

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, August 4, 2015 at 4:00 pm

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - July 7, 2015

Documents: [LCRA JULY 7, 20155 MINUTES.PDF](#)

4. New Business

4.I. Consider The Amended Redevelopment Plan For The Madison And Kimbrough Redevelopment Area Located On Two Tracts Of Land, The First Of Which Is Located At The Northwest Corner Of The Intersection Of East Madison Street And South Kimbrough Avenue, And The Second Of Which Is Bounded By East Madison Street To The North, East Grand Street To The South, South Kimbrough Avenue To The East, And South Roanoke Avenue To The West. Recommend To City Council As To Whether The Proposed Amended Redevelopment Plan Should Be Approved.

Documents: [AMENDED REDEVELOPMENT PLAN FOR THE MADISON AND KIMBROUGH REDEVELOPMENT AREA.PDF](#)

5. Other Business

5.I. Land Clearance For Redevelopment Authority 2014 Annual Report

Documents: [2014 SPRINGFIELD LCRA ANNUAL REPORT FINAL.PDF](#)

6. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, July 7, 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: Mary Lilly Smith, Staff; Matt Schaefer, Staff; Sarah Kerner, Staff; Judy White, Staff; and Kelly Byrne, Applicant

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from June 2, 2015. Keith Chaffin seconded the motion. Motion was approved (4-0)

4. New Business

- a) Request for Chapter 99 Property Tax Abatement - 311 S. Hampton, LLC, 311 S. Hampton, the Hampton Townhouses Redevelopment Area. No. 2015-3214

Matt Schaefer, Staff explained application for tax abatement for the Hampton Townhouses Redevelopment Area. Currently under construction with completion by August 2015 and the project has three (3) structures and ten (10) units. The project in staff's opinion conforms with the Redevelopment Plan and staff recommends approval of the application.

Frank Romines, Commissioner inquired about the reason for the change in completion date from May to August.

Kelly Byrne, Applicant explained that the abatement and blighting process took longer than expected as did the financing. Also, the May completion date was optimistic.

Frank Romines requested an update on the status of the project.

Kelly Byrne responded that floors would be going into the first building and finished in ten days or less. The second building completed in two weeks as drywall is complete and the third building is having the textured drywall completed at this time. All three buildings will be done by August 1, 2015.

Frank Romines inquired about occupancies.

Kelly Byrne response that they did not have any tenants currently. Looking to sign 5 leases prior to the beginning of school.

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

5. Other Business

- a. City Council will confirm King Coltrin to the LCRA Board of Commission at the July 13, 2015 council meeting. Mr. Coltrin will be attending the August meeting.
- b. Frank Romines requested copies of Chapter 353 & 99 at the Annual Meeting scheduled for August 4, 2015. Also, requested a training session for King Coltrin.

6. Adjourn at 4:09 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.

Amended Redevelopment Plan
For
The Madison and Kimbrough Redevelopment
Area
Springfield, Missouri

July 14, 2015

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Legal Description of Redevelopment Area Exhibit B

Expansion to Redevelopment Area Exhibit C

Amended Redevelopment Plan for the Madison and Kimbrough Redevelopment Area

Bryan Properties (the “Developer”) has prepared the following Amended Redevelopment Plan for the Madison and Kimbrough Redevelopment Area (the “Redevelopment Plan”). The Madison and Kimbrough Redevelopment Area was initially blighted as part of the South Central “A” Urban Renewal Area pursuant to Resolution No. 4282 passed by the Springfield City Council (the “City Council”) in 1964. The blight was reaffirmed and the original Redevelopment Plan (the “Original Plan”) was adopted on January 10, 2011 pursuant to Special Ordinances 25853 and 25854. The Developer now seeks to amend the Original Plan to expand the boundaries of the Redevelopment Area and to redefine the future land use of the Redevelopment Area.

I. Description of the Project

A. *Boundaries of the Redevelopment Area*

The boundaries of the redevelopment area are reflected on the map attached hereto and incorporated herein as Exhibit A and legally described on Exhibit B attached hereto (the “Redevelopment Area”). An amendment to the Original Plan is necessary because the Redevelopment Area has been expanded to now include the entire block generally bounded by S. Kimbrough Avenue to the east, Grand Street to the south, Roanoke Avenue to the west, and E. Madison Street to the north. In addition, the Redevelopment Area still includes the area on the north of E. Madison Street and west of S. Kimbrough Avenue, on which the Beacon Commons (as defined herein) is situated. The additions to the original Redevelopment Area are denoted on the map attached hereto and incorporated herein as Exhibit C. The Redevelopment Area, which is located in City Center, is approximately 9.85 acres and consists of approximately sixteen (16) parcels of property located to the northwest and the southwest of the intersection of E. Madison Street and S. Kimbrough Avenue in the City of Springfield, Missouri.

B. *Need for Redevelopment*

Although many of the improvements have already been completed in accordance with the Original Plan, including the construction of Bear Village (as defined herein) and Beacon Commons (as defined herein), the Developer desires to construct additional phases, which require the original Redevelopment Area to be expanded. Although the additions to the Redevelopment Area were not blighted pursuant to the Original Plan, these additional areas have already been blighted as part of the South Central “A” Urban Renewal Area pursuant to Resolution No. 4282 passed by the City Council in 1964.

The first house built in the Redevelopment Area was constructed in 1880. The remainder of the Buildings (i.e. those buildings constructed before improvements were made in accordance with the Original Plan) were constructed in the 1920s, 1930s, 1950s, and 1970s (the “Buildings”). Few improvements or updates have been made to the Buildings since their original construction, and due to age and deferred maintenance, the Buildings have suffered from much physical deterioration. The Buildings contained outdated electrical systems, plumbing,

wiring, and fire prevention systems, and asbestos is present in many of these buildings as well. These conditions pose a serious menace to public health and safety.

Furthermore, since most of the remaining Buildings in the Redevelopment Area only contain a few units, the Redevelopment Area is incapable of supporting its highest and best use. The Redevelopment Area is zoned for High-Density Multi-Family Residential District, which mean the property is intended to accommodate up to forty (40) units per acre. This underutilization prevents the Redevelopment Area from generating taxes to its utmost potential.

Although other portions of City Center have started to revitalize with an increase in loft apartments, restaurants, and entertainment facilities, the continued decline of the Redevelopment Area only serves to detract from this revitalization. Redevelopment of the area is needed to create a safe and desirable living environment, increase the taxable revenues to the City of Springfield, and place a greater portion of the City Center Study Area in congruence with the visions set forth in the Center City Plan Element.

C. *Redevelopment Plan Objective 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

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.

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 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. Regarding bus transit routes, MSU's Bear Line shuttle service has a route along E. Madison Avenue, which is directly north of the Redevelopment Area. Moreover, E. 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 Redevelopment Area for both commercial and multi-family housing uses. In addition to the improvements made in accordance with the Original Plan, the proposed land use for the Redevelopment Area includes the construction of up to four (4) multi-family residential structures (to be constructed over several phases) which will serve as a residence for approximately four hundred (400) residents.

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. It also complies with the City's goals for the University's growth since the Redevelopment Area is located to the northwest of the University's main campus. In addition, the Project will provide for higher density housing within the University Activity Center and will have convenient access to transit services, which advances the Land Use Plan's goals for Activity Centers.

II. Land Use

A. *Existing Land Use*

There are approximately sixteen (16) residential use structures in the Redevelopment Area. Included in these sixteen (16) structures are three (3) large multi-family residential buildings, containing approximately three hundred (300) beds in total, that have been constructed in the Redevelopment Area according to the Original Plan ("Bear Village"). In addition, in the part of the Redevelopment Area north of E. Madison Street and west of Kimbrough Avenue, a large forty-eight (48) bed multifamily residential building has been constructed in accordance with the Original Plan ("Beacon Commons").

⁶See page 18-28 of the Land Use Plan.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is a development, divided into several phases, consisting of residential use geared toward student housing and may contain a mixed-use component for a combination of student housing and commercial retail use. Should a portion of the Redevelopment Area contain a mixed-use component, that portion will be rezoned to allow the possible addition of restaurants, a grocery store, ethnic markets, and/or other retail businesses.

Several phases of the Original Plan have already been completed in conformance with the Original Plan. Specifically, three (3) phases of Bear Village have been completed and total approximately three hundred (300) beds. In addition, the Beacon Commons has been completed and totals approximately forty-eight (48) beds.

The proposed land use under the Redevelopment Plan is the construction of an up to four-story residential structure located at the corner of Roanoke Avenue and Grand Street, containing approximately twenty-four (24) units for approximately eighty (80) residents. This structure will be marketed primarily as student housing and is expected to be completed in August of 2016.

Additional phases of the development may consist of an up to four-story residential structure located at the corner of Kimbrough Avenue and Grand Street, which will serve as a residence for approximately one hundred fifty (150) residents, an up to four-story residential structure located at the corner of Roanoke Avenue and East Madison Street, which will serve as a residence for approximately eighty (80) residents, and a four-story residential structure along Kimbrough Avenue, which will serve as a residence for approximately one hundred (100) residents. All of these structures will be marketed primarily to students and may include a mixed-use component.

C. *Existing and Proposed Zoning*

The existing zoning for the entire Redevelopment Area is High-Density Multi-Family Residential District (R-HD). Should the development contain a mixed-use component, that portion of the Redevelopment Area will require a zoning change.

D. *Regulation and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable City Codes and Ordinances.

III. **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. The original Redevelopment Plan included BSH Springfield 1, LLC as an additional Developer.

BSH Springfield 1, LLC, or its successor in interest ("BSH"), has developed, Beacon Commons, a parcel of property within the Redevelopment Area north of E. Madison Street and west of S. Kimbrough Avenue in accordance with the original Redevelopment Plan.

B. *Land Acquisition*

All of the land in the Redevelopment Area is already owned by the Developer or BSH.

C. *Disposition of Property*

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

D. *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.

E. *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.

IV. Other Provisions

A. *Compliance with General Plans*

The Redevelopment Plan shall run with the land and require the Developer and its successors in interest to redevelop the property in the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan.

B. *Compliance with State and Local Law*

The Redevelopment Plan conforms to the requirements of State and Local law.

V. 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.

EXHIBIT A
[Map of Redevelopment Area]

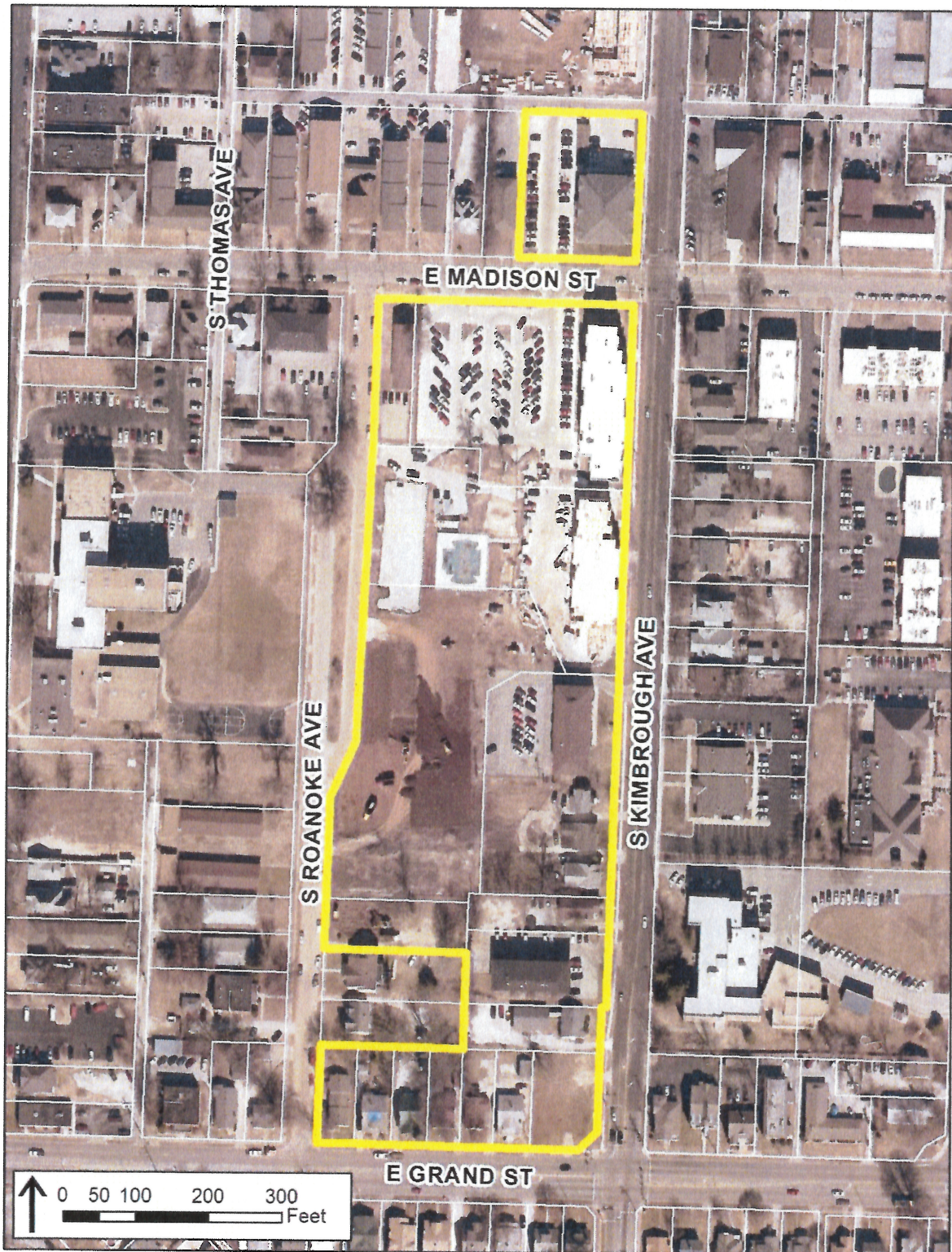


EXHIBIT B

TRACT I:

ALL OF THE SOUTH ONE HUNDRED FIFTY (150) FEET OF THE EAST FIFTY (50) FEET OF LOT ONE HUNDRED TWELVE (112) IN SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT II:

ALL OF THE SOUTH ONE HUNDRED FIFTY (150) FEET OF THE EAST THIRTY (30) FEET OF LOT ONE HUNDRED ELEVEN (111), AND THE SOUTH ONE HUNDRED FIFTY (150) FEET OF THE WEST THIRTY (30) FEET OF LOT ONE HUNDRED TWELVE (112), IN SOUTHERN ADDITION, TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT III:

ALL OF THE NORTH FIFTY (50) FEET OF LOT ONE HUNDRED TWELVE (112) AND THE NORTH FIFTY (50) FEET OF THE EAST THIRTY (30) FEET OF LOT ONE HUNDRED ELEVEN (111), IN SOUTHERN ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT IV:

ALL OF THE WEST FIFTY (50) FEET OF LOT ONE HUNDRED ELEVEN (111), SOUTHERN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

