

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, September 1, 2015 at 4:00 pm

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. August 4, 2015 Minutes

Documents: [LCRA AUGUST 4 2015 MINUTES.PDF](#)

4. New Business

4.I. Recommend Approval To City Council Of The Redevelopment Plan For The Madison And Holland Redevelopment Area, Magers Properties III, LLC. Resolution #2015-3216

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

4.II. Resolution #2015-3216

Documents: [MADISON AND HOLLAND REDEVELOPMENT PLAN RESOLUTION.PDF](#)

5. Other Business

6. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, August 4, 2015 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

Meeting was called to order at approximately 4:05 p.m.

2. Roll Call

Present: King Coltrin, Steven Jackson, Frank Romines and Ron Tappan

Absent: Keith Chaffin

Others Present: Matt Schaefer, Staff; Bill Weaver, Staff; Sarah Kerner, Staff; Judy White, Staff; and Kevin Hoffmeyer, Spencer Fane; Sheril Sommer, Owner's Representative Bryan Properties, Applicant; and Amos Bridges, News-Leader

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from July 7, 2015.

Steve Jackson seconded the motion. Motion was approved (4-0)

4. New Business

- a) 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.

Matt Schaefer, Staff explained the Amended Redevelopment Plan proposing additional redevelopment in the area. The original plan was approved in 2011 and proposed developing the area for student housing/multi-family housing. to date there are 300 beds/109 units. Additional properties have been acquired and the developer wishes to incorporate them into the existing redevelopment plan. Additional phases would include a fourth phase of a 24 unit structure with 80 beds at the southeast corner of East Madison Street and South Roanoke Avenue. There would be three additional phases along the south side at the corner of Grant & Roanoke and Grant & Kimbrough and along South Kimbrough. Upon completion of the project the size of the project will double with 330 additional residents. The Plan states that future opportunity

for commercial as a possibility, however; rezoning would be required as the area is currently zoned R-HD, High Density Multi-family Residential. The project in staff's opinion conforms with the Comprehensive Plan and staff recommends approval..

Kevin Hoffmeyer, Spencer Fane states at there would be up to 400 residents.

Sheril Sommer, Bryan Properties stated that the next phase would be at Grant & Roanoke.

Steve Jackson, Commissioner inquired about Madison & Roanoke is already a parking lot for the first phase, how is that considered into the Plan and will that stay as parking?

Sheril Sommer replied that at this time there is no plan for that portion of the block and if it stays parking depends on how the Roanoke side & Grant side is developed on the parking ratio but at this time it has to stay parking as it services Phase I. If another building was added than a parking agreement could be a possibility.

Frank Romines, Commissioner expressed concern that there was not a lot of certainty or specificity of what and when would be happening within the Plan and would like to see more clarity.

Sheril Sommers replied lot combinations and financing is still occurring. Some of the property has just be purchased within the last few months. The area would be for more residential space but if commercial would be added than it would be on a limited basis in a bottom portion of a residential space.

General discussion occurred about the Redevelopment Plan not having specificity on what/when would be happening within the area between the Commission and the Applicant.

Steve Jackson made a motion to approve Amended Redevelopment Plan. Ron Tappan seconded the motion. Motion approved (3-1 (Frank Romines - nay)).

5. Other Business

- 2014 Annual Report was presentation and general discussion occurred with Commission
- Explanation of Pilots was requested by Frank Rominies.
 - o First 10 years of abatement under Chapter 353 the taxes are abated at 100% on everything but the existing value of the land as determined the year prior to the redevelopment corporation acquiring the property. City's policy is to hold the taxing jurisdictions harmless. Under Chapter 353 once given abatement the abatement would apply to the assessed value of the building prior to redevelopment, so accentually a loss of assessed valuation that could be subject to taxes which would effect the tax jurisdiction. The requirement is that the Developer agrees to make payments in lieu of taxes that are equal to the taxes that would have been assessed on the improvements based on the value determined the year prior to the redevelopment corporation acquiring the property. Basically the effect of paying PILOTS and the abatement is that the assessed valuation of the property is frozen for the first 10 years on both land and improvements.

6. Adjourn at 5:45 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.

REDEVELOPMENT PLAN
FOR
THE MADISON AND HOLLAND
REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

August 11, 2015

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Redevelopment Plan

I. Introduction

Magers Properties III, L.L.C., a Missouri limited liability company (the “Developer”), has prepared the following plan (the “Redevelopment Plan”) for the planned development of multi-family residential housing which will be in the vicinity of Missouri State University’s (“MSU”) campus and marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing approximately three (3) buildings, each with a maximum of four (4) stories in height, and on-site parking lots (the “Project”). The Project is anticipated to be completed in several phases and upon completion of each phase of the Project, the Developer will lease the units in each building for residential use.

