Springfield Land Clearance for Redevelopment Authority
Tuesday, October 3, 2017 at 4:00 p.m.
Conference Room 2-West, Busch Municipal Building

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **Minutes - September 5, 2017**

   Documents:

   MINUTES LCRA SEPT 5 2017.PDF

4. **New Business**

   4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Downtown Redevelopment Area At 505 East Trafficway; Springfield Tool & Die Co., Applicant. Resolution No. 2017-3245**

   Documents:

   505 E TRAFFICWAY - LCRA ABATEMENT APPLICATION, OCT 2017.PDF

5. **Other Business**

   5.I. **Report/Discussion On The Proposed Workable Program For The City Of Springfield**

   5.II. **Progress Report/Discussion On The Proposed Redevelopment Plan For The Kearney Street Corridor Redevelopment Area**

   Documents:

   KEARNEY STREET REDEVELOPMENT PLAN 2017SEPT.PDF

MEETING SUMMARY SEPT25 2017.PDF

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, September 5, 2017 at 4:00 PM
Conference Room 2-West, Busch Municipal Building

Annual Meeting Minutes

1. Call to Order

2. Roll Call
   Present: Ryan Cosby, Allen Grymes, Steve Jackson, and Ron Tappan
   Others Present: Geoff Butler, Architect and Branden and Dixie Dickman, Roza Capital Group, LLC, applicant
   Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Olivia Hough, and Judy White

   Approval of Minutes

   Ron Tappan made a motion to approve the minutes from August 1, 2017. Allen Grymes seconded the motion. Motion approved (4-0)

3. Election of Officers:
   President: Steve Jackson
   Vice President: Ron Tappan
   Secretary: Allen Grymes

4. New Business

   a. Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area, located at the southeast corner of the intersection of East Harrison Street and South Kimbrough Avenue; Roza Capital Group, LLC, applicant.

      Motion to approve the Redevelopment Plan made by Ron Tappan. Motion seconded by Allen Grymes. Motion approved (4-0)

5. Other Business

   a. Progress report/discussion on the proposed Redevelopment Plan for the Kearney Street Corridor Redevelopment Area

      Updated Commission on the first Public Meeting held on August 24, 2017 and invited Commission to the second Public Meeting scheduled for Monday, September 25, 2017.

6. Adjourn

CITY OF Springfield

Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 505 E. TRAFFICWAY

Redevelopment Area: DOWNTOWN

Developer Name: SPRINGFIELD TOOL & DIE CO.

Contact Person: PATRICIA GOTT / SHAWN GOTT

Mailing Address: P.O. BOX 5715 SPRINGFIELD, MO 65801

Telephone: 417-425-2019 / 417-569-4667 **Fax:** ____

Email: pat.gott@att.net

Does Applicant Own or Lease the Property? OWN

Signature: Patricia Gott **Date:** 9-12-2017

Printed Name: PATRICIA GOTT

Required Attachments:

- Legal description of project
- $334 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

Additional Requirements for Projects Located in the *Downtown Redevelopment Area*

Pursuant to the *Downtown Redevelopment Plan*, applications for property tax abatement in that *Plan* Area will be reviewed on the following items:

1. What effect the requested abatement has on the project's financial feasibility.

2. If the proposed project is in accordance with the stated strategies and policies of the Downtown Strategy Plan.

3. The financial and market feasibility of the project.

The *Downtown Redevelopment Plan* requires that the following material be submitted to support applications for property tax abatement:

1. Developer
    a. Identification of developer including all owners, partners and officers
    b. Summary of developer's experience and qualifications
    c. Proof of developer's financial capability (financial statements, profit/loss statements, etc.).