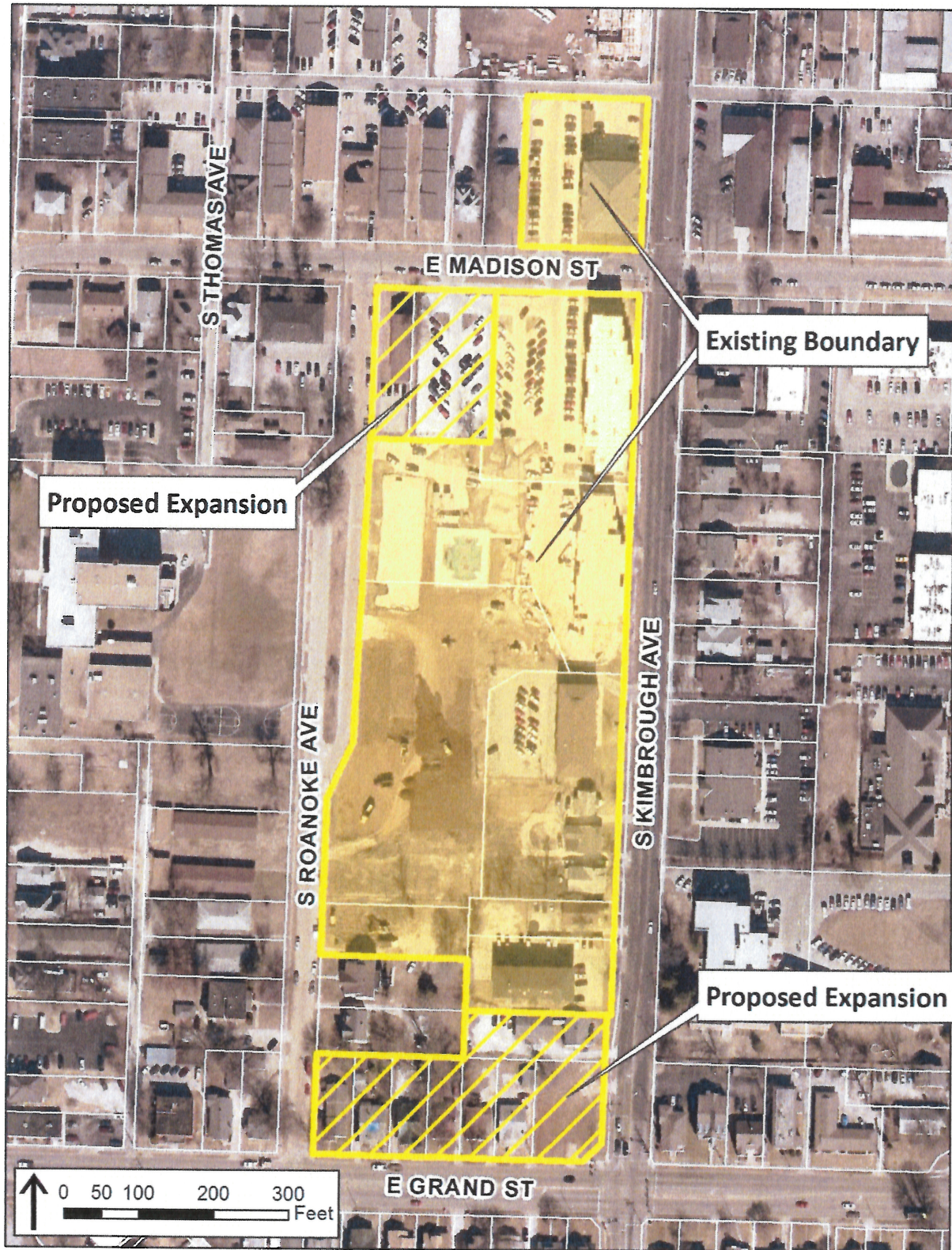
TRACT V:

A TRACT OF LAND AS LYING IN AS-6783 (BOOK 2012, PAGE 007288-12), LOTS 1, 2, 3 OF BEAR VILLAGE III, AN ADMINISTRATIVE REPLAT (PLAT BOOK AAA, PAGE 297, PAGE 000836-14, BOOK 2014), PART OF LOTS 116 AND 117 OF SOUTHERN ADDITION, (PLAT BOOK B, PAGE 85), PART OF LOTS 15 AND 16, AND ALL OF LOTS 19 THRU 30 OF SARAH R OWEN ADDITION AS DESCRIBED IN PLAT BOOK J, PAGE 11 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 113 OF SOUTHERN ADDITION SAID POINT ALSO LYING AT THE SOUTHWEST CORNER OF MADISON STREET AND KIMBROUGH AVENUE; THENCE ALONG THE WEST RIGHT-OF-WAY OF KIMBROUGH AVENUE THE FOLLOWING COURSES, SOUTH 02°00'23" WEST, 247.48 FEET TO THE NORTHEAST CORNER OF LOT 1, BEAR VILLAGE III, AN ADMINISTRATIVE REPLAT; THENCE SOUTH 01°45'05" WEST, 250.17 FEET, TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 01°55'29" WEST, 300.06 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF BEAR VILLAGE III, AN ADMINISTRATIVE RE-PLAT; THENCE SOUTH 02°06'54" WEST, 149.94

FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SARAH R OWEN ADDITION; THENCE NORTH 88°51'49" WEST, 6.00 FEET; THENCE SOUTH 02°15'39" WEST, 172.54 FEET; THENCE SOUTH 46°41'34" WEST, 35.69 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRAND STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 88°51'49" WEST, 360.87 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF ROANOKE AVENUE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°22'08" EAST, 135.14 FEET TO A POINT LYING AT THE SOUTHWEST CORNER OF LOT 18 OF SARAH R. OWEN SUBDIVISION; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF LOT 18, SOUTH 88°50'53" EAST, 195.22 FEET TO A POINT LYING AT THE SOUTHEAST CORNER OF LOT 18; THENCE LEAVING SAID SOUTH LINE, NORTH 02°07'13" EAST, 131.29 FEET; THENCE NORTH 88°55'38" WEST, 194.65 FEET TO A POINT LYING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF ROANOKE AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 02°22'08" EAST, 68.48 FEET; THENCE NORTH 02°18'26" EAST, 137.99 FEET; THENCE NORTH 21°34'29" EAST, 82.46 FEET; THENCE NORTH 03°47'49" EAST, 213.23 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF BEAR VILLAGE PHASE III, AN ADMINISTRATE RE-PLAT; THENCE NORTH 03°50'04" EAST, 186.49 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BEAR VILLAGE, AN ADMINISTRATIVE RE-PLAT; THENCE NORTH 01°35'18" EAST, 199.46 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF MADISON STREET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 88°17'38" EAST, 349.82 FEET TO THE POINT OF BEGINNING. CONTAINING 9.13 ACRES, MORE OR LESS. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-385.

EXHIBIT C
[Expansion to Redevelopment Area]





Land Clearance for Redevelopment Authority
2014 Annual Report

City of Springfield, Missouri
Department of Planning and Development

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Section I: Chapter 99 - Land Clearance for Redevelopment Authority Law

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Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

The Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and the removal of blight within City Council-approved redevelopment areas. The Law contains enabling legislation for the establishment of the Springfield Land Clearance for Redevelopment Authority (LCRA), which is governed by a five-member board of commissioners that is appointed by the Mayor and confirmed by City Council. The LCRA has the authority to prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to City Council and to undertake land clearance projects and urban renewal projects.

Partial Real Property Tax Abatement

The LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. Partial real property tax abatement is based on 100% of the increase in the assessed value of land and improvements for 10 years.

Currently, there are 44 redevelopment projects that have been approved for or are subject to real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law. These projects are located throughout seven redevelopment areas.

Redevelopment Plan/Urban Renewal Plan Approval Process

The LCRA or a private developer may prepare an application requesting City Council adopt a redevelopment plan or urban renewal plan. The application must include a redevelopment plan or urban renewal plan, as well as a blight report that sufficiently demonstrates the proposed redevelopment area or urban renewal area is a blighted area or insanitary area. The Missouri Revised Statutes defines a blighted area and an insanitary area as follows:

"Blighted Area" (Section 99.320(3), RSMo)

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.

"Insanitary Area" (Section 99.320(9), RSMo)

An area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare.

The LCRA reviews the blight report and redevelopment or urban renewal plan and makes a recommendation to City Council. The Planning and Zoning Commission also reviews the redevelopment or urban renewal plan for conformance to the adopted Comprehensive Plan and makes a recommendation to City Council. Both documents, along with recommendations from the LCRA, Planning and Zoning Commission, and Staff are then forwarded to City Council, which conducts a public hearing, followed by the adoption of an ordinance declaring the redevelopment area a blighted and/or insanitary area and adopting the redevelopment or urban renewal plan.

Following approval of an urban renewal plan or redevelopment plan, applications may be submitted to the LCRA requesting property tax abatement for redevelopment projects that are located within the redevelopment area. The LCRA shall authorize real property tax abatement for projects that conform to an adopted redevelopment plan.

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Redevelopment/Urban Renewal Areas with Projects Currently Subject to/Approved for Abatement

Redevelopment/Urban Renewal Areas and related Redevelopment Projects that are either currently subject to partial real property tax abatement or have been certified for partial real property tax abatement pursuant to the LCRA Law:

South Central “A” Urban Renewal Area

- 520 South Jefferson Avenue
- 400 West Walnut Street
- 415 East Monroe Street
- 506 South Jefferson Avenue
- 835 South Jefferson Avenue
- 530 & 533 East Bear Boulevard

Downtown Redevelopment Area

- 400 East Walnut Street
- 416 South Avenue
- 122 West Park Central Square
- 210 East Walnut Street
- 319 North Main Avenue
- 205 Park Central East
- 312 East Olive Street
- 313 South Avenue
- 324 Park Central West
- 431 South Jefferson Avenue
- 509-513 West Olive Street
- 313 Park Central East
- 126 Park Central Square
- 600 West College Street
- 609-623 West Walnut Street
- 323 East Walnut Street
- 317 South Avenue
- 401 South Avenue
- 222 North Park Central
- 309 South Avenue
- 450 East Walnut Street
- 213 West Olive Street
- 500 West Olive Street
- 400 South Avenue
- 305 Park Central West
- 137 Park Central Square
- 220 South Campbell Avenue
- 325 South Avenue
- 412 South Avenue
- 323 North Patton Avenue
- 316 Park Central East
- 134 Park Central Square
- 318 South Campbell Avenue
- 311 Park Central West

Boonville Corridor Redevelopment Area

- 600 North Boonville Avenue

Madison & Kimbrough Redevelopment Area

- 525 East Madison Street
- 815 South Kimbrough Avenue
- 831 South Kimbrough Avenue
- 840 South Roanoke Avenue

O’Neill Suites Redevelopment Area

- 1116 North Summit Avenue

Deep Elm Redevelopment Area

- 701 East Elm Street

1200 Walnut Redevelopment Area

- 1200 West Walnut Street

UMHE Campus Housing Redevelopment Area

- 602 South Florence Avenue

Lantz Housing Redevelopment Area

- 1141 East Elm Street

Bears Crossing Apartments Redevelopment Area

- 920 South National Avenue

College Street Corridor Redevelopment Area

- 1031 West College Street

“The O Place” Redevelopment Area

- 626 East Bear Boulevard

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**Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo**

520 South Jefferson Avenue

Parcel Nos. 881324243047 thru 8813242430054

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/7/2011

LCRA Resolution No.: 3142

Proposed Land Use: Multi-family residential condominiums

Project Status

Completed. The project is in compliance with the application, as approved by the LCRA. The project, which is known as the Wilshire, consists of six residential condominium units.

Partial Real Property Tax Abatement

Start: 2011 End: 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$245,300	\$801,400	\$1,046,700
Assessed Value	\$46,600	\$152,260	\$198,860



400 West Walnut Street

Parcel No. 881323147024

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/29/2011

LCRA Resolution No.: 3144

Proposed Land Uses: Commercial, retail, office, and multi-family residential lofts

Project Status

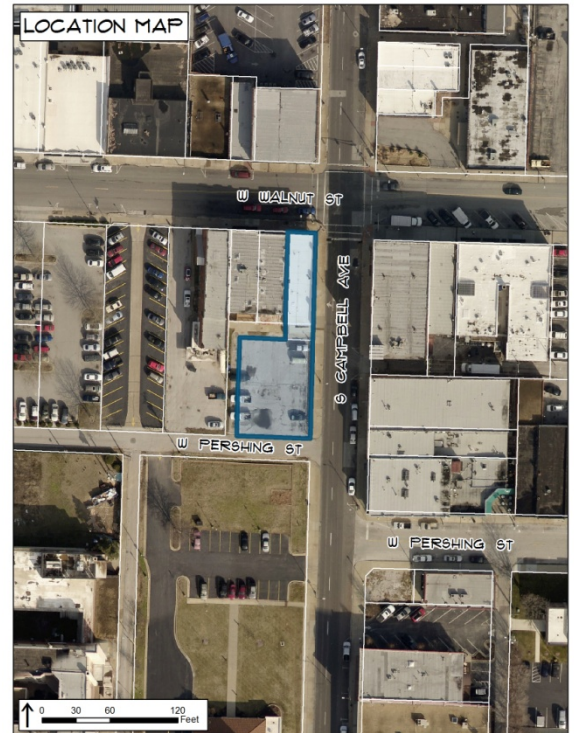
Completed. The project is in compliance with the application, as approved by the LCRA. Occupancy includes the Fresh Gallery and loft apartments on second floor.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$146,200	\$160,700	\$306,900
Assessed Value	\$46,780	\$51,430	\$98,210



415 East Monroe Street

Parcel No. 881324312008

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/13/2011

LCRA Resolution No.: 3155

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. It is known as Beacon Park, and it consists of 48 dwelling units (120 bedrooms) that are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: 2012 End: 2021

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$732,400	\$1,955,800	\$2,688,200
Assessed Value	\$139,160	\$371,600	\$510,760



835 South Jefferson Avenue

Parcel No. 881324310058

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2012

LCRA Resolution No. 3159

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. It is known as The Jefferson, and it consists of 38 dwelling units (115 bedrooms) that are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: 2014 End: 2023

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$350,100	\$1,976,400	\$2,326,500
Assessed Value	\$66,520	\$375,520	\$442,040



506 South Jefferson Avenue

Parcel No. 881324243034

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/7/2012

LCRA Resolution No.: 3164

Proposed Land Uses: Fitness Center

Project Status

Completed. The project is in compliance with the application as approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$498,000	\$211,700	\$709,700
Assessed Value	\$159,360	\$67,740	\$227,100



530 & 533 East Bear Boulevard

Parcel Nos. 881324318029 and 881324317039

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/1/2013

LCRA Resolution No.: 3178

Proposed Land Use: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. It is known as Beacon Suites, and it consists of 100 dwelling units, which are marketed primarily to students.

Partial Real Property Tax Abatement

Start: 2014 End: 2023

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,689,300	\$0	\$1,689,300
Assessed Value	\$321,000	\$0	\$321,000



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Downtown Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 148 acres generally bounded by Water Street to the north, Elm and Walnut Streets to the south, Kimbrough Avenue to the east, and Grant Avenue to the west

Blighted: 4/29/1985 (Resolution No. 7185)

Redevelopment Plan

Adopted: 4/14/1986 (Resolution No. 7309)

Amended: 9/10/1990 (Resolution No. 7821)

Plan Summary:

- Revitalize the Central Business District by removing blighting influences and encouraging redevelopment within the Redevelopment Area
- Improve traffic circulation
- Provide additional parking facilities
- Renovate physically deteriorated structures

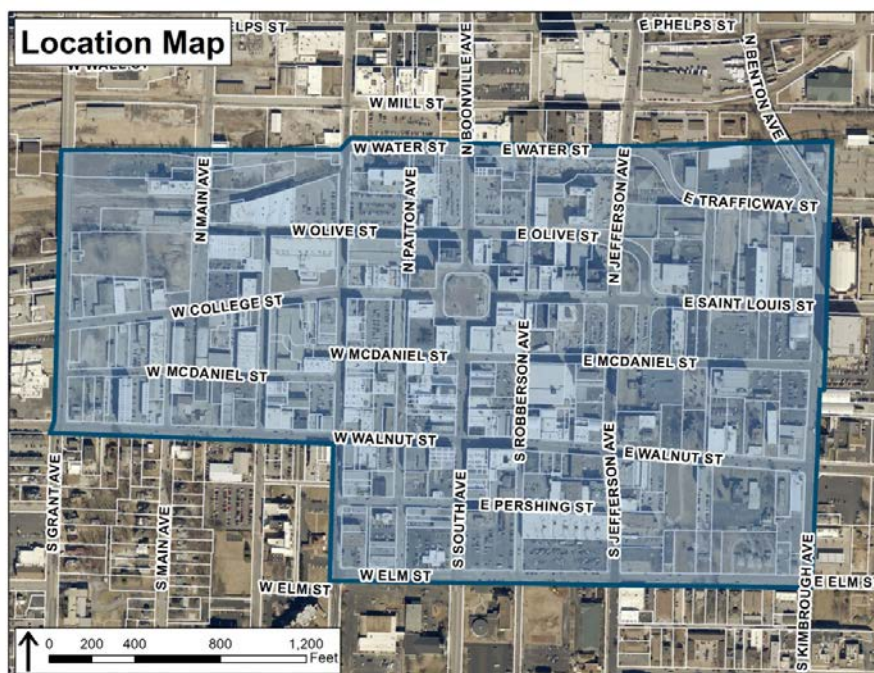
2014 Status/Impact of Abatement

Projects certified for real property tax abatement: **34**

Projects subject to real property tax abatement: **30**

Note: Data excludes parcels subject to abatement pursuant to Chapter 353 (see *Section II: Chapter 353 – Urban Redevelopment Corporations Law*)

	Taxed	Abated	Total
Appraised Value	\$79,058,100	\$30,597,700	\$109,655,800
Assessed Value	\$23,351,600	\$7,895,220	\$31,246,820



400 East Walnut Street

Parcel No. 881324242014

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/20/2003

LCRA Resolution No.: 3098

Proposed Land Uses: Commercial, retail, and multi-family residential.

