Springfield Land Clearance for Redevelopment Authority
Tuesday, December 1, 2015 at 3:00 PM
Room 2-West, Busch Municipal Building

Agenda

1. Call to Order

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

3. Training Session

   a. Overview of recently adopted rules - Frank Romines
      - An overview was presented of the Missouri 99.430 RSMo statues that have mandatory elements that are required to approved/recommend a Redevelopment Plan to City Council.

   b. Timing of abatement - City Staff
      - Chapter 99 abatements are 10 years which begins at the issuance of the statement of the assessed value from the Assessor.
        - LCRA receives the construction plans, reviews plan for compliance and issuance Certificate of Qualification
        - Within 30 days the applicant to notify the Assessor that they have a certificate
        - The Assessor issues a statement of valuation which starts the period of abatement for each year for a total of 10 years from the issuance date on the statement
      - Chapter 353 abatements are more defined as the Developer transfers the property to the Redevelopment Corporation and then generally transferred back.

   c. Definition of Blight - City Staff

      General discussion occurred for each example of blight as described below:
      - 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*."

4. New Business

    a. Request for Certificate of Qualification for the Madison and Holland Redevelopment Area, Resolution No. 2015-3218

    Matt Schaefer, Staff summarized the application for abatement stating the project is for Phase I of the Redevelopment Area proposing a 3 story, 12 units to house 24 residents and the application is consistent with the Redevelopment Plan and staff recommends approval.

    Kevin Hoffmeyer stated that construction should start around December 18 and completion is on schedule for July 2016.

    Ron Tappan made a motion to approve the Certification of Qualification. Steve Jackson seconded the motion. Motion was approved (4-0). Motion carries.

5. Other Business

    Keith Chaffin has tendered his resignation from the Springfield Land Clearance for Redevelopment Authority.

6. Adjourn at 4:15 p.m.