As depicted on Exhibit A attached hereto, the Redevelopment Area is located in both the South Central “A” Urban Renewal Area (“South Central A”) and the Southwest Missouri State College Urban Renewal Area (“SMS Renewal Area”). South Central A was initially blighted in 1964 by the Springfield City Council (the “City Council”), pursuant to Resolution No. 4282. The City Council reaffirmed the blight designation for South Central A in 1967, pursuant to Resolution No. 4794. South Central A is generally bounded on the south by E. Grand St., on the east generally by the back lot lines of properties that face S. Kimbrough Ave, on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by S. Market Ave. and then S. Campbell Avenue.

In 1965, City Council initially blighted an area of approximately 181.52 acres generally bounded by E. Cherry St. to the north, E. Grant St. to the south, S. National Ave. to the west generally by S. Kimbrough Ave. as the former SMS Renewal Area, pursuant to Resolution No. 4513. In 1972, City Council adopted an Urban Renewal Plan (the “Renewal Plan”) for the western portion of the SMS Renewal Area—including portions of the Redevelopment Area—pursuant to Special Ordinance Resolution No. 5495. In 2013, pursuant to Special Ordinance No. 26279 City Council repealed the Renewal Plan, but kept the blight designation. Recently, in 2015 pursuant to Special Ordinance No. 26547, City Council declared a portion of the SMS Renewal Area generally bounded by E. Cherry St. to the north, E. Grand St. to the south, S. National Ave. to the east, and S. Holland Ave. to the west, to be free of blight. However, the portions of the Redevelopment Area (as defined herein) that are within the SMS Renewal Area remain blighted.

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area to be redeveloped includes five (5) parcels, which consist of approximately 2.1 acres, addressed at 613/617 E. Madison St. (“Phase I”); 614 and 616 E. Madison (“Phase II”); and, 829 and 843 S. Holland Ave. (“Phase III” and, collectively with Phase I and Phase II, the “Redevelopment Area”). A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

The portions of the Redevelopment Area and other surrounding property were initially blighted in 1964 (for those parcels located in South Central A) or 1965 (for those parcels located in the SMS Renewal Area) by City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield – Greene County Comprehensive Plan

The Redevelopment Area is located within 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 MSU executed an agreement establishing direction for 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 and high density housing. The Land Use Plan also identifies MSU and surrounding areas, including the Redevelopment Area, as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶ In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

¹ See p. 1-1 of the CCPE.

² See p. 1-2 of the CCPE.

³ See p. 3-38 of the CCPE.

⁴ See *id.*

⁵ See p. 18-34 of the Land Use Plan.

⁶ See p. 18-28 of the Land Use Plan.

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Specifically, Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, S. Kimbrough Ave., a secondary arterial, is located directly to the west of the Redevelopment Area and E. Grand St., a primary arterial, is located to the south of the Redevelopment Area. In addition, the Redevelopment Area is served by good sidewalks for pedestrian access and is located near several parks and the Center City. Regarding bus transit routes, MSU's Bear Line shuttle service ("Bear Line") has several routes in the vicinity of the Redevelopment Area. Specifically, Bear Line's Orange Route runs east along E. Madison St. and then south on S. Holland Ave. The Red Route also runs south along S. Holland Avenue.

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 multi-family housing uses. The Project, which will be broken up into three phases, is anticipated to include the construction of approximately three (3) buildings, each with a maximum of four (4) stories in height, and on-site parking lots.

Phase I is anticipated to consist of a three (3) story building containing approximately twelve (12) units which will serve as a residence for approximately twenty-four (24) people. Phase I will contain approximately twenty (20) on-site parking spaces and additional bike racks. The Developer estimates that Phase I will be completed in accordance with the following schedule:

- Pre-Construction (Inspection/Permits): Completed by September 10, 2015
- Site Work (Demolition): Completed by October 15, 2015
- Construction of Building: Completed by May 1, 2016

Phases II and III are anticipated to collectively consist of approximately two (2) buildings each a maximum of four (4) stories, which will serve as a residence for up to one hundred fifty (150) people. In addition, it is anticipated that Phase II will contain a small leasing office for use by the Developer. The Developer anticipates that Phases II and III will both be completed by December 31, 2018.

The Project is anticipated to be built using certain "green" building standards to maximize energy savings and water efficiency.