Project Status

Completed. The project is in compliance with the application approved by the LCRA. It includes residential lofts and commercial space. Commercial tenants currently include The Aviary Creperie, Ella Weiss Wedding Designs, and 1984 Arcade.

Partial Real Property Tax Abatement

Start: 2006 **End:** 2015

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$85,500	\$1,256,000	\$1,341,500
Assessed Value	\$16,240	\$322,730	\$338,970



416 South Avenue

Parcel No. 881324226008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/3/2004

LCRA Resolution No.: 3104

Proposed Land Use: Commercial retail

Project Status

Completed. The project is in compliance with the application approved by the LCRA. The building is occupied by Bruno's Restaurant.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$32,100	\$251,000	\$283,100
Assessed Value	\$10,270	\$80,320	\$90,590



122 West Park Central Square

Parcel No. 881324220014

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/3/2004

LCRA Resolution No.: 3105

Proposed Land Use: Commercial office

Project Status

Completed. The project is in compliance with the application approved by the LCRA. Building is occupied by dvLaRue.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$61,900	\$388,300	\$450,200
Assessed Value	\$19,810	\$124,250	\$144,060



210 East Walnut Street

Parcel No. 881324226021

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/9/2004

LCRA Resolution No.: 3107

Proposed Land Uses: Commercial, retail, and multi-family residential

Project Status

Completed. The project is in compliance with the application approved by the LCRA. The building is occupied by Swagbot on the first floor and residential loft apartments on the upper floors.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$81,000	\$1,695,900	\$1,776,900
Assessed Value	\$25,920	\$352,840	\$378,760



319 North Main Avenue

Parcel No. 881323112069

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/24/2004

LCRA Resolution No.: 3108

Proposed Land Uses: Commercial retail and office

Project Status

Completed. The project is in compliance with the application approved by the LCRA. Occupants include Butler, Rosenbury & Partners, AFLAC Insurance, JPS & Associates, Inc., and Western Overseas Corporation.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$272,600	\$2,456,600	\$2,729,200
Assessed Value	\$87,230	\$786,110	\$873,340



205 Park Central East

Parcel No. 881324224007

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/24/2004

LCRA Resolution No.: 3109

Proposed Land Uses: Commercial retail and office

Project Status

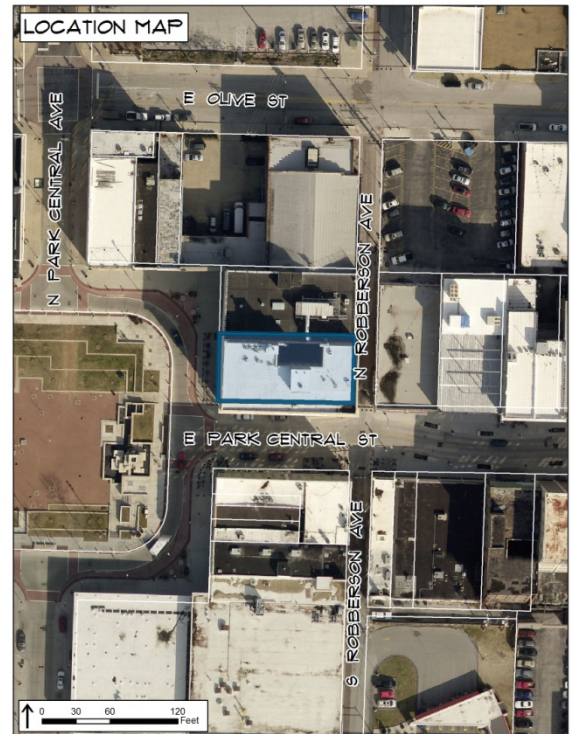
Completed. The project is in compliance with the application approved by the LCRA. Subject property is also known as the Holland Office Building. Occupants include Casey Architecture, Ozarks Transportation Organization, and the Blue Bull Restaurant.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$214,900	\$2,268,300	\$2,483,200
Assessed Value	\$68,770	\$725,850	\$794,620



312 East Olive Street

Parcel No. 881324234011

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/24/2004

LCRA Resolution No.: 3110

Proposed Land Uses: Commercial retail and multi-family residential

Project Status

Completed. The project is in compliance with the application approved by the LCRA. The project includes residential lofts and first floor commercial space.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$50,000	\$225,400	\$275,400
Assessed Value	\$16,000	\$60,240	\$76,240



313 South Avenue

Parcel No. 881324219008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/15/2005

LCRA Resolution No.: 3112

Proposed Land Uses: Commercial retail and office

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project includes offices. The first floor, which was previously occupied by Canvas Art Studio, is available for lease.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$152,700	\$1,581,100	\$1,733,800
Assessed Value	\$48,860	\$505,960	\$554,820



324 Park Central West

Parcel No. 881324212005

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/20/2005

LCRA Resolution No.: 3114

Proposed Land Uses: Commercial retail, office, and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project includes U.S. Senator Claire McCaskill's District Office, Art for Life Tattoo Gallery, and residential loft apartments.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$46,200	\$828,900	\$875,100
Assessed Value	\$14,790	\$201,660	\$216,450



431 South Jefferson Avenue

Parcel Nos. 881324230004 thru 881324230007

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/8/2005

LCRA Resolution No.: 3115

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The subject property, which is known as the Wilhoit Plaza Building, includes BYOPizza, Blu Sesame Asian Diner, Namara Sushi Bistro, Springfield Contemporary Theatre, and various retail, office, and residential apartments.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$437,900	\$3,921,400	\$4,359,300
Assessed Value	\$112,900	\$1,090,040	\$1,202,940



509-513 West Olive Street

Parcel Nos. 881323103007 & 881323103008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/8/2005

LCRA Resolution No.: 3116

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project includes loft apartments and commercial space occupied by Intuitive Web Solutions.

Partial Real Property Tax Abatement

Start: 2006 **End:** 2015

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$349,100	\$709,700	\$1,058,800
Assessed Value	\$111,710	\$178,870	\$290,580



313 Park Central East

Parcel No. 881324234020

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/8/2005

LCRA Resolution No.: 3118

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project includes Big Whiskey's American Bar and Grill and residential loft apartments.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2014

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$99,800	\$607,400	\$707,200
Assessed Value	\$31,940	\$166,390	\$198,330



126 Park Central Square

Parcel No. 881324220022

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/24/2005

LCRA Resolution No.: 3119

Proposed Land Use: Commercial office, retail, and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project occupancy includes the Park Central Branch Library, The Coffee Ethic, and loft apartments.

Partial Real Property Tax Abatement

Start: 2006 **End:** 2015

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$326,100	\$735,800	\$1,061,900
Assessed Value	\$104,350	\$181,760	\$286,110



600 West College Street

Parcel No. 881323119001

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/12/2006

LCRA Resolution No.: 3120

Proposed Land Use: Retail and office

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The Monarch Art Factory building includes Randy Bacon Studios.

Partial Real Property Tax Abatement

Start: 2006 **End:** 2015

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$198,500	\$536,600	\$735,100
Assessed Value	\$63,520	\$171,710	\$235,230



609-623 West Walnut Street

Parcel Nos. 881323145018 thru 071

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/12/2007

LCRA Resolution No.: 3121

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The project consists of the Six23 Condos, a 38-unit residential condominium development.

Partial Real Property Tax Abatement

Start: 2007 **End:** 2016

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$461,400	\$4,525,100	\$4,986,500
Assessed Value	\$87,670	\$859,740	\$947,410



323 East Walnut Street

Parcel Nos. 881324232047 thru 881324232051B

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/4/2008

LCRA Resolution No.: 3122

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

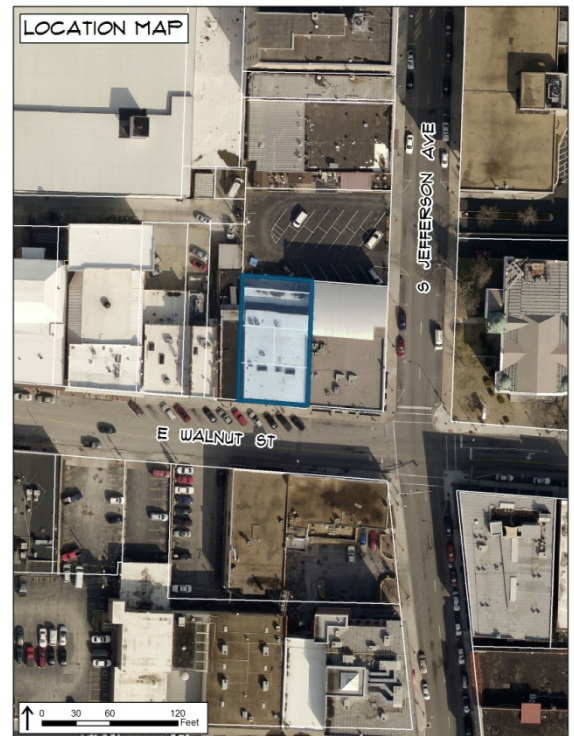
Completed. The Project is in compliance with the application approved by the LCRA. The property is subdivided into commercial and residential condominiums. Project occupancy includes Envy, The Cup, Bookmarx Bookstore, and residential loft apartments.

Partial Real Property Tax Abatement

Start: 2009 **End:** 2018

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$190,600	\$563,200	\$753,800
Assessed Value	\$60,990	\$134,170	\$195,160



317 South Avenue

Parcel Nos. 881324219021thru 881324219031

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/4/2008

LCRA Resolution No: 3123

Proposed Land Uses: Commercial retail and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Property is subdivided into commercial and residential condominiums. Project occupancy includes Moda Salon and Norman's Bridal Shop.

Partial Real Property Tax Abatement

Start: 2008 **End:** 2017

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$563,000	\$1,088,500	\$1,651,500
Assessed Value	\$111,450	\$254,050	\$365,500



401 South Avenue

Parcel Nos. 881324218020 thru 881324218034

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/3/2009

LCRA Resolution No: 3124

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

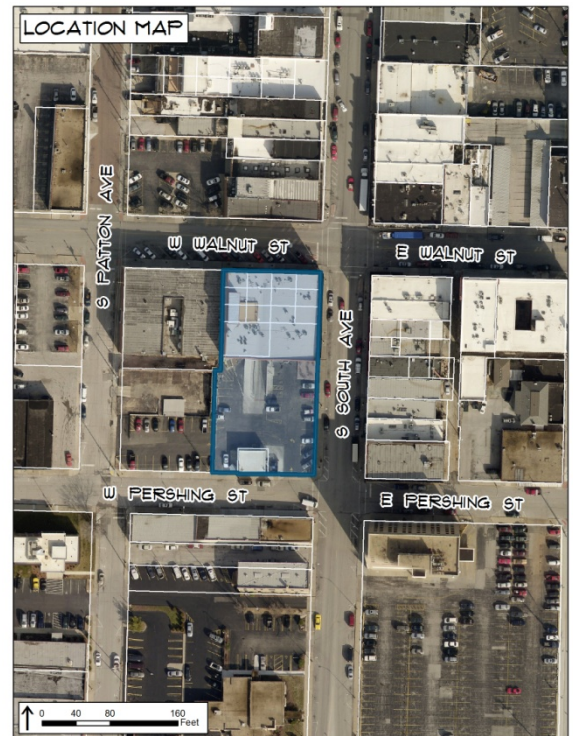
Completed. Project is in compliance with the application approved by the LCRA. Project is subdivided into commercial and residential condominiums. The Bistro Market is located on the first floor, and residential condominiums are located on the upper floors.

Partial Real Property Tax Abatement

Start: 2009 **End:** 2018

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,337,600	\$879,100	\$2,216,700
Assessed Value	\$294,450	\$216,400	\$510,850



222 North Park Central Avenue

Parcel No. 881324224004

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/5/2009

LCRA Resolution No.: 3127

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The Riksha Restaurant occupies the first floor with residential apartments on the upper floors.

Partial Real Property Tax Abatement

Start: 2009 **End:** 2018

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$120,000	\$155,500	\$275,500
Assessed Value	\$38,400	\$36,330	\$74,730



309 South Avenue

Parcel No. 881324219007

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 4/6/2010

LCRA Resolution No.: 3128

Proposed Land Uses: Commercial, retail, and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project includes the Veridian Event Center.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$446,900	\$573,700	\$1,020,600
Assessed Value	\$143,000	\$183,590	\$326,590



450 East Walnut Street

Parcel No. 881324242008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/14/2010

LCRA Resolution No.: 3129

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. It consists of the Walnut Quads, a four-story, 32-bedroom student housing project.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$94,300	\$1,309,100	\$1,403,400
Assessed Value	\$17,920	\$248,730	\$266,650



213 West Olive Street

Parcel No. 881324223015

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/13/2010

LCRA Resolution No.: 3130

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

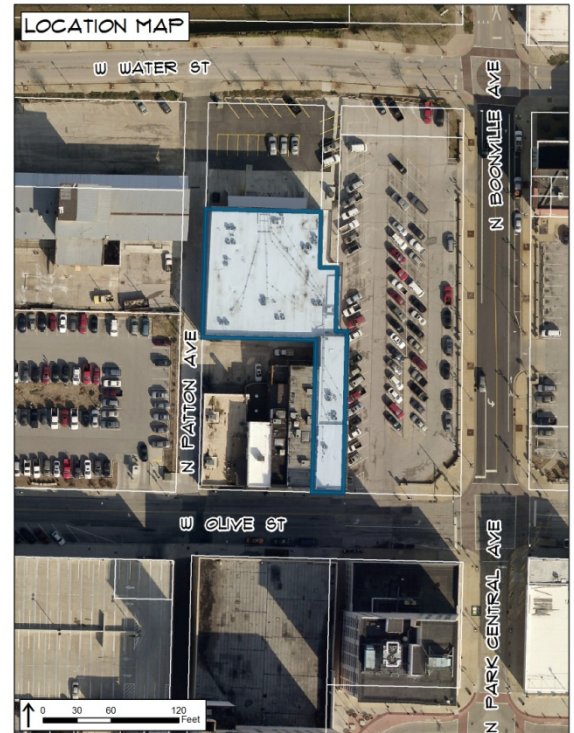
Completed. Project is in compliance with the application approved by the LCRA. The project includes residential loft apartments and the Vision Clinic.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

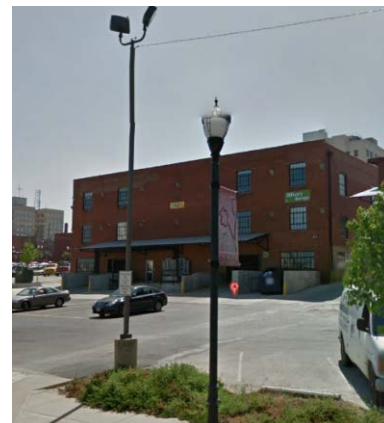
Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$528,100	\$1,441,700	\$1,969,800
Assessed Value	\$101,250	\$299,550	\$400,800



