

Springfield Land Clearance for Redevelopment Authority

**Tuesday, September 1, 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: Steven Jackson, Frank Romines and Ron Tappan

Absent: Keith Chaffin and King Coltrin

Others Present: Matt Schaefer, Staff; Bill Weaver, Staff; Sarah Kerner, Staff; Judy White, Staff; and Kevin Hoffmeyer, Spencer Fane

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from August 4, 2015.

Steve Jackson seconded the motion. Motion was approved (3-0)

4. New Business

- a) Recommend approval to City Council of the Redevelopment Plan for The Madison and Holland Redevelopment Area, Magers Properties III, LLC.
Resolution #2015-3216

Matt Schaefer, Staff explained the Redevelopment Plan for Madison and Holland area located east of the Madison and Kimbrough Redevelopment Area; three (3) parcels located on the 600 block of East Madison Street, and 800 block of South Holland Avenue; approximately 2.1 acres. The Developer proposes to demolish existing structures and construct multi-family residential housing development which will be constructed in three phases and upon completion would accommodate up to 150 residents. Phase I is to start immediately following the approval of the Redevelopment Plan; a 3-storey, 12 unit structure that accommodates up to 24 residents. Phase II & Phase III would follow within 1-2 years for two 4-storey structures that accommodates up to a total of 150 residents. The area is currently designated blighted due to being partially within the South Central Area and the former West Missouri State College Urban Renewal Area. Staff supports the Redevelopment Plan and it conforms with the Comprehensive Plan.

Frank Romines, Commissioner asked for clarification on the number of structures.

Kevin Hoffmeyer, Spencer Fane stated the intent is to have three (3) structures and possibility four (4) as you could fit in two (2) smaller buildings at the Holland location.

Frank Romines expressed concerns with the added building and asked about parking.

Kevin Hoffmeyer states that there would be on-site parking for all structures.

Frank Romines clarified that they are reserving the right to have four (4) building by stating approximately three (3) buildings.

Kevin Hoffmeyer confirmed.

Frank Romines asked about the green standards.

Kevin Hoffmeyer explained that they would provide standard green fixtures/materials not LEED certified.

Frank Romines inquired about the relocation assistance.

Kevin Hoffmeyer explained that there is one house with four (4) residents. They have currently relocated to the 846 property on South Holland.

Steve Jackson asked for an explanation on why all three (3) phases were being submitted at one time since they are not under any time restraints.

Bill Weaver, Staff stated that there were no time restraints and no real disadvantage for submitting all three (3) phases.

Commission stated that the disadvantage would be not knowing what will be happening.

Kevin Hoffmeyer stated that this Plan is similar with previous plans; i.e., Bear Village.

Ron Tappan made a motion to approve Redevelopment Plan. Steve Jackson seconded the motion. Motion approved (2-1 (Frank Romines -nay)).

5. Adjourn at 4:30 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.