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

III. Land Use Plan

A. Former and Existing Land Use

Currently, Phase I consists of a vacant multi-family building (613 E. Madison) and a single family home (617 E. Madison), which is occupied by four (4) residents. Phase II contains a multi-family building which serves as a residence for approximately thirty-three (33) people and Phase III consists of a multi-family building that serves as a residence for approximately forty-seven (47) people.

B. Proposed Land Use

The proposed land use for the Redevelopment Area is approximately three (3) multi-family residential buildings, each a maximum of four (4) stories in height and with on-site parking.

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD). There is no new zoning proposed for the Redevelopment Area. Any new zoning sought for the Redevelopment Area will be consistent with uses contemplated in this Redevelopment Plan.

D. Regulations and Controls

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

IV. Execution of the Project

A. Execution

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

B. Land Acquisition

The Developer owns all of the land within the Redevelopment Area.

C. Financing

The Developer is utilizing conventional financing to finance the Project.

D. Disposition of Property

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

E. *Plan for Relocation Assistance*

The Developer intends to offer relocation assistance to its tenants that would be affected by this Redevelopment Plan. For instance, the Developer plans to offer the current residents of 617 E. Madison the opportunity to live at other properties owned by the Developer.

F. *Redevelopment Schedule and Estimate Dates of Completion*

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

i. Phase I:

- Pre-Construction (Inspection/Permits): Completed by September 10, 2015
- Site Work (Demolition): Completed by October 15, 2015
- Construction of Building: Completed by May 1, 2016

ii. Phase II and Phase III:

- Completed by December 31, 2018.

G. *Taxation*

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

H. *Covenants*

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

V. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will provide housing for up to two hundred (200) residents on a 2.1 acre site.

C. *Public Facilities*

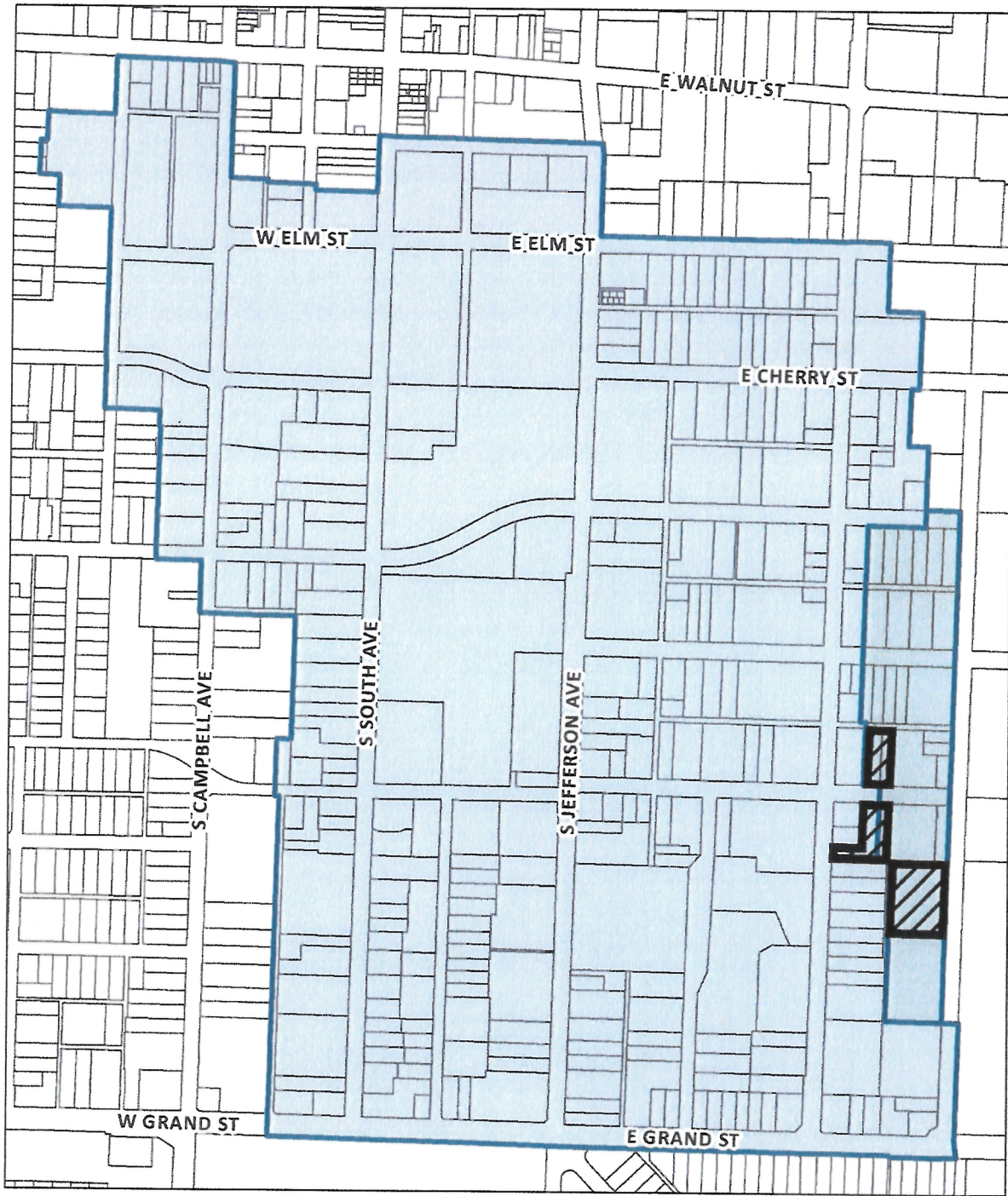
The Project will not require any additional public facilities or utilities.