500 West Olive Street

Parcel Nos. 881323111023 thru 881323111035

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/13/2010

LCRA Resolution No.: 3156

Proposed Land Uses: Multi-family residential

Project Status

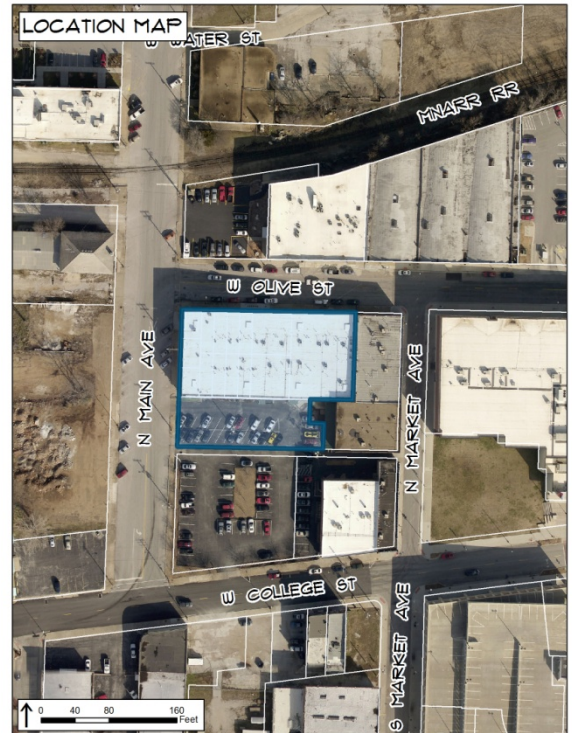
Completed. Project is in compliance with the application approved by the LCRA. The certification is for residential apartment infill only for the west portion of the Artifacts Warehouse Lofts property.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$538,400	\$662,300	\$1,200,700
Assessed Value	\$103,790	\$125,880	\$229,670



400 South Avenue

Parcel No. 881324226019

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/14/2010

LCRA Resolution No.: 3157

Proposed Land Use: Commercial retail, office, and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Occupancy includes SignalPoint Asset Management, Riad, and residential apartments.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$500,700	\$493,400	\$994,100
Assessed Value	\$160,220	\$157,890	\$318,110



305 Park Central West

Parcel No. 881324211008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/23/2010

LCRA Resolution No.: 3133

Proposed Land Uses: Commercial retail and office

Project Status

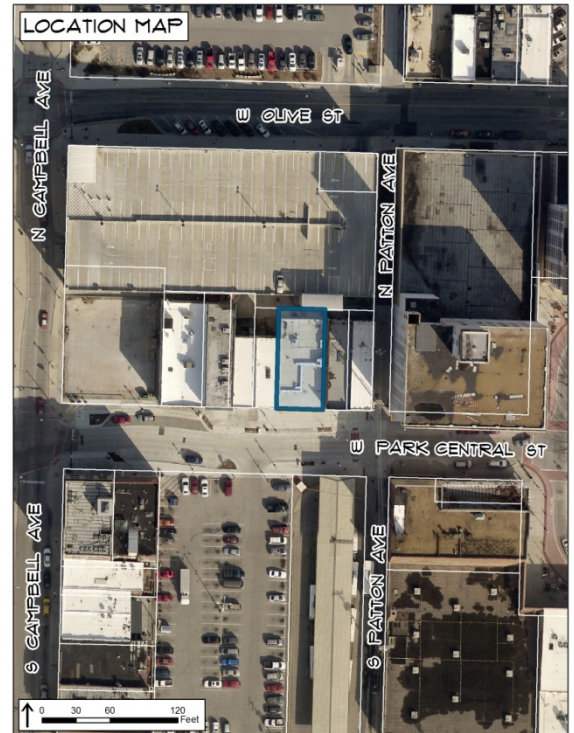
Completed. Project is in compliance with the application approved by the LCRA. The property is occupied by the Malkmus Law Firm.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$148,000	\$421,200	\$569,200
Assessed Value	\$47,360	\$134,780	\$182,140



137 Park Central Square

Parcel No. 881324220001

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011

LCRA Resolution No.: 3136

Proposed Land Uses: Commercial retail and office

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The first floor retail space is occupied by the Downtown Clothing Exchange.

Partial Real Property Tax Abatement

Start: 2012 **End:** 2021

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$140,600	\$67,100	\$207,700
Assessed Value	\$44,990	\$13,010	\$58,000



220 South Campbell Avenue

Parcel No. 881324212010

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011

LCRA Resolution No.: 3137

Proposed Land Uses: Commercial retail and office

Project Status

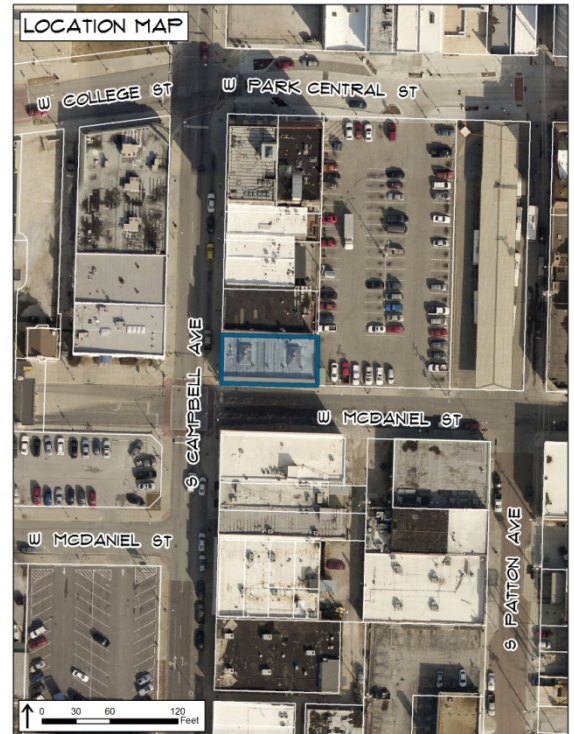
Completed. Project is in compliance with the application approved by the LCRA. Artwhole Studios occupies the first floor. Offices are located on the second floor.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$221,800	\$205,000	\$426,800
Assessed Value	\$70,980	\$65,600	\$136,580



325 South Avenue

Parcel No. 881324219012

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/15/2011

LCRA Resolution No.: 3138

Proposed Land Use: Office and Residential

Project Status

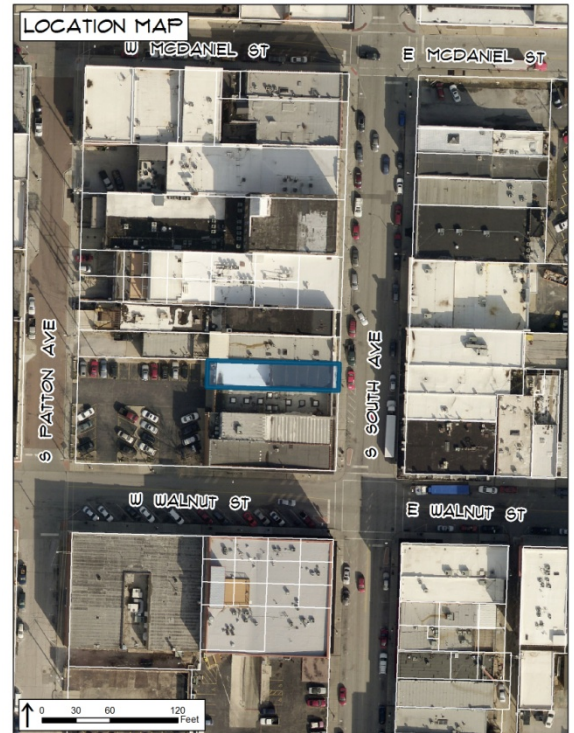
Partially completed. The first floor has been rehabilitated and is occupied by the Worsham Law Firm. Future improvements will include rehabilitating the second floor for residential use.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$208,100	\$46,000	\$254,100
Assessed Value	\$66,600	\$14,710	\$81,310



412 South Avenue

Parcel No. 881324226024

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/15/2011

LCRA Resolution No.: 3139

Proposed Land Uses: Retail and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The first floor is occupied by Five Pound Apparel. The second floor contains two residential loft apartments.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$237,200	\$30,300	\$267,500
Assessed Value	\$75,900	\$9,700	\$85,600



323 North Patton Avenue

Parcel No. 881324210001

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/13/2011

LCRA Resolution No.: 3154

Proposed Land Uses: Commercial, office, and multi-family residential

Project Status

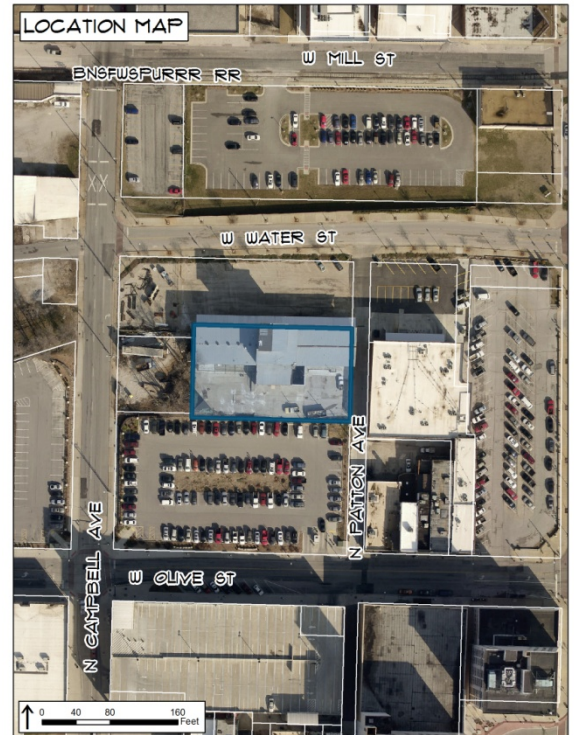
Completed. Project is in compliance with the application approved by the LCRA. Sunrise Media Partners and Telos Automotive Group occupy portions of the building. The remainder of the building includes additional commercial and office space and residential loft apartments.

Partial Real Property Tax Abatement

Start: 2012 **End:** 2021

Authorized Level of Abatement:

100% of the increase in the assessed value of land and



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$736,000	\$674,100	\$1,410,100
Assessed Value	\$235,520	\$192,360	\$427,880



316 Park Central East

Parcel No. 881324233003

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3185

Proposed Land Uses: Multi-family residential and commercial

Project Status

Completed. The project is in compliance with the application approved by the LCRA. The subject property has been rehabilitated as The U, a 39-unit multi-family residential development marketed primarily to students with commercial tenant space on the first floor facing Park Central East.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	\$550,000	\$0	\$550,000
Assessed Value	\$176,000	\$0	\$176,000



134 Park Central Square

Parcel No. 881324220018

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3186

Proposed Land Uses: Retail and office

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Dake Wells Architecture occupies a portion of the building. The remainder of the building includes office and retail space.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	\$569,700	\$0	\$569,700
Assessed Value	\$182,300	\$0	\$182,300



318 South Campbell Avenue

Parcel No. 881324213008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3187

Proposed Land Uses: Retail

Project Status

Completed. Project is in compliance with the application approved by the LCRA. A Valeria Boss Salon occupies a portion of the building. The remainder of the building has been rehabilitated for retail use.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	\$373,100	\$0	\$373,100
Assessed Value	\$119,390	\$0	\$119,390



311 Park Central West

Parcel No. 881324211015

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3188

Proposed Land Uses: Commercial and multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. Falstaff's Local (bar and grill) is located on the first floor, and two residential apartments are located on the second floor.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	\$187,500	\$0	\$187,500
Assessed Value	\$60,000	\$0	\$60,000



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Boonville Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the east side of the 400-600 blocks of North Boonville Avenue (3.92 acres).

Blighted: 3/25/2002 (Resolution No. 8938)

Redevelopment

Plan Adopted: 3/25/2002 (Resolution No. 8938)

Plan Summary:

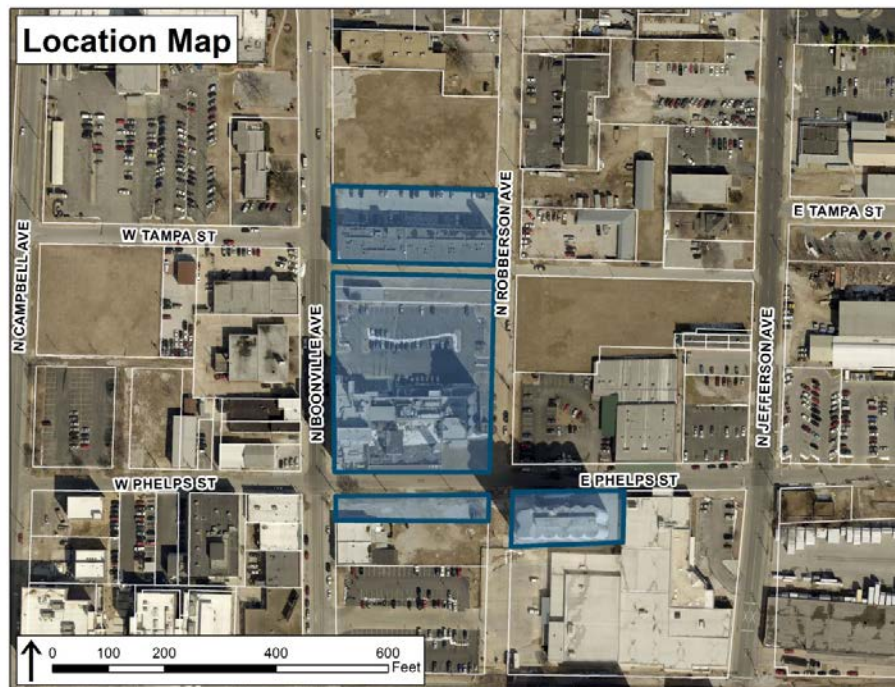
- Acquire and redevelop/rehabilitate former MFA properties.
- Rehabilitate the D.M. Oberman building for loft apartments and commercial/office uses.

Status/Impact of Abatement

Missouri State University acquired the properties south of East Tampa Street as part of the IDEA Commons initiative. This area currently houses the Roy Blunt Jordan Valley Innovation Center (JVIC), located in the former MFA building at the northeast corner of East Phelps Street and North Boonville Avenue. These University-owned properties are tax-exempt and therefore not subject to real property tax abatement.

The D.M. Oberman building, located on the north side of East Tampa Street, has been rehabilitated for loft apartments and offices. It is the only property within the Redevelopment Area that is subject to real property tax abatement (see *project summary on following page*).

	Taxed	Abated	Total
Appraised Value	\$219,400	\$2,827,000	\$3,046,400
Assessed Value	\$70,210	\$508,610	\$578,820



600 North Boonville Avenue

Parcel No. 881313313014

Boonville Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Certified: 5/5/2009

LCRA Resolution No.: 3126

Proposed Land Uses: Multi-family residential, office, and commercial

Project Status

Completed. The D.M. Oberman Building has been rehabilitated for loft apartments and offices in accordance with the approved application.

Partial Real Property Tax Abatement

Start: 2009 **End:** 2018

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$219,400	\$2,827,000	\$3,046,400
Assessed Value	\$70,210	\$508,610	\$578,820



Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located northwest and southwest of the intersection of East Madison Street and South Kimbrough Avenue (7.1 acres).