2. Development Plan
    a. Legal description of area
    b. Description of project development
    c. Project stages and timing
    d. Documentation of construction costs
    e. Source, nature and terms of all required project financing
    f. Plans and specifications

3. Documentation of abatement requested
    a. Two project pro formas each with ten year projections reflecting the effects of no tax abatement and the requested level of abatement, to include the following as minimal justification:
        i. All project gross income (rental estimates should be supported by local market data)
        ii. Occupancy analysis to determine appropriate vacancy rate
        iii. Estimate of effective gross income
        iv. Itemized operating expense analysis
        v. Projected net income
        vi. Debt service impact, cash flow and investor rate of return analyses (IRR and cash-on-cash returns, etc.)

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF MITCHELL STREET (NOW EAST TRAFFICWAY), AS NOW LOCATED AND USED IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AT A POINT 45 FEET WEST OF THE WEST LINE OF VACATED BENTON AVENUE IN SAID CITY, RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID EAST TRAFFICWAY 247 FEET; THENCE NORTH 246.1 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, 250 FEET TO A POINT 208.6 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Scope of the proposed project:

The property at 505 E. Trafficway is a 20,000 sq. ft. building, currently S.T.D. Central Flea Market. We are transforming it so that S.T.D. Central Flea Market will occupy 12,000 sq. ft.; one (1) 4000 sq. ft. space (west side) will be used as space to rent for Events, banquets, meetings, etc.; and one (1) 4000 sq. ft. space (east side) will house a restaurant school and "Show-Me Chef" TV show (shared venture with MSU).

Relationship to the Downtown Redevelopment Plan:

We believe our plans are allowable and compatible with the Redevelopment Plan for the area. The property is zoned Center City and all the proposed uses conform with the existing zoning classification, as required by the Plan. The building will have many features restored to original appearance (interior wood, interior brick walls, outside brick, etc.).

Page 2, #1: A tax Abatement would give us time to develop a new business at this location and be able to continue to contribute to the sales tax revenue and pay real property tax.

In 2011 the Real Estate Tax on this property increased to over 1.6 times the amount owed in 2010.

2010 Real Estate Tax: 6,491.95
2011 Real Estate Tax: 10,493.98

Real Estate Tax on this property has gone up every year since; currently 11,624.99 in 2016. It has become apparent that the Flea Market can not carry this increased burden. Therefore, we need to establish a new source of income.

#2: This project adheres with several of the stated strategies and policies of the Downtown Strategy Plan.
>Event Centers are a vital part of entertainment in our city.
>MSU students shop at our Flea Markets for furniture, clothing, kitchen supplies, apartment décor, etc.
>Rehabilitation of this 100 year old building has always been formost in our plans. This building is Very unusual because it is a parallelogram rather than the standard rectangle.
>This location has a parking lot and is also across the street from a parking garage.

#3: Financial and Market Feasibility: We feel that the Appraisal substantiates the feasibility of the project. Springfield Tool and Die Company owns the property and has a good relationship with Guaranty Bank.

Developer: Springfield Tool & Die Company
Officers: President - Patricia Gott
Vice President - Shawn Gott
Owner: Patricia Gott

Springfield Tool & Die Co. was incorporated in 1960 and operated as a machine shop. Terry J. Gott was an employee for several years before purchasing it from Alfred Osborn in 1985. The company continued as a machine shop until Union demands forced its closure. Terry sold the machinery and began the first S.T.D. Flea Market at 651 S. Kansas Ave. When that building was filled with dealers, he opened S.T.D. East Flea Market at 1820 E. Trafficway. After it was fully occupied, he purchased the building at 505 E. Trafficway and proceeded to fill it with dealers.

In November of 2000, Terry Gott passed away. Patricia Gott continued the business at all three locations.

Then an opportunity to sell the property at 651 S. Kansas occurred. With the proceeds, the Corporation purchased some rental properties and the property at 319 W. Walnut. This is where Shawn Gott now operates 319 Event Center.

Shawn Gott has always been involved with the company even as a boy, helping his Dad. After graduating from MSU, he ran a convenience store, owned his own asphalt business, and then stepped up to help his Mother with Springfield Tool & Die Co., when his Father died. He now serves as Vice President and contractor for any renovation we do. Listed below are some of his projects.