VI. Procedure for Changes or Modification of Plan

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

EXHIBIT A

Map of Blighted Areas



-  Madison and Holland Redevelopment Area
-  South Central "A" Urban Renewal Area
-  Remnant of the former Southwest Missouri State College Urban Renewal Area



EXHIBIT B

Map of Redevelopment Area

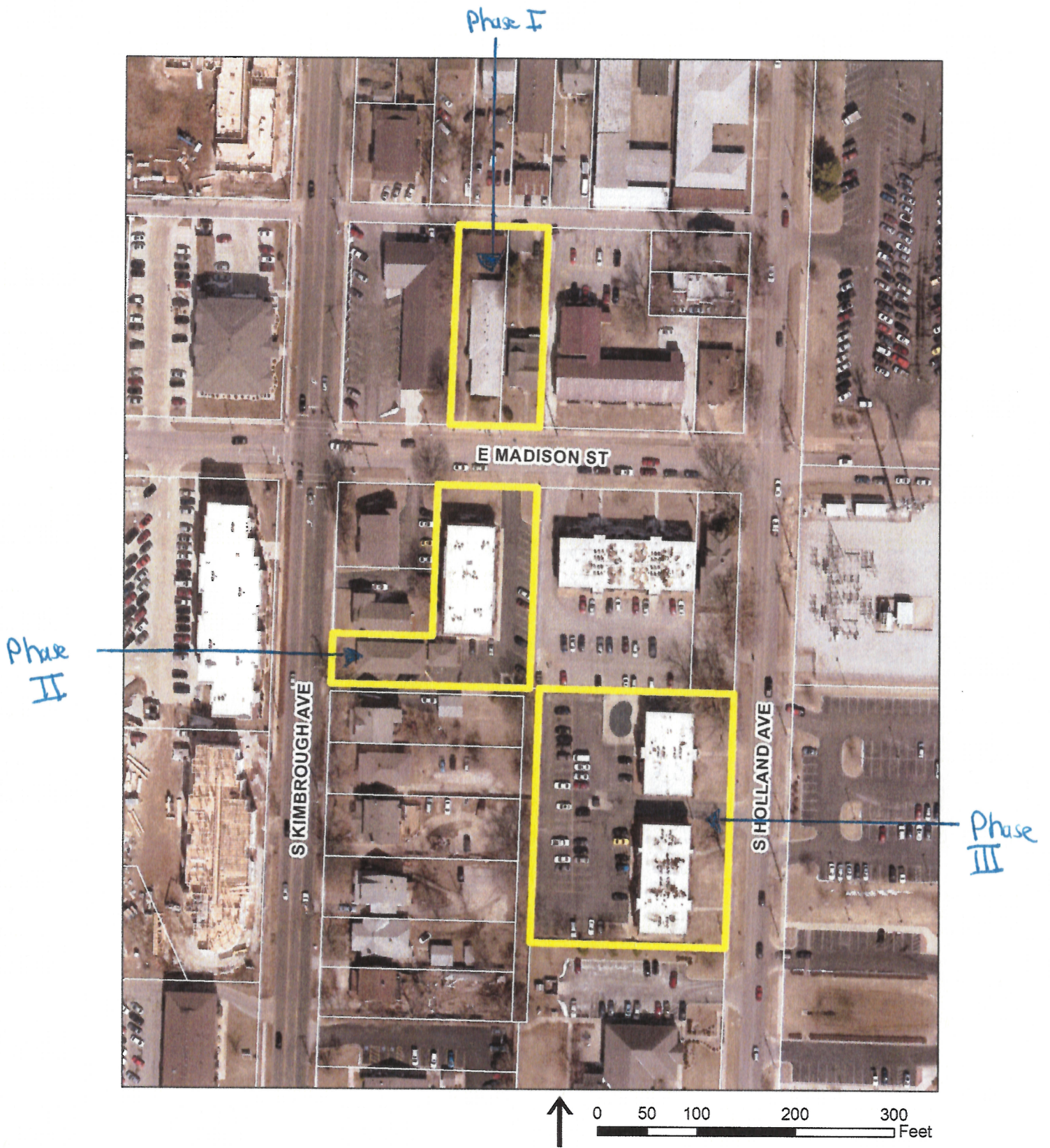


EXHIBIT C

Legal Description of Redevelopment Area

PHASE I

ALL OF THE EAST 50 FEET OF LOT 42 AND ALL OF THE WEST HALF OF LOT 43 IN SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PHASE II

BEGINNING AT THE SOUTHWEST CORNER OF LOT 40 IN SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, MISSOURI, THENCE EAST 200 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF (W ½) OF LOT 38, IN SOUTHERN ADDITION, THENCE NORTH 200 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W ½) OF SAID LOT 38, THENCE WEST 100 FEET TO A POINT 20 FEET EAST OF THE NORTHWEST CORNER OF LOT 39 IN SAID SOUTHERN ADDITION, THENCE SOUTH 150 FEET, MORE OR LESS, TO A POINT 50 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 39, THENCE WEST 100 FEET TO THE WEST LINE OF LOT 40 IN SAID SOUTHERN ADDITION, THENCE SOUTH 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL BEING A PART OF LOTS 38, 39 AND 40 IN SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PHASE III

ALL OF LOTS 9, 10, 11, 12 AND THE NORTH 20 FEET OF LOT 13, WHITLOCK'S HOME ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, NOW KNOWN AS HOLLAND STREET, A CONDOMINIUM IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE CONDOMINIUM PLAT.

RESOLUTION NO. 2015-____

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAND
CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF
SPRINGFIELD, MISSOURI, RECOMMENDING THAT THE MADISON AND
HOLLAND REDEVELOPMENT PLAN BE ADOPTED.**

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

WHEREAS, the Board of Commissioners of said Authority have received a request to recommend approval of the Madison and Holland Redevelopment Plan, which is dated August 11, 2015, and attached hereto as Exhibit 1; and

WHEREAS, the Madison and Holland Redevelopment Plan concerns redevelopment of an area to be known as the Madison and Holland Redevelopment Area, which is a 2.1 acre area generally located at 613/617 E. Madison Street, 614 and 616 E. Madison Street, and 829 and 843 S. Holland Street, within the City of Springfield, Greene County, Missouri; and