Blighted: 1/10/2011 (Special Ordinances 25853 & 25854)

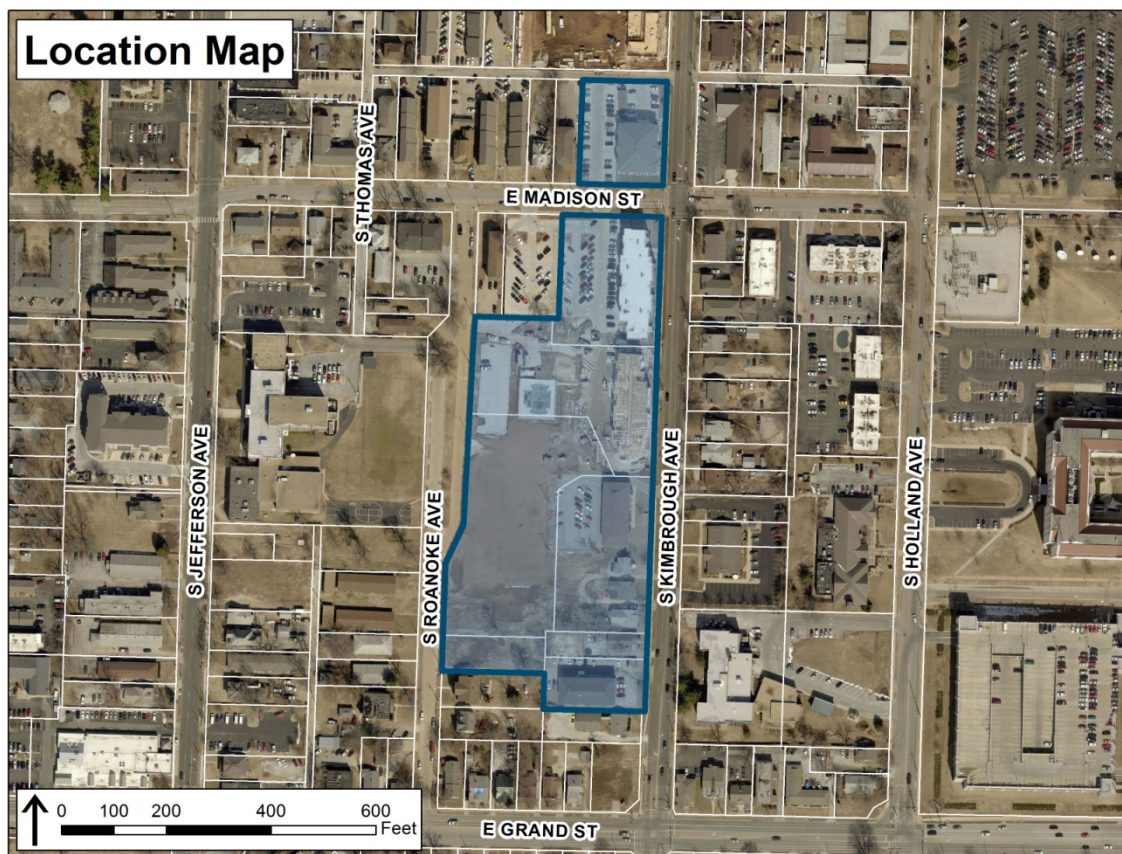
Redevelopment Plan Adopted: 1/10/2011 (Special Ordinances 25853 & 25854)

Plan Summary: Redevelop area into a residential and commercial mixed-use development that is marketed to college students.

2014 Status/Impact of Abatement

Projects certified for real property tax abatement: 4
Projects subject to real property tax abatement: 2

	Taxed	Abated	Total
Appraised Value	\$1,640,600	\$3,348,700	\$4,989,300
Assessed Value	\$311,720	\$636,250	\$947,970



525 East Madison Street

Parcel No. 881324317038

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011

LCRA Resolution No.: 3140

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Beacon Commons, a four-story apartment building consisting of 12 four-bedroom dwelling units that are rented by the bedroom. Units are marketed primarily towards Missouri State University students.

Partial Real Property Tax Abatement

Start: 2012 End: 2021

Authorized Level of Abatement:

100% of the increase in assessed value of land and improvements for 10 years.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$338,300	\$863,800	\$1,202,100
Assessed Value	\$64,280	\$164,120	\$228,400



815 South Kimbrough Avenue

Parcel No. 881324316052

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/5/2012

LCRA Resolution No.: 3162

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Bear Village, Phase I, which is a housing development near Missouri State University consisting of 24 four-bedroom apartments that are rented by the bedroom. Units are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the increase in assessed value of land and improvements for 10 years.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$588,900	\$2,484,900	\$3,073,800
Assessed Value	\$111,890	\$472,130	\$584,020



831 South Kimbrough Avenue

Parcel No. 881324316053

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/2/2014

LCRA Resolution No.: 3191

Proposed Land Use: Multi-family residential

Project Status

Complete. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Bear Village, Phase II, which is a housing development near Missouri State University consisting of 33 furnished apartments that are rented by the bedroom. Units are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: NA End: NA

Authorized Level of Abatement:

100% of the increase in assessed value of land and improvements for 10 years.



2014 Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	NA	NA	NA
Assessed Value	NA	NA	NA



840 South Roanoke Avenue

Parcel No. 881324316054

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/17/2014

LCRA Resolution No.: 3193

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Bear Village, Phase III, which is a housing development near Missouri State University consisting of 50 furnished apartments that are rented by the bedroom. Units are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: NA End: NA

Authorized Level of Abatement:

100% of the increase in assessed value of land and improvements for 10 years.



2014 Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	NA	NA	NA
Assessed Value	NA	NA	NA



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O'Neill Suites Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southeast corner of North Summit Avenue and East Webster Street (1.25 acres)

Blighted: 11/14/2011 (Special Ord. No. 25981)

Redevelopment Plan Adopted: 11/14/2011 (Special Ord. No. 25981)

Plan Summary:

- Construct a 3-story, 72-bed student housing facility on the Drury University campus. The facility will feature 18 fully-furnished 4-bedroom apartments with private bedrooms and bathrooms that are leased by the bedroom.
- Rehabilitate the Rose O'Neill House (1126 N Summit Ave, located in the center of the Redevelopment Area) for use as a community center for Drury University students, faculty, and staff.
- Provide off-street parking adjacent to the student housing facility and the Rose O'Neill House.



Status/Redevelopment Activity

All projects have been completed according to the adopted Redevelopment Plan

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement: 100% of the increase in the assessed value of land and improvements for 10 years

2014 Status/Impact of Abatement

Projects certified for and subject to partial real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$48,600	\$1,853,000	\$1,901,600
Assessed Value	\$9,230	\$352,070	\$361,300



1116 North Summit Avenue

Parcel No. 881313117028

O'Neill Suites Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2012

LCRA Resolution No.: 3158

Proposed Land Use: Multi-family residential

Project Status

Complete. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as University Suites, which is an 18-unit, 72-bed student housing development that managed by Drury University.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the increase in assessed value of land and improvements for 10 years.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$48,600	\$1,853,000	\$1,901,600
Assessed Value	\$9,230	\$352,070	\$361,300



Deep Elm Redevelopment Area

Parcel No. 881324108034

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 88-13-24-108-034

Summary

Location: 635 & 701 East Elm Street; north side of East Elm Street approximately 400 ft east of South Kimbrough Avenue (0.88 acres).

Blighted: 12/12/2011 (Special Ord. No. 25992)

Redevelopment Plan Adopted: 12/12/2011 (Special Ord. No. 25992)

Plan Summary: Demolish existing structures and construct a new four-story, 195-bed apartment housing facility that is marketed primarily to college students.

Project Certified: 6/5/2012 (LCRA Resolution No. 3163)



Status/Redevelopment Activity

The project was completed in fall 2012 and is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the increase in the assessed value of land and improvements for 10 years

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$395,100	\$2,416,800	\$2,811,900
Assessed Value	\$75,070	\$459,190	\$534,260



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1200 Walnut Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881323221039

Summary

Location: Generally located along the south side of the 1100 and 1200 blocks of West Walnut Street and the north side of the 1200 block of West Elm Street (approx. 2.33 acres).

Blighted: 4/9/2012 (Sp. Ordinance No. 26035)

Redevelopment Plan Adopted: 4/9/2012 (Sp. Ordinance No. 26035)

Plan Summary: Demolish existing structures and construct a 36-unit multi-family residential apartment complex consisting of four, two-story buildings oriented around a central green space. The Redevelopment Project will be constructed in accordance with the requirements of the R-LD, Low-Density Multi-Family Residential, District and Conditional Overlay District No. 25.

Project Certified: 11/05/2013 (Resolution No. 3182)



Status/Redevelopment Activity

Completed. Project is in compliance with application approved by the LCRA

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement: 100% of the increase in the assessed value of land and improvements for 10 years

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$209,900	\$2,299,000	\$2,508,900
Assessed Value	\$39,880	\$436,810	\$476,690



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UMHE Campus Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324401012

Summary

Location: Generally located at the southeast corner of the intersection of East Cherry Street and South Florence Avenue (approx. 0.25 acres).

Blighted: 9/10/2012 (Sp. Ordinance No. 26123)

Redevelopment Plan Adopted: 9/10/2012 (Sp. Ordinance No. 26123)

Plan Summary: Demolish the existing structure and construct a three-story fraternity house that will serve as the residence for approximately 40 students, as well as a location for chapter meetings and activities.

Project Certified: 2/5/2013 (LCRA Resolution No. 3171)

Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA



Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement: 100% of the increase in the assessed value of land and improvements for 10 years

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$117,300	\$812,200	\$929,500
Assessed Value	\$22,290	\$154,320	\$176,610



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Lantz Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324112073

Summary

Location: Generally located at the north side of the intersection East Elm Street and South Florence Avenue (approx. 0.46 acres).

Blighted: 9/24/2012 (Sp. Ordinance No. 26130)

Redevelopment Plan Adopted: 9/24/2012 (Sp. Ordinance No. 26130)

Plan Summary: Demolish the existing structures and construct a three-story sorority house that will serve as the residence for approximately 42 residents, as well as a location for chapter meetings and activities.

Project Certified: 2/5/2013 (LCRA Resolution No. 3170)

Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.



Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement: 100% of the increase in the assessed value of land and improvements for 10 years

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$200,700	\$1,146,300	\$1,347,000
Assessed Value	\$38,130	\$217,800	\$255,930



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Bears Crossing Apartments Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881219307013

Summary

Location: Located at the northeast corner of the intersection South National Avenue and East Belmont Street (approx. 0.37 acres).

Blighted: 10/8/2012 (Sp. Ordinance No. 26137)

Redevelopment Plan Adopted: 10/8/2012 (Sp. Ordinance No. 26137)

Plan Summary: Demolish the existing structure and construct a four-story apartment building containing eight four-bedroom units adjacent to the Missouri State University campus.

Project Certified: May 7, 2013 (Resolution No. 3172)

Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement: 100% of the increase in the assessed value of land and improvements for 10 years

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$199,100	\$733,400	\$932,500
Assessed Value	\$37,830	\$139,350	\$177,180



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College Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally bounded by Missouri and Northern Arkansas Railroad to the north, West Walnut Street to the south, Grant Avenue to the east, and Kansas Expressway to the west (approx. 52.75 acres)

Blighted: 9/9/2013 (Special Ord. No. 26306)

Redevelopment

Plan Adopted: 9/9/2013 (Special Ord. No. 26306)

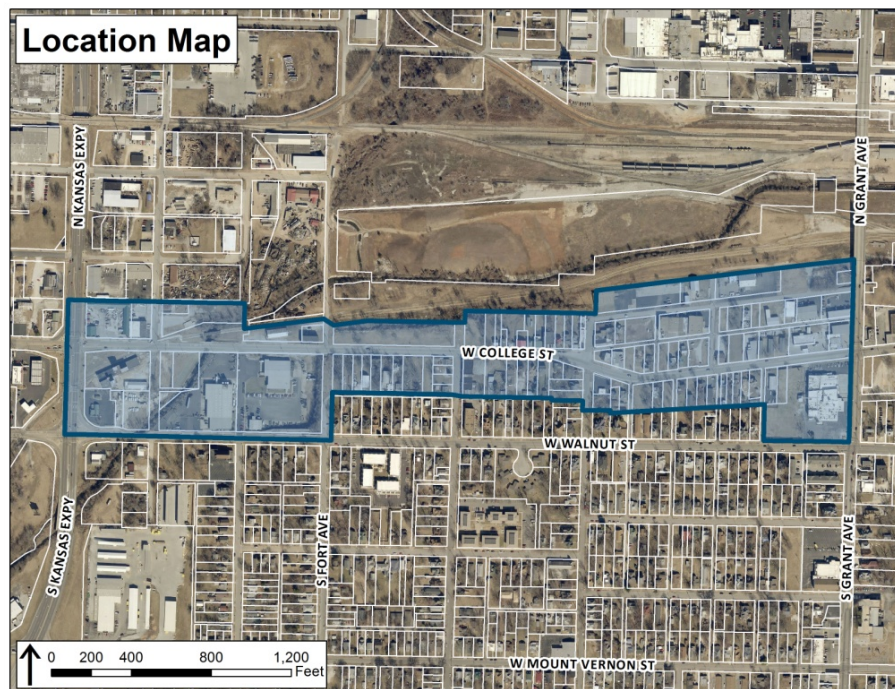
Plan Summary: The purpose of the Redevelopment Plan is to clear blight and redevelop the Area in accordance with the College Street Corridor Plan, which was adopted by City Council on 8/27/2012 by Resolution No. 9981. The Plan envisions the Area being integrated with West Meadows and serving as the western gateway to downtown Springfield. It also envisions redevelopment that includes mixed-uses of appropriate scale that maintain a strong identity to the Area's past being located along historic Route 66.

2014 Status/Impact of Abatement

Projects certified for and subject to partial real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$7,621,600	\$47,300	\$7,668,900
Assessed Value	\$2,226,740	\$15,140	\$2,241,880

Note: Data excludes parcels subject to abatement pursuant to Chapter 353 (see *Section II: Chapter 353 – Urban Redevelopment Corporations Law*).



1031 West College Street

Parcel No. 881323227009

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: October 1, 2013

LCRA Resolution No.: 3179

Proposed Land Use: Retail

Project Status

Completed. Project is in conformance with the approved application. The property has been redeveloped into a Route 66-themed antique store.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the increase in assessed value of land and improvements for 10 years.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$22,600	\$47,300	\$69,900
Assessed Value	\$7,230	\$15,140	\$22,370



“The Q Place” Student Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324320019

Summary

Location: Southwest corner of the intersection East Bear Boulevard and South Holland Avenue (0.73 acres)

Blighted: 2/10/2014 (Special Ord. No. 26373)

Redevelopment

Plan Adopted: 2/10/2014 (Special Ord. No. 26373)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a new four-story, 29-unit multi-family residential development that will be marketed to college students. The proposed development will house up to 116 residents.

Project Certified: 9/2/2014 (Resolution No. 3190)

Status/Redevelopment Activity

Under construction

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement: 100% of the increase in the assessed value of land and improvements for 10 years

2014 Status/Impact of Abatement

Project was not subject to abatement in 2014. Abatement is projected to begin in 2015.

	Taxed	Abated	Total
Appraised Value	\$329,200	\$0	\$329,200
Assessed Value	\$62,550	\$0	\$62,550



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Redevelopment/Urban Renewal Areas – No Projects Subject to/Approved for Abatement

Redevelopment/urban renewal areas contained in this section:

- Commercial Street Redevelopment Area
- Grant Avenue Playground Urban Renewal Area
- Silver Springs Urban Renewal Area
- Sherman Avenue Urban Renewal Area
- Halls Center Redevelopment Area
- The Monroe Redevelopment Area
- Galloway Redevelopment Area
- East Cherry Flats Redevelopment Area
- Hampton Townhouses Redevelopment Area

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Commercial Street Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 125.69 acres generally bounded by the BNSF Railroad to the north, West Division Street to the south, North Washington Avenue to the east, and North Grant Avenue to the west.

