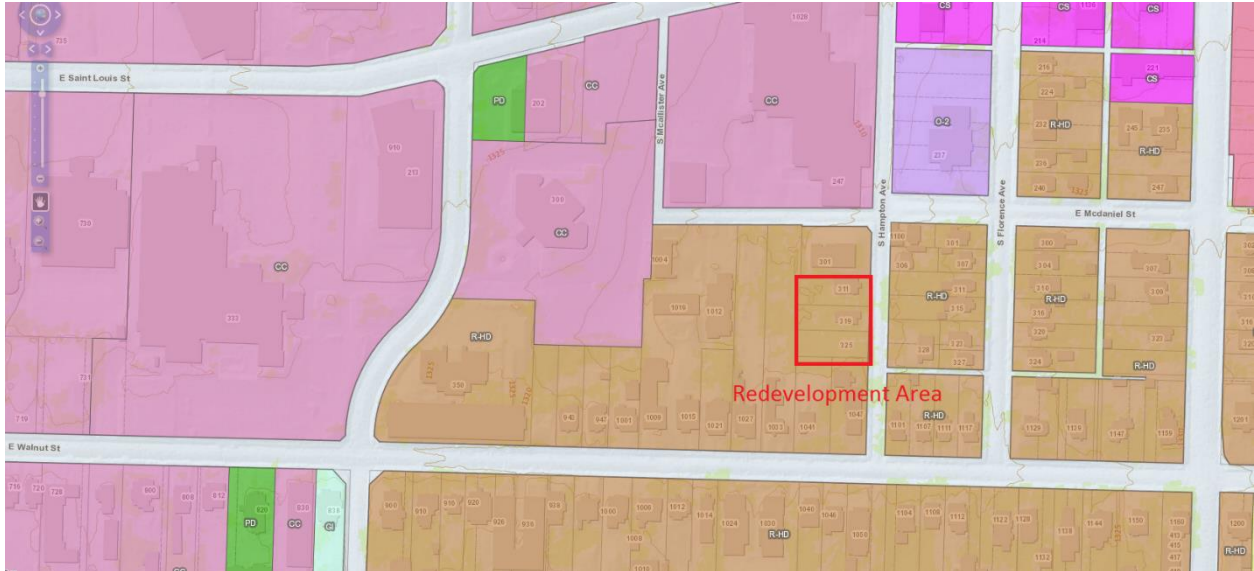


Exhibit C



Exhibit D

Site Plan of the proposed Redevelopment



Exhibit E

Legal Descriptions of the Redevelopment Area

319 S Hampton:

ALL OF LOT BEGINNING AT A POINT TWO HUNDRED (200) FEET NORTH OF THE NORTHWEST CORNER OF EAST WALNUT STREET AND HAMPTON STREET IN THE CITY OF SPRINGFIELD, MISSOURI AND RUNNING THENCE NORTH FIFTY-FIVE (55) FEET; THENCE WEST ONE HUNDRED AND FIFTY (150) FEET; THENCE SOUTH FIFTY-FIVE (55) FEET; THENCE EAST ONE HUNDRED AND FIFTY (150) FEET TO THE BEGINNING, BEING A PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22) IN THE CITY OF SPRINGFIELD, MISSOURI EXCEPT ANY PART TAKEN OR USED FOR ROADS; ADDRESSED AS 325 S. HAMPTON.

325 S. Hampton

BEGINNING AT A POINT 255 FEET NORTH OF THE NORTHWEST CORNER OF EAST WALNUT STREET AND HAMPTON STREET, THENCE NORTH 53 FEET, THENCE WEST 150 FEET, THENCE SOUTH 48 $\frac{1}{2}$ FEET, THENCE EAST 150 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD OR HIGHWAY PURPOSES.

311 S. Hampton

BEGINNING 80 RODS SOUTH AND 40 RODS WEST OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 29, RANGE 22, GREENE COUNTY, MISSOURI, THENCE WEST 30 FEET TO A BEGINNING POINT; THENCE WEST 150 FEET; THENCE SOUTH 60 FEET; THENCE EAST 150 FEET; THENCE NORTH 60 FEET TO THE BEGINNING POINT, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

Exhibit F

RULE & COMPANY, INC.

JORDAN VALLEY PARK BLIGHT STUDY

TIF PLAN PROPERTY NO. 129
319 S HAMPTON AVE



LOVE PROPERTIES LLC

Property

TIF Project No.: 10, Future
 Land Area: 8,202 Sq.Ft.
 Building Area: 1,072 Sq.Ft.