>Installed the sewer and subdivided six multi-family lots located at Kansas Ave. and State Street
>Finishing the basements of the duplex the company purchased
>Renovation of 319 W. Walnut-inside and Patio with Clock Tower on the corner of Campbell & Walnut
>Renovation of 322 & 324 S. Campbell, his own properties (adjacent to 319 W. Walnut)

Guaranty Bank
Since 1913

August 31, 2017

City of Springfield
Downtown Redevelopment Plan

RE: Springfield Tool & Die Company
505 E Trafficway, Springfield Mo

To Whom It May Concern:

Springfield Tool & Die Company has a current loan at Guaranty for the construction / rehab of the property located at 505 E Trafficway, Springfield Mo. Springfield Tool & Die Company has the financial capability to complete this project.

Please see the attached loan documents.

If you need further information please feel free to contact me at 417-885-0549 or lpearce@gbankmo.com.

Thank you

Lance Pearce
Senior Vice President
Guaranty Bank
417-885-0549
lpearce@gbankmo.com
NMLS#628349

SPRINGFIELD TOOL & DIE COMPANY 5715 S MEADOWLARK SPRINGFIELD, MO 65810 **BORROWER'S NAME AND ADDRESS** "I" includes each borrower above, jointly and severally.	GUARANTY BANK 1341 W. BATTLEFIELD SPRINGFIELD, MO 65807 **LENDER'S NAME AND ADDRESS** "You" means the lender, its successors and assigns.	Loan Number 5400229335 Date 09-27-2016 Maturity Date 03-27-2020 Loan Amount $ 581,577.85 Renewal Of ______

For value received, I promise to pay to you, or your order, at your address listed above the **PRINCIPAL** sum of FIVE HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED SEVENTY SEVEN AND 85/100 Dollars $ 581,577.85

☐ **Single Advance:** I will receive all of this principal sum on ______. No additional advances are contemplated under this note.

☒ **Multiple Advance:** The principal sum shown above is the maximum amount of principal I can borrow under this note. On 09-27-2016 I will receive the amount of $ 132,167.19 and future principal advances are contemplated.

Conditions: The conditions for future advances are REQUEST OF BORROWER OR APPROPRIATE DESIGNEE AND LOAN OFFICER APPROVAL

☐ **Open End Credit:** You and I agree that I may borrow up to the maximum amount of principal more than one time. This feature is subject to all other conditions and expires on ______.

☒ **Closed End Credit:** You and I agree that I may borrow up to the maximum only one time (and subject to all other conditions).

INTEREST: I agree to pay interest on the outstanding principal balance from 09-27-2016 at the rate of 5.500 % per year until 03-27-2020.

☐ **Variable Rate:** This rate may then change as stated below.

☐ **Index Rate:** The future rate will be ______ the following index rate: ______

☐ **No Index:** The future rate will not be subject to any internal or external index. It will be entirely in your control.

☐ **Frequency and Timing:** The rate on this note may change as often as ______. A change in the interest rate will take effect ______.

☐ **Limitations:** During the term of this loan, the applicable annual interest rate will not be more than ______ % or less than ______ %. The rate may not change more than ______ % each ______.

Effect of Variable Rate: A change in the interest rate will have the following effect on the payments:

☐ The amount of each scheduled payment will change. ☐ The amount of the final payment will change.

☐ ______.

ACCRUAL METHOD: Interest will be calculated on a ACTUAL/360 basis.

POST MATURITY RATE: I agree to pay interest on the unpaid balance of this note owing after maturity, and until paid in full, as stated below:

☐ on the same fixed or variable rate basis in effect before maturity (as indicated above).

☒ at a rate equal to THREE PERCENT (3%) ABOVE THE FIXED OR VARIABLE RATE IN EFFECT AS OF THE DATE OF MATURITY.

☒ **LATE CHARGE:** If a payment is made more than 10 days after it is due, I agree to pay a late charge of 5.000% OF THE PAYMENT AMOUNT OF PRINCIPAL AND INTEREST.