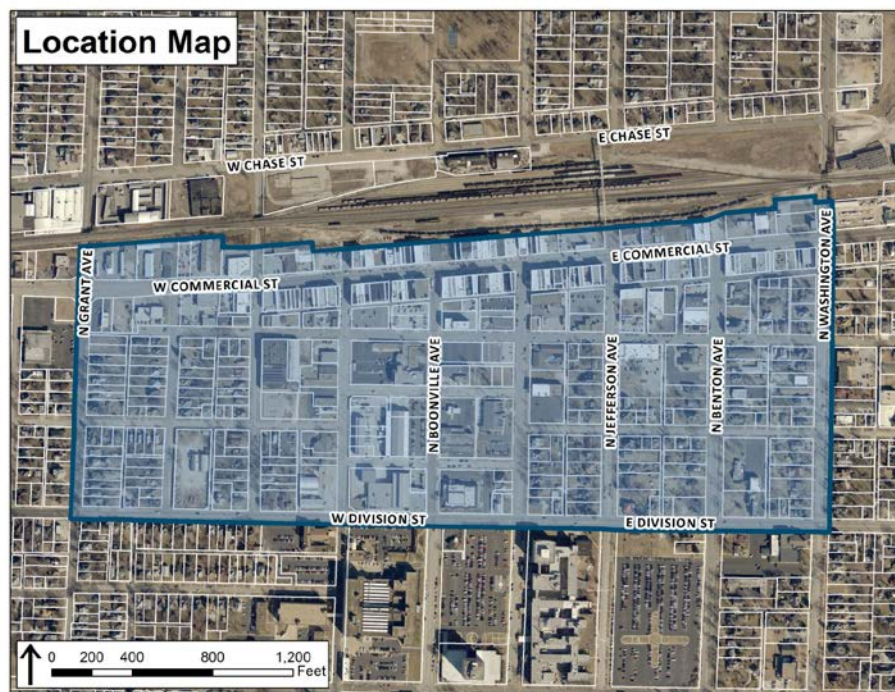
Blighted: 11/22/1965 (Resolution No. 4499)

Urban Renewal

Plan: The project was abandoned. No plan was adopted.

Status/Redevelopment Activity

Inactive. The project was abandoned and no plan was adopted. The area remains blighted.



Grant Avenue Playground Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 90.57 acres generally bounded by West State Street to the north, West Grand Street to the south, South Patton Avenue to the east, and South Douglas Avenue to the west.

Blighted:

5/6/1968 (Resolution No. 4909)
7/12/1976 (Special Ord. No. 17406)

Urban Renewal Plan

Adopted: 7/12/1976 (Special Ord. No. 17406)
Amended: 8/28/1978 (Special Ord. No. 18254)

Goals/Objectives:

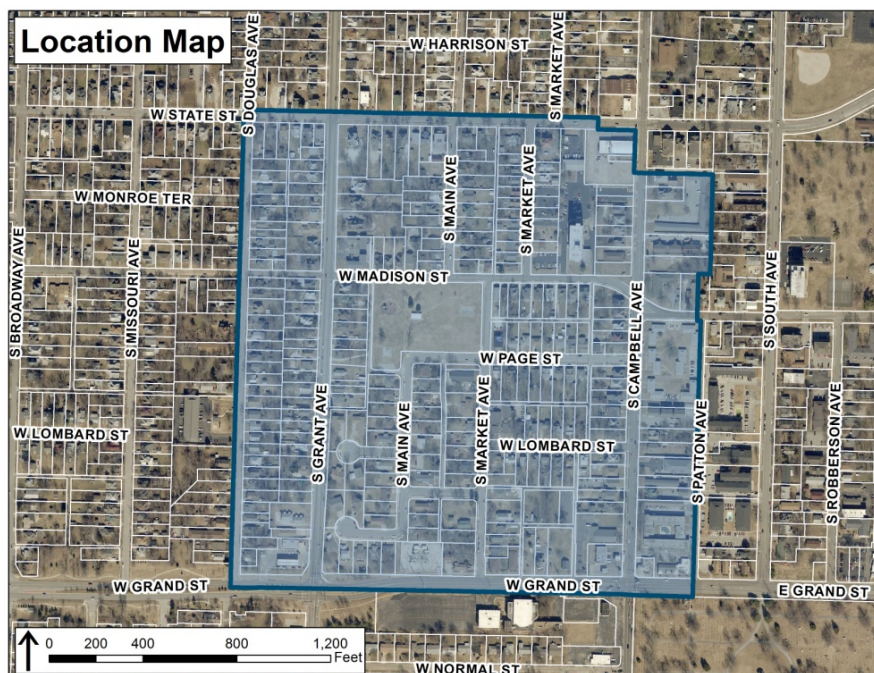
- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences.
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses.
- Make upgrades necessary to bring area into full compliance with applicable codes and ordinances.
- Provide public neighborhood playground.
- Improve public streets, utilities and infrastructure. Specific street improvements include: West Madison Street, West Page Street, West Belmont Street, Belmont Court, Lombard Court, and West Grand Avenue.
- Dispose of acquired properties to permit redevelopment in accordance with the plan.
- Provide relocation assistance for displaced residents.

Approved Land Uses

- Single-family and multi-family residential.
- Playground at southwest corner of South Market Avenue and West Madison Street.
- Plan encourages inward orientation of the neighborhood.
 - Land uses and streets are oriented away from major arterials of West Grant Avenue and South Grand Street.
 - Green-belt plantings and bicycle/pedestrian access to playground.
 - Construct cul-de-sacs.

Status

Inactive, however, the Urban Renewal Plan and blight designation remain in effect.



Silver Springs Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 74.63 acres generally bounded by East Division Street to the north, East Central Street to the south, North National Avenue to the east, and the BNSF Railroad to the west.

Blighted: 4/3/1972 (Resolution No. 5463)

Urban Renewal Plan

Adopted: 6/7/1976 (Special Ord. No. 17370)

Amended: 3/13/1978 (Special Ord. No. 18063)
9/10/1979 (Special Ord. No. 18655)

Goals/Objectives:

- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences.
- Dispose of acquired properties to permit redevelopment in accordance with the plan.
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses.
- Construct a neighborhood park.
- Improve streets and public infrastructure.
- Offer opportunities for expansion of existing quasi-public facilities (e.g. churches).
- Provide relocation assistance for displaced residents.

Approved Land Uses:

- Single-family residential
- Multi-family residential along North National Avenue.
- Public and quasi-public facilities (parks, churches, lodges).
- General and neighborhood commercial along Central Street.
- Light manufacturing at southwest and north corners of redevelopment area.



Status/Redevelopment Activity

Inactive, however, the Urban Renewal Plan and blight designation remain in effect.

Sherman Avenue Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 81.14 acres generally bounded by East Division Street to the North, East Central Street to the south, the BNSF Railroad to the east, and North Clay Avenue to the west

Blighted: 6/4/1979 (Sp. Ord. No. 18542)

Urban Renewal Plan

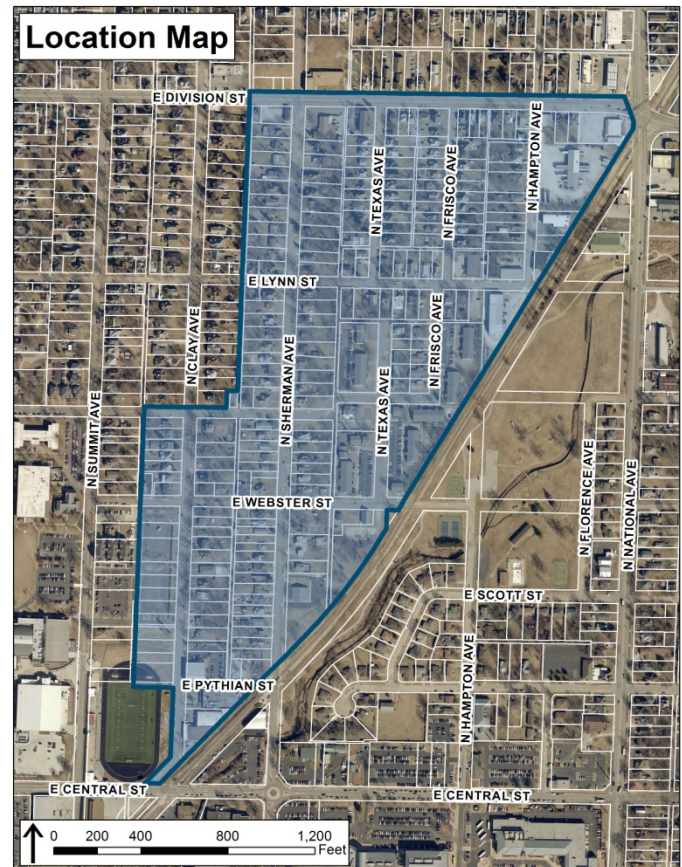
Adopted: 6/4/1979 (Special Ord. No. 18542)
Amended: 3/9/1981 (Special Ord. No. 19051)
12/13/1981 (General Ord. No. 3376)
6/10/1985 (General Ord. No. 3621)
9/16/1985 (Special Ord. No. 20328)
12/22/1986 (Special Ord. No. 20766)

Goals/Objectives:

- Conservation and rehabilitation of existing housing stock
- Acquisition and clearance of substandard properties; replace with single-family and duplex housing, commercial development where allowed by zoning
- Improve streets
- Update/replace utilities

Approved Land Uses:

- Single-family residential
- Multi-family residential
- Commercial
- Manufacturing



Status/Redevelopment Activity

Inactive, however, the Urban Renewal Plan and blight designation remain in effect.

Hall's Center Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 19.14 acres located along the east and west sides of South Scenic Avenue (500 through 800 blocks) between West Lincoln Street and West Madison Street.

Blighted: 12/27/1983 (Resolution No. 7017)

Redevelopment

Plan Adopted: 4/2/1984 (Special Ord. No. 19883)

Plan Summary: A copy of the Redevelopment Plan is currently unavailable. The City Council Explanation Sheet and illustrative site plan attached to Special Ordinance No. 19883 indicate that the Redevelopment Plan proposed to redevelop and rehabilitate the Area to accommodate retail, office, and multi-family residential, and institutional/neighborhood-serving land uses in a manner consistent with the Westside Master Plan.



Status/Redevelopment Activity

Inactive. However, the Redevelopment Plan and blight designation remain in effect

The Monroe Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: 1141 East Monroe Street, located at the northeast corner of East Monroe Street and South Florence Avenue, adjacent to the Missouri State University campus (0.94 acres).

Blighted: 12/5/1965 (Resolution No. 4513)
Resolution approved the blight report for the Southwest Missouri State College Redevelopment Area

Redevelopment Plan Adopted: 5/16/2011 (Special Ord. No. 25907)

Plan Summary: Demolish existing structures and construct a four-story, 122-bed apartment housing development that is marketed primarily towards college students.

Project Certified: 6/29/2011 (LCRA Resolution No. 3143)



Status/Redevelopment Activity

The student housing facility was completed in summer 2011. Missouri State University acquired the redevelopment area in 2012. As a result, the Redevelopment Area is tax-exempt and no longer subject to real property tax abatement.



Galloway Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the 3400 to 4100 blocks of South Lone Pine Avenue

Blighted: 5/12/2014 (Special Ord. No. 263407)

Redevelopment

Plan Adopted: 5/12/2014 (Special Ord. No. 26407)

Plan Summary: Redevelop the Area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area.



Status/Redevelopment Activity

Projects certified for and subject to partial real property tax abatement: 0

East Cherry Flats Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

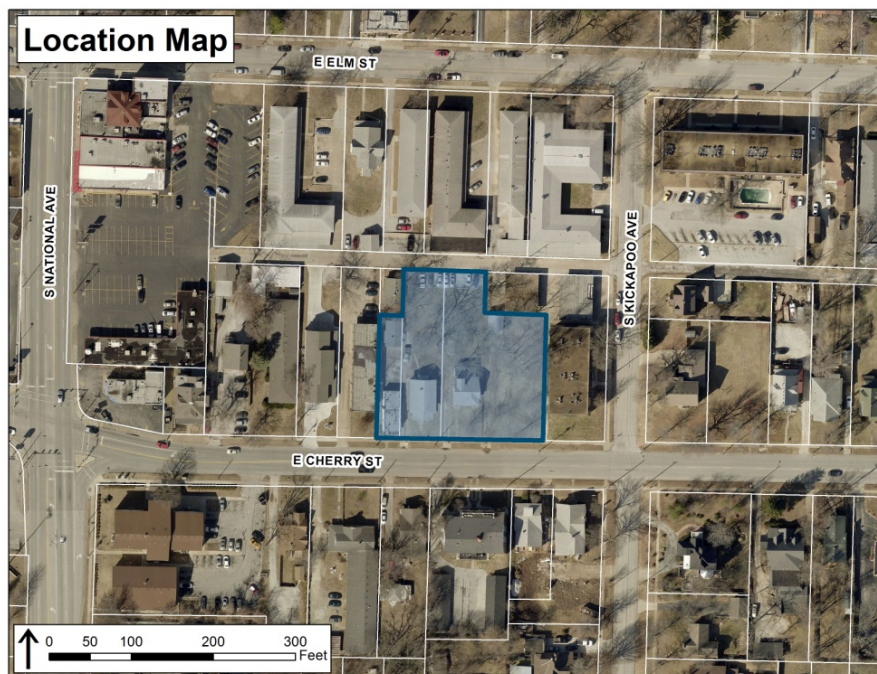
Summary

- Location:** Generally Area located along the north side of East Cherry Street between South National Avenue and South Kickapoo Avenue (0.83 acres)
- Blighted:** 11/10/2014 (Special Ord. No. 26483)
- Redevelopment Plan Adopted:** 11/10/2014 (Special Ord. No. 26483)
- Plan Summary:** Demolish existing structures and construct a new four story, 24-unit, multi-family residential development that will accommodate up to 96 residents. Project will be marketed primarily to college students.

Status/Redevelopment Activity

The developer has submitted building plans to the City for review. Building permits are pending.

Projects certified for and subject to partial real property tax abatement: 0



Hampton Townhouses Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the west side of South Hampton Avenue between East McDaniel Street and East Walnut Street (0.58 acres)

Blighted: 11/24/2014 (Special Ord. No. 26490)

Redevelopment

Plan Adopted: 11/24/2014 (Special Ord. No. 26490)

Plan Summary: Demolish the existing structures and construct a new townhouse style multi-family residential development that will consist of up to 15 units among four structures with a maximum height of three stories.

Status/Redevelopment Activity

Building plans are being finalized. Construction is anticipated to begin in winter/spring 2015.

Projects certified for and subject to partial real property tax abatement: 0



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Repealed Blight Reports and Redevelopment/Urban Renewal Plans

Center City Urban Renewal Area

Location: Approximately 114.16 acres generally bounded by West Mill Street to the north, Walnut Street to the south, Kimbrough Avenue to the east, and Main Avenue to the west.

Blighted: 1/17/1966 (Res. No. 4528)
3/13/1967 (Res. No. 4718)

Urban Renewal Plan

Adopted: 4/7/1969 (Res. No. 5052)
Amended: 4/17/1972 (Res. No. 5479)
11/12/1974 (Res. No. 5886)
10/22/1979 (Res. No. 6593)
2/24/1980 (Res. No. 6635)
4/16/1984 (Res. No. 7055)

Status: The Center City Urban Renewal Plan was repealed on 4/14/1989 (Resolution No. 7309) and superseded by the Downtown Redevelopment Plan. *See page 13 for information related to the Downtown Redevelopment Plan.*

Downing Street Apartments Redevelopment Area

Location: Approximately 9.41 acres generally located at the intersection of West Edgewood Street and South Grant Avenue, and along the south side of the 700-900 blocks of West Downing Street

Blighted: 3/26/1990 (Sp. Ord. No. 21681)

Redevelopment Plan Adopted: 3/26/1990 (Sp. Ord. No. 21681)

Goals/Objectives

- Demolish the Downing Street Apartments (also known as Winstead Commons), which had become a significant blighting influence and;
- Construct new single-family and two-family (duplex) residential dwelling units.