Land Use: Single-Family Residential
 Zoning: R-HD, High Density Residential
 Yr. Built: 1923

Value Trend (Assessor's Market Value)

1997 Appraised \$29,500
 1998 Appraised \$29,500 0.0%
 1999 Appraised \$29,500 0.0%

1999 Tax PIN: 881324113043

Blight Factors*

Inadequate Street Layout
 Deteriorating Improvements
 Endangerment
 Economic or Social Liability

Y	M	N
		X
X		
		X
		X

Insanitary or Unsafe
 Improper Subdivision
 Hindrance to Housing
 Conclusion

Y	M	N
		X
X		
X		
X		

*Y=Yes, M=Moderate, N=No

Comment: One-story house; fair to average condition; small lot

TIF PLAN PROPERTY NO. 130
311 S HAMPTON AVE



CHAVEZ, LUIS

Property

TIF Project No.:	10, Future	Land Use:	Single-Family Residential
Land Area:	8,912 Sq.Ft.	Zoning:	R-HD, High Density Residential
Building Area:	2,256 Sq.Ft.	Yr. Built:	1903

Value Trend (Assessor's Market Value)

1997 Appraised	\$41,500		
1998 Appraised	\$41,500	0.0%	
1999 Appraised	\$41,500	0.0%	
			1999 Tax PIN: 881324113044

Blight Factors*

	Y	M	N		Y	M	N
Inadequate Street Layout			X	Insanitary or Unsafe			X
Deteriorating Improvements	X			Improper Subdivision	X		
Endangerment			X	Hindrance to Housing	X		
Economic or Social Liability			X	Conclusion	X		

*Y=Yes, M=Moderate, N=No

Comment: 1½-story house; fair condition; gravel/grass drive; overgrown landscaping; small lot

RESOLUTION NO. 2015-3214

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF QUALIFICATION UNDER SECTION 99.700 RSMo.

WHEREAS, City Council declared the Hampton Townhouses Redevelopment Area (the “Redevelopment Area”) a blighted area on November 24, 2014 by Special Ordinance No. 26490; and

WHEREAS, the Springfield City Council approved the Redevelopment Plan for the Hampton Townhouses Redevelopment Area on November 24, 2014 by Special Ordinance No. 26490; and

WHEREAS, 311 S. Hampton, LLC, (the “Applicant”), as the owner of real estate located at 311 S. Hampton Avenue within the area determined to be blighted by Special Ordinance No. 26490, has, pursuant to Section 99.700, RSMo., made application to the Board of Commissioners (the “Commission”) of The Land Clearance for Redevelopment Authority of the City of Springfield, Missouri (the “Authority”) for a certificate of qualification; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds that the Applicant is involved in new construction and redevelopment which meets the objectives of the Redevelopment Plan adopted pursuant to Special Ordinance No. 26490 and thus is entitled to the certificate of qualification.

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 – The Applicant has submitted its request to the Authority for issuance of a certificate of qualification under Section 99.700, RSMo. The Commission hereby finds that the Applicant is involved in new construction and redevelopment in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26490.

Section 2 – That the Commission hereby finds that upon review of the application submitted by the applicant that the construction and redevelopment meets the requirements of Special Ordinance No. 26490, that all of the real estate required for the construction and redevelopment has been acquired and is owned by the Applicant; that the architectural design for the construction and redevelopment has been procured by the applicant and that the Applicant will comply with all buildings and other codes of the City. The Applicant has represented to the Commission it has complied with the requirements of the Redevelopment Plan adopted by the City Council of the City and the Applicant has requested tax abatement as set forth in the Application.

Section 3 – That subject to the conditions of this Resolution, the Authority will (i) issue its certificate of qualification based upon the construction and redevelopment of the owned real

estate by the applicant in accordance with the Redevelopment Plan; and (ii) to effect the foregoing, the Authority will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or desirable to implement the aforesaid.

Section 4 – That the officers of the Authority are hereby authorized and directed to execute and deliver all documents whose execution and delivery are found to be necessary to comply with the intent of this Resolution.

Section 5 – It is understood that the Applicant may wish to proceed immediately with the renewal and refurbishment of the owned real estate, including the entering into of necessary contracts and purchase orders to accomplish the new construction and redevelopment of the owned real estate. It is the intention of the Authority to issue a certificate of qualification based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed, within a reasonable amount of time, in accordance with the application and Redevelopment Plan.

Section 6 – That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 7 – This Resolution shall be in full force and effect from and after passage.

Adopted this 7th day of July, 2015.

Chairman

Attest:

Secretary