WHEREAS, the proposed Madison and Holland Redevelopment Area was previously blighted by the City Council as part of the Southwest Missouri State College Renewal Area ("SMS Renewal Area") by passage of Resolution No. 4513 in 1965 and as part of the South Central "A" Renewal Area by passage of Resolution No. 4282 in 1964 and Resolution No. 4794 in 1967; and

WHEREAS, the City Council declared a significant portion of the SMS Renewal Area free of blight by passage of Special Ordinance No. 26279 in 2013, but that ordinance did not change the blight designation of the property where the proposed Madison and Holland Redevelopment Area is located; and

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

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

Section 1 – That the 2.1 acre area to be known as the Madison and Holland Redevelopment Area, which is generally located at 613/617 E. Madison Street, 614 and 616 E. Madison Street, and 829 and 843 S. Holland Street, within the City of Springfield, Greene County, Missouri, and more particularly described in the Madison and Holland Redevelopment

Plan which is attached hereto as Exhibit 1 and incorporated by reference, has previously been found to be a blighted area pursuant to Section 99.300, RSMo, et seq.

Section 2 – That the Madison and Holland Redevelopment Plan, attached as Exhibit 1, is designed to alleviate the blighting conditions within the Plan's area, and therefore the Board of Commissioners recommends approval of the Plan.

Section 3 – That the Executive Director is hereby authorized to submit to the Planning and Zoning Commission of the City of Springfield, Missouri for its recommendation to City Council, the Redevelopment Plan attached hereto as Exhibit 1.

Section 4 – That the Executive Director is hereby further authorized to submit to City Council the recommendation and action of this Board of Commissioners and the recommendation of the Planning and Zoning Commission so that the Council may take such action as it deems appropriate in these matters.

Adopted this 1st day of September, 2015.

Chairman

Attest:

Secretary