Approved Land Uses

- Single-family residential
- Two-family (duplex) residential

Status: The Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 10/17/2011 (Sp. Ord. No. 25973)

Southwest Missouri State College Urban Renewal Area

Location: Generally bounded by East Cherry Street to the north, East Grand Street to the south, South Kings Avenue to the east, and South Kimbrough Avenue to the west (approx. 63.94 acres).

Blighted: 12/5/1965 (Resolution No. 4513)

Note: Blighted area is comprised of approximately 181.52 acres generally bounded by East Cherry Street to the north, East Grand Street to the south, South National Avenue to the east, and South Kimbrough Avenue to the west. The Urban Renewal Plan was initially intended to encompass this area. However, it was only adopted for 63.94 acres located along the west side of the Missouri State University campus. The entire 181.52 acre area currently remains blighted.

Urban Renewal Plan

Adopted: 5/30/1972 (Resolution No. 5495)

Amended: 3/4/1974 (Resolution No. 5769)

10/14/1974 (Resolution No. 5866)

2/2/1976 (Resolution No. 6056)

Status: The Southwest Missouri State College Urban Renewal Plan was repealed on 7/29/2013 (Special Ordinance No. 26279). Because the area west of South Holland Avenue continues to exhibit certain blighting conditions and could utilize the existing blight designation to facilitate redevelopment, the blight designation for the entire 181.52 acre area (as noted above) remains in effect.

Section II: Chapter 353 - Urban Redevelopment Corporations Law

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Urban Redevelopment Corporations Law

Chapter 353, RSMo

The purpose of the Urban Redevelopment Corporations Law is to encourage the redevelopment of blighted areas through partial real property tax abatement. It authorizes the City of Springfield to grant up to 25 years of partial real property tax abatement on properties located within designated blighted areas that are acquired by Urban Redevelopment Corporations and are redeveloped and used in accordance with an approved redevelopment plan.

There are 60 parcels (including condominium units) located within 11 redevelopment areas that were either recently approved or are currently subject to real property tax abatement pursuant to Chapter 353, RSMo.

Requirements/Procedures for Obtaining Tax Abatement:

An Urban Redevelopment Corporation must prepare a detailed application requesting City Council adopt a redevelopment plan and declare the proposed redevelopment area a blighted area. The application must include a Blight Report, Tax Impact Statement, a “But For” Analysis, and a Redevelopment Plan. The Land Clearance for Redevelopment Authority reviews the Blight Report and makes a recommendation to City Council regarding blight. The Planning and Zoning Commission reviews the Redevelopment Plan for consistency with the Comprehensive Plan. All documents, including a City-prepared Redevelopment Agreement, are then forwarded to the City Council which conducts a public hearing, followed by adoption of an ordinance declaring the redevelopment area blighted, approving the Redevelopment Plan and Redevelopment Agreement, and authorizing real property tax abatement.

Blight Report: This document must be sufficient to prove blight. Section 353.020(2), RSMo defines a “blighted area” as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

Tax Impact Statement: This is a written statement of the impact on ad valorem taxes the proposed tax abatement will have on the taxing jurisdictions. At a minimum, the statement must include an estimate of the amount of ad valorem tax revenues of each jurisdiction that will be affected by the abatement.

Redevelopment Plan: This document identifies the proposed redevelopment area, the redevelopment projects, the program to be implemented in order to remove blighting influences, and the estimated project costs.

“But For” Analysis: This consists of two 25-year project *pro forma* financial statements (one with tax abatement, one without) along with supporting documentation, each providing yearly cash flows, debt coverage ratios, and internal rate of return analyses (IRR). The projections provided within these statements help determine whether a project would or would not occur “*but for*” receiving partial real property tax abatement.

Redevelopment Agreement: This document outlines the Urban Redevelopment Corporation’s obligations for implementing the Redevelopment Plan. It typically includes the following:

- Procedures for acquiring property;
- Payments in lieu of taxes (PILOTS);
- The period for which the tax abatement will be provided;
- The time period in which the Urban Redevelopment Corporation will operate; and
- Procedures for the corporation to transfer title to property in the redevelopment area.

After the abatement period starts, the Urban Redevelopment Corporation may dispose of properties located in the redevelopment area. Tax abatement may continue, provided the new property owner(s) complies with the contractual obligations on an ongoing basis.

Partial Real Property Tax Abatement:

The typical abatement profile is described below:

- Years 1-10:** Based on 100% of the assessed value of the improvements and 100% of the increase in the assessed value of land. Property taxes continue to be paid on assessed value of the land for the calendar year prior to being acquired by the Urban Redevelopment Corporation.
- Years 11-25:** Typically based on 50% of the current assessed value of land and improvements. As an incentive to encourage sustainability, City Council may grant a 25% bonus abatement (total 75% abatement) on projects that achieve a Silver rating or higher from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
- PILOTS:** Payments in lieu of taxes (PILOTs) are typically required during the first ten years in an amount that is equal to the real property taxes based on 100% of the assessed value of the improvements for the calendar year prior to the redevelopment corporation acquiring the property. Such payments ensure real property tax revenues within the redevelopment area do not decrease as a result of granting tax abatement.

Active/Approved Redevelopment Areas

Redevelopment areas contained in this section:

- Franciscan Villa Redevelopment Area
- College Station Redevelopment Area
- Brick City Redevelopment Area
- Big Windows Redevelopment Area
- Stray Dog Redevelopment Area
- Ozark Mountain Redevelopment Area
- Springfield Tire Exchange Redevelopment Area
- Frisco Redevelopment Area
- Solo Redevelopment Area
- Woodruff Redevelopment Area
- Heer's Redevelopment Area
- Brewery District Lofts Redevelopment Area
- Aspen Springfield Redevelopment Area

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Franciscan Villa Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Northeast and southeast corners of North Concord Avenue and West Scott Street (approx. 3.05 acres)

Blighted: 8/30/2004 (Special Ord. No. 24635)

Redevelopment Plan:
Adopted: 8/30/2004 (Special Ord. No. 24635)

Plan Summary: Renovate existing structure to accommodate up to 104 multi-family residential dwelling units and provide off-street parking.



Partial Real Property Tax Abatement

Start: 2007 **End:** 2031

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Not required. Properties were tax-exempt prior to redevelopment. Immediately after being acquired in 2006 by the Villa Redevelopment Corporation, a for-profit entity, the Greene County Assessor appraised the land at \$79,100. As a result, the former tax-exempt properties now generate real property tax revenues.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$79,100	\$2,727,900	\$2,807,000
Assessed Value	\$15,030	\$518,300	\$533,330

Project Status

Completed. Project is in compliance with the Redevelopment Plan.



College Station Redevelopment Area

Summary

Location: 400 block of West College Street (3.98 acres)

Blighted: 3/6/2006 (Special Ord. No. 24952)

Redevelopment Plan

Adopted: 3/6/2006 (Special Ord. No. 24952)

Plan Summary:

North Tract: Construct approximately 91,200 square feet of mixed-use development including retail, entertainment, and office space.

South Tract: Construct a multi-level parking deck that will provide approximately 417 parking spaces and 35,000 square feet of retail space on the ground level. Also construct a multi-level building with first-floor non-residential uses at the southeast corner of the South Tract.

Partial Real Property Tax Abatement

Start: North Tract: 2006 **End:** North Tract: 2030
South Tract: 2009 South Tract: 2033

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 100% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Not required. The Area was tax-exempt prior to redevelopment. College Station Redevelopment Corporation acquired the properties in the Redevelopment Area, excluding the calaboose and the upper levels of the parking deck, from the City of Springfield in 2006 (North Tract) and 2008 (South Tract). The Greene County Assessor assessed the land immediately following the acquisitions. As a result, the Area generates real property tax revenues.

Parking Deck Participation Payment:

Property owners in the Redevelopment Area are required to make annual parking deck participation payments to the City of Springfield that are equal to the amount of real property taxes that would have been payable on land and improvements had real property tax abatement not been granted. Proceeds are used to service the debt on the parking deck.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$480,300	\$7,502,900	\$7,983,200
Assessed Value	\$153,690	\$2,400,930	\$2,554,620

Project Status

Partially completed. The parking deck and movie theater have been constructed and are in operation. Construction has also been completed on a commercial/residential mixed-use building adjoining the southeast corner of the parking deck. Some infill has occurred in a portion of the retail condominiums, which are located on the ground level of the parking deck. Infill development has yet to occur in the remaining condominium space, as well as on the vacant parcels located adjacent to the movie theater. Completed portions are in compliance with the Redevelopment Plan.

Photographs of the Redevelopment Area are provided on the following page



College Station Redevelopment Area Photographs

Movie Theater (North Tract)



College Station Parking Deck (South Tract)

Southwest corner of parking deck at the northeast corner of West McDaniel Street and South Market Avenue



Northeast corner of parking deck



Commercial/residential mixed-use building at the northwest corner of West McDaniel Street and South Campbell Avenue; parking deck is located in the background



Brick City Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Generally located along the 200 and 300 blocks of West Mill Street and West Phelps Street (3.55 acres)

Blighted: 9/18/2006 (Special Ord. No. 25071)

Redevelopment Plan

Adopted: 9/18/2006 (Special Ord. No. 25071)

Amended: 9/19/2011 (Special Ord. No. 25961)

Plan Summary: Rehabilitate existing buildings for land uses permitted by the Springfield Zoning Ordinance. Buildings 5 and 6, which are located in the northwest corner of the Redevelopment Area, may be demolished to accommodate new development.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2036

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$235,600	\$10,539,800	\$10,775,400
Assessed Value	\$75,390	\$3,312,000	\$3,387,390

Project Status

Partially completed. Building 6 is currently undergoing renovations and is anticipated to be completed by spring 2015. All other buildings in the Area have been rehabilitated. Completed projects are in conformance with the Redevelopment Plan. The Redevelopment Area houses Missouri State University's Art and Design Department and the University of Missouri, Kansas City School Pharmacy's Springfield campus.



Big Windows Redevelopment Area

Summary

Location: Southwest corner, North National Avenue and East Chestnut Expressway (3.02 acres)

Blighted: 1/29/2007 (Special Ord. No. 25139)

Redevelopment Plan

Adopted: 1/29/2007 (Special Ord. No. 25139)

Plan Summary: Historic renovation, preservation, and redevelopment of the existing structures and conversion to mixed-use development with retail, office, and loft apartments/condominiums

Partial Real Property Tax Abatement

Start: 2008 **End:** 2032

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs)

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$142,900	\$4,987,100	\$5,130,000
Assessed Value	\$45,730	\$1,376,020	\$1,421,750

Project Status

Completed. Project is in compliance with adopted Redevelopment Plan.



Stray Dog Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: West side of the intersection of North Boonville Avenue and West Phelps Street (0.42 acres)

Blighted: 12/14/2009 (Special Ord. No. 25700)

Redevelopment Plan

Adopted: 12/14/2009 (Special Ord. No. 25700)

Amended: 9/19/2011 (Special Ord. No. 25960)

Plan Summary: Rehabilitate properties for warehouse use and retail, office, and residential mixed-use development

Partial Real Property Tax Abatement

Start: 2010 **End:** 2034

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$57,800	\$577,200	\$635,000
Assessed Value	\$18,500	\$184,690	\$203,190

Project Status

Partially completed. Completed portions are in compliance with adopted Redevelopment Plan. The Amended and Restated Redevelopment Agreement between the Developer and the City of Springfield requires all proposed redevelopment to be completed by May 30, 2014. City staff is working with the Developer to resolve this issue.



Ozark Mountain Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: South side of the intersection of South Grant Avenue and West College Street (4.24 acres)

Blighted: 11/1/2010 (Special Ord. No. 25831)

Redevelopment Plan Adopted: 11/1/2010 (Special Ord. No. 25831)

Plan Summary: Rehabilitate and convert former bakery into a production micro-brewery



Partial Real Property Tax Abatement

Start: 2010 **End:** 2034

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$304,300	\$783,500	\$1,087,800
Assessed Value	\$96,060	\$250,570	\$346,630

Project Status

Completed. Project is in compliance with the adopted Redevelopment Plan.



Springfield Tire Exchange Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Northwest corner of South Market Street and West McDaniel Street (0.62 acres)

Blighted: 5/7/2012 (Special Ord. No. 26050)

Redevelopment

Plan Adopted: 5/7/2012 (Special Ord. No. 26050)

Plan

Summary: Rehabilitate and convert the former warehouse and automotive garage into a residential and commercial mixed-use development that will feature three commercial spaces and 23 residential loft apartments with indoor parking. Ground-level residential loft apartments are prohibited along South Market Street.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$104,900	\$2,074,000	\$2,178,900
Assessed Value	\$33,570	\$561,880	\$595,450

Project Status

Completed. Project is in compliance with the adopted Redevelopment Plan.



Frisco Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

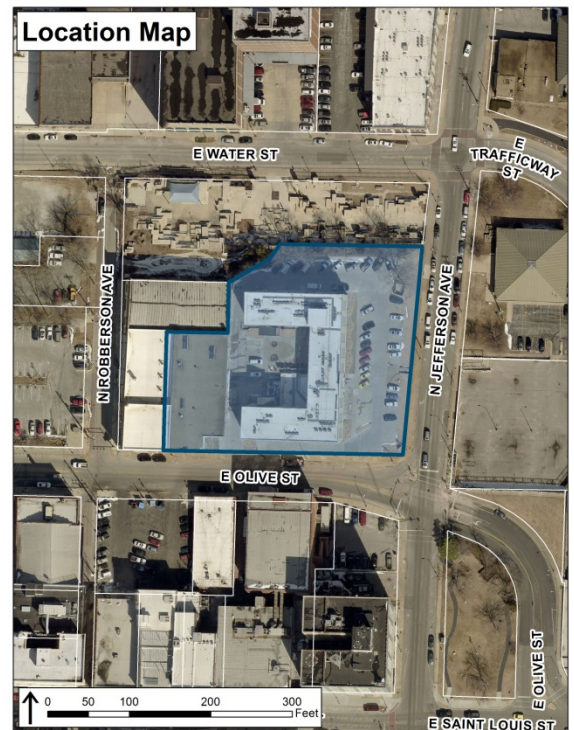
Summary

Location: South side of the intersection of South Grant Avenue and West College Street (4.24 acres)

Blighted: 11/19/2012 (Special Ord. No. 26163)

Redevelopment Plan Adopted: 11/19/2012 (Special Ord. No. 26163)

Plan Summary: Rehabilitate and convert the existing multi-tenant office building (also known as the Landmark Building) into a 68-unit affordable housing development.



Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Years 1-10 - Amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

Years 11-25 - Amount equal to 100% of the real property taxes based on the assessed value of the parking garage.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$181,900	\$3,018,800	\$3,200,700
Assessed Value	\$58,210	\$573,570	\$631,780

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Solo Redevelopment Area

Summary

Location: Generally located along the east side of the 1100 block of North Glenstone Avenue and the north side of the 2000 block of East Pythian Street (80.87 acres)

Blighted: 12/17/2012 (Special Ord. No. 26168)

Redevelopment

Plan Adopted: 12/17/2012 (Special Ord. No. 26168)

Plan

Summary: Make improvements to the warehouse building facing West Chestnut Expressway, and rehabilitate and subdivide the former Solo Cup manufacturing facility into a multi-tenant facility that will accommodate mixed-use industrial and office flex space, warehousing, and light manufacturing uses. Projects are planned to be completed in phases over a six-year period.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

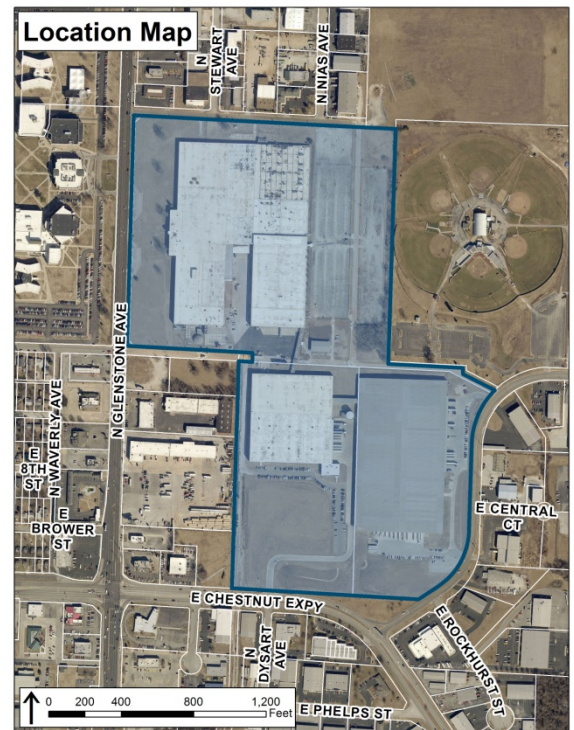
Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$4,406,300	\$16,884,300	\$21,290,600
Assessed Value	\$1,410,010	\$5,402,990	\$6,813,000

Project Status

Partially completed.



Woodruff Redevelopment Area

Summary

Location: Along the west side of North Jefferson Avenue between East Olive Street and Park Central East (0.42 acres)

Blighted: 5/6/2013 (Special Ordinance No. 26233)

Redevelopment

Plan Adopted: 5/6/2013 (Special Ordinance No. 26233)

Plan Summary: Rehabilitate and convert the Woodruff Building into a residential and commercial mixed-use development that will feature four commercial units on the first floor and 96 market rate residential apartments on the upper floors.

Partial Real Property Tax Abatement

Start: TBD* **End:** TBD*

* The Redevelopment Area has not been acquired by the redevelopment corporation and is not yet subject to abatement. Abatement is also contingent on City Council approval of an amended redevelopment plan application (see Project Status).

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$802,300	\$0	\$802,300
Assessed Value	\$256,730	\$0	\$256,730

Project Status

Under construction. The project has changed from its original proposal. It will provide 91 residential apartment units (as opposed to 96 units) that are rented by the bed and include an outdoor pool on a recently acquired tract. The project is pending City Council approval of an amended redevelopment plan application. The project is scheduled to be completed by summer/fall 2015.



Heer's Redevelopment Area

Summary

Location: Northwest corner of the intersection of West Park Central Street and Park Central Square (0.68 acres)

Blighted: 8/30/2004 (Special Ord. No. 24638)
12/12/2005 (Special Ord. No. 24912)
8/26/2013 (Special Ord. No. 26287)

Redevelopment

Plan Adopted: 8/26/2013 (Special Ord. No. 26287)

Plan Summary: Rehabilitate and convert the Heer's building into a mixed-use development with approximately 85 to 95 market rate apartments and limited commercial/retail space on the ground level.

Partial Real Property Tax Abatement

Start: TBD* **End:** TBD*

**The redevelopment corporation has not yet acquired the project; tax abatement has not been activated.*

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

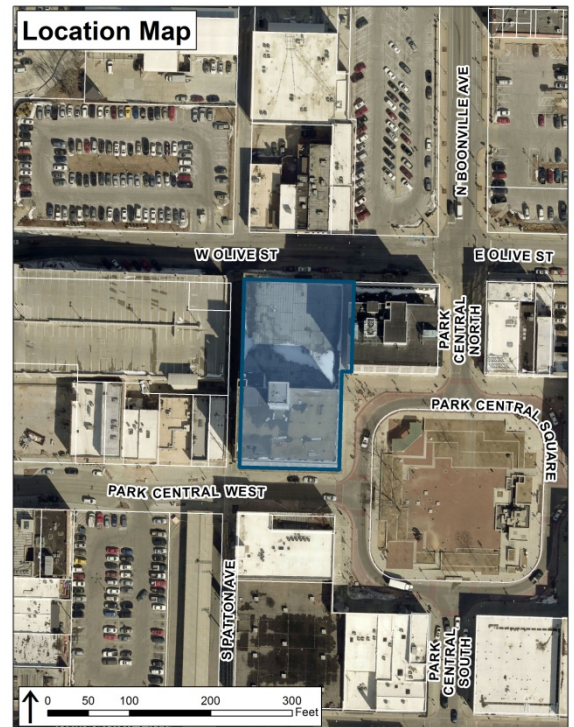
Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2014 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,200,000	\$0	\$1,200,000
Assessed Value	\$384,000	\$0	\$384,000

Project Status

Under construction. The project is scheduled to be completed by summer/ fall 2015.



Brewery District Lofts Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the north side of West Walnut Street between South Main Avenue and South Market Avenue (1.06 acres)

Blighted: 11/4/2013 (Special Ordinance No. 26328)

Redevelopment

Plan Adopted: 11/4/2013 (Special Ordinance No. 26328)

Plan Summary:

- Demolish the buildings on the west side of the Redevelopment Area and construct a three-story commercial and residential mixed-use development that will include 11,350 square feet of commercial space on the first floor and 28 market rate residential apartments on the second and third floors.
- Rehabilitate the buildings on the east side of the Redevelopment Area for a distillery and for production and event space for Springfield Brewing Company.



Partial Real Property Tax Abatement

Start: TBD* **End:** TBD*

**The redevelopment corporation has not yet acquired the project; tax abatement has not been activated.*

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2013 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$785,000	\$0	\$785,000
Assessed Value	\$251,200	\$0	\$251,200

Project Status

Partially completed. Building rehabilitation for proposed distillery is complete. Work on the remainder of the project has not yet started.



Aspen Springfield Redevelopment Area

Summary

Location: Approximately 4.65 acres bounded by East Saint Louis Street to north, East McDaniel Street to the south, South Hampton Avenue to the east, and South McAllister Avenue to the west (1028 East Saint Louis Street)

Blighted: 5/12/2014 (Special Ordinance No. 26409)

Redevelopment

Plan Adopted: 5/12/2014 (Special Ordinance No. 26409)

Plan Summary: The Redevelopment Plan proposes to demolish the existing structures and construct a \$38.3 million, 166-unit student housing development that will house approximately 564 students. The development will consist of four five-story residential buildings, as well as a four-story parking deck and surface parking lot that will provide a combined total of approximately one off-street parking space per bedroom. The development will also include an outdoor pool and a clubhouse with a fitness room, computer room, and study space.

Partial Real Property Tax Abatement

Start: TBD* **End:** TBD*

**The redevelopment corporation has not yet acquired the project; tax abatement has not been activated.*

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

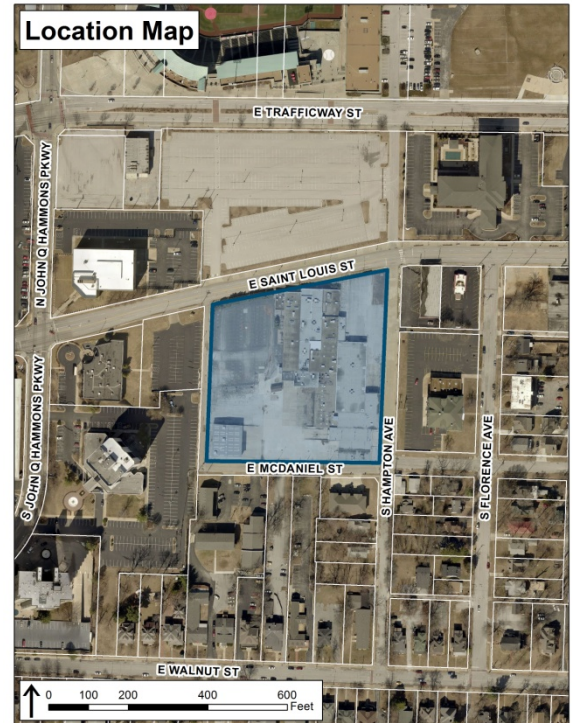
Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2013 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,694,400	\$0	\$1,694,400
Assessed Value	\$542,210	\$0	\$542,210

Project Status

Building plans have been submitted to the City for review. Building permits are pending. Construction is anticipated to begin winter/spring 2015.



Completed Redevelopment Areas No Longer Subject to Abatement

Silver Springs Manor Redevelopment Area (Located inside the Sherman Avenue Urban Renewal Area)

Location: Generally located near the intersection of East Calhoun Street and North Texas Avenue, adjacent to the BNSF Railroad (6.18 acres).

Blighted: 6/4/1979 (Sp. Ord. No. 18542)

Urban Renewal Plan:

Adopted: 6/4/1979 (Special Ordinance No. 18542)
Amended: 3/9/1981 (Special Ordinance No. 19051)
12/13/1981 (Special Ordinance No. 3376)
6/10/1985 (Special Ordinance No. 3621)
9/16/1985 (Special Ordinance No. 20328)
12/22/1986 (Special Ordinance No. 20766)

Plan Summary: Construct a multi-family residential development in accordance with Planned Development No. 38.

City Council passed General Ordinance No. 3621 on June 10, 1985, which amended the Sherman Avenue Urban Renewal Plan to allow multi-family residential uses in Planned Development No. 38. It also authorized the Land Clearance for Redevelopment Authority to dispose of real property to Urban Redevelopment Corporations for the purpose of granting partial real property tax abatement pursuant to Chapter 353, RSMo.

Status: Completed. The Redevelopment Project returned to full assessment in 2011 and is no longer subject to real property tax abatement. The Sherman Avenue Urban Renewal Area, which includes the Silver Springs Manor Redevelopment Area, remains blighted, and the Urban Renewal Plan remains in effect. *See page 78 for information regarding the Sherman Avenue Urban Renewal Area.*

University Plaza Exhibition Hall and Trade Center Redevelopment Area

Location: Generally located along the 600 and 700 blocks of East Saint Louis Street (7.37 acres).

Blighted: 6/27/1983 (Special Ord. No.19692)
6/5/1989 (Special Ord. No. 21470)

Redevelopment Plan:

Adopted: 6/27/1983 (Special Ord. No.19692)
Originally named, "Center City Exhibition Hall and Trade Center."
Amended: 6/5/1989 (Special Ord. No. 21470)
Renamed, "University Plaza Exhibition Hall and Trade Center."

Plan Summary:

- Rehabilitate former Sear's Department Store into an exhibition hall and trade center.
- Demolish the University Inn and construct a new 20,000 ft² exhibition hall and trade center designed to handle events that cannot be housed at the exhibition hall and trade center located on the former Sear's Department Store site.

Status: The Redevelopment Plan has been fully implemented. These buildings are known today as the Springfield Expo Center and the University Plaza Convention Center. The Redevelopment Area received 25-years of partial real property tax abatement, which ended in 2013. The Redevelopment Plan is no longer necessary and may be repealed.

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Repealed Blight Studies and Redevelopment Plans

Juris Building Redevelopment Area

Location: 821 North Boonville Avenue (0.30 acres)

Blighted: 12/16/1985 (Sp. Ord. No. 20413)

Redevelopment Plan:

Adopted: 12/16/1985 (Sp. Ord. No. 20413)

Plan Summary: Redevelop the former Postal Employees Credit Union Building as an office building.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25970)

University Plaza Redevelopment Area

Location: Generally located between the 600-1000 blocks of East Saint Louis Street and East Walnut Street, and along the 400-500 blocks of South John Q. Hammons Parkway (26.72 acres).

Blighted: 3/23/1981 (Sp. Ord. No. 19060)
5/18/1981 (Sp. Ord. No. 19119)

Redevelopment Plan:

Adopted: 5/18/1981 (Sp. Ord. #19119)

Amended: 7/28/2008 (Sp. Ord. #25451)

Plan Summary: Acquire and clear properties for the phased construction of a hotel and convention center, a high-rise residential condominium complex, a high-rise office building, and retail shopping space.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25971)

University Towers Redevelopment Area

Location: Located near the northeast corner of South John Q. Hammons Parkway and East Cherry Street (1.34 acres).

Blighted: 5/13/1983 (Res. #19060)
10/17/1983 (Sp. Ord. No. 19794)

Redevelopment Plan:

Adopted: 0/17/1983 (Sp. Ord. No. 19794)

Plan Summary: Acquire properties, demolish existing structures, and construct a high-rise condominium tower with a health spa on the ground level and a private dinner club on the top level.

Status: Redevelopment Project was abandoned, and the proposed residential condominium tower was not constructed. The Area was redeveloped into a parking lot.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. #25973)

Hammons Tower Redevelopment Area

Location: Generally located at the intersection of East Saint Louis Street and John Q. Hammons Parkway (8.35 acres).

Blighted: 12/27/1983 (Res. No. 7016)
8/6/1984 (Sp. Ord. No. 19993)
9/4/1984 (Sp. Ord. No. 20021)
9/16/1985 (Sp. Ord. No. 20327)
9/26/1986 (Sp. Ord. No. 20677)
6/5/1989 (Sp. Ord. No. 21471)

Redevelopment Plan:

Adopted: 8/6/1984 (Sp. Ord. No. 19993)
Amended: 8/6/1984 (Sp. Ord. No. 19993)
9/4/1984 (Sp. Ord. No. 20021)
9/6/1985 (Sp. Ord. No. 20327)
9/26/1986 (Sp. Ord. No. 20677)
6/5/1989 (Sp. Ord. No. 21471)
8/21/1995 (Sp. Ord. No. 22785)

Plan Summary: Acquire and clear properties for the construction of a 22-story office building with retail shops on the first and second floors, a private club/lounge on the top floors, and off-street parking facilities. Subsequent plan amendments enabled construction of the U.S. Federal Courthouse and the John Q. Hammons Enterprise Center, which houses the Springfield Area Chamber of Commerce.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25972)

University Terrace Redevelopment Area

Location: Near the southeast corner of South John Q. Hammons Parkway and East Cherry Street (1.34 acres).

Blighted: 7/31/1985 (Res. No. 7213)

Redevelopment Plan:

Adopted: 8/5/1985 (Sp. Ord. No. 20295)

Plan Summary: Acquire properties, demolish existing structures, and construct a multi-level student dormitory that will house approximately 616 students with supporting uses on the ground level.

Status: The Redevelopment Plan has been fully implemented, and the blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25974)

Frances Vandivort Centre Redevelopment Area

Location: Generally located at the northeast corner of East Walnut Street and South Robberson Avenue and at the southwest corner of East McDaniel Street and South Robberson Avenue (0.91 acres)

Blighted: 4/29/1985 (Resolution #7185)

Redevelopment Plan:

Adopted: 3/31/1986 (Special Ord. #20503)

Amended: 6/21/1986 (Special Ord. #20617)

11/20/1989 (Special Ord. #21604)

Plan Summary: Rehabilitate structure located on East Walnut Street; demolish structures and provide public parking on two tracts of land located along the south side of East McDaniel Street.

Status: Partial real property tax abatement pursuant to Chapter 353 ended in 2011. A new owner acquired the property in 2013 and proposed to rehabilitate and convert the building into a boutique hotel. The City of Springfield issued (Chapter 100) industrial development revenue bonds to finance the project. Rehabilitation is currently in progress

Redevelopment Plan repealed: 7/29/2013 (Special Ordinance No. 26278)

Heer's Tower Redevelopment Area

Location: Generally located in the northwest quadrant of Park Central Square and at the southeast corner of North Campbell Avenue and West Olive Street

Blighted: 8/30/2004 (Special Ord. #24638)
12/12/2005 (Special Ord. #24912)

Redevelopment Plan:

Adopted: 12/12/2005 (Special Ord. #24912)

Plan Summary: Rehabilitate the Heer's Tower for Class A office space, retail and restaurant space, and 23 residential condominiums. Construct multi-level parking deck adjacent to the Heer's Tower

Status: The parking deck has been constructed and is owned and operated by the City of Springfield. A new owner acquired the Heer's building in 2013. City Council repealed the Redevelopment Plan and adopted a new redevelopment plan that proposes to rehabilitate and convert the Heer's building into a mixed-use development with approximately 85 to 95 market rate apartments and limited commercial/retail space on the ground level. Rehabilitation is currently in progress (*see page 104, Heer's Redevelopment Area*).

Redevelopment Plan repealed: 7/29/2013 (Special Ordinance No. 26278)

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