☐ **ADDITIONAL CHARGES:** In addition to interest, I agree to pay the following charges which ☐ are ☐ are not included in the principal amount above: ______.

PAYMENTS: I agree to pay this note as follows:

MONTHLY PAYMENTS OF ACCRUED INTEREST CALCULATED ON THE AMOUNT OF CREDIT OUTSTANDING BEGINNING ON 10-27-2016, FOLLOWED BY 35 MONTHLY PAYMENTS OF $3,885.30 BEGINNING 04-27-2017, AND A FINAL PAYMENT OF $539,339.19 ON 03-27-2020. THE ACTUAL AMOUNT OF MY FINAL PAYMENT WILL DEPEND ON MY PAYMENT RECORD.

☐ **Unpaid Interest:** If checked, then any accrued interest not paid when due (whether due by reason of a schedule of payments or due because of Lender's demand) will become part of the principal thereafter, and will bear interest at the interest rate in effect from time to time as provided for in this agreement.

ADDITIONAL TERMS:

INTEREST RATE TO BECOME 4.895% EFFECTIVE 03-27-2017.

ANNUAL TAX RETURNS ON BORROWER AND GUARANTORS. ANNUAL PERSONAL FINANCIAL STATEMENT ON GUARANTOR.

Doc Req ID: 708711
Account #: 5400229335
Note

DEFINITIONS: As used on pages 1 and 3, "☒" means the terms that apply to this loan. "I," "me" or "my" means each Borrower who signs this note and each other person or legal entity (including guarantors, endorsers, and sureties) who agrees to pay this note (together referred to as "us"). "You" or "your" means the Lender and its successors and assigns.
APPLICABLE LAW: The law of the state of Missouri will govern this note. Any term of this note which is contrary to applicable law will not be effective, unless the law permits you and me to agree to such a variation. If any provision of this agreement cannot be enforced according to its terms, this fact will-not affect the enforceability of the remainder of this agreement. No modification of this agreement may be made without your express written consent. Time is of the essence in this agreement.
COMMISSIONS: I understand and agree that you (or your affiliate) will earn commissions or fees on any insurance products and may earn such fees on other services that I buy through you or your affiliate.
PAYMENTS: Each payment I make on this note will first reduce the amount I owe you for charges which are neither interest nor principal. The remainder of each payment will then reduce accrued unpaid interest, and then unpaid principal. If you and I agree to a different application of payments, we will describe our agreement on this note. I may prepay a part of, or the entire balance of this loan without penalty, unless we specify to the contrary on this note. Any partial prepayment will not excuse or reduce any later scheduled payment until this note is paid in full (unless, when I make the prepayment, you and I agree in writing to the contrary).
INTEREST: Interest accrues on the principal remaining unpaid from time to time, until paid in full. If I receive the principal in more than one advance, each advance will start to earn interest only when I receive the advance. The interest rate in effect on this note at any given time will apply to the entire principal advanced at that time. You and I may provide in this agreement for accrued interest not paid when due to be added to principal. Notwithstanding anything to the contrary, I do not agree to pay and you do not intend to charge any rate of interest that is higher than the maximum rate of interest you could charge under applicable law for the extension of credit that is agreed to here (either before or after maturity). If any notice of interest accrual is sent and is in error, we mutually agree to correct it, and if you actually collect more interest than allowed by law and this agreement, you agree to refund it to me.
INDEX RATE: The index will serve only as a device for setting the rate on this note. You do not guarantee by selecting this index, or the margin, that the rate on this note will be the same rate you charge on any other loans or class of loans to me or other borrowers.
ACCRUAL METHOD: The amount of interest that I will pay on this loan will be calculated using the interest rate and accrual method stated on page 1 of this note. For the purpose of interest calculation, the accrual method will determine the number of days in a "year." If no accrual method is stated, then you may use any reasonable accrual method for calculating interest.
POST MATURITY RATE: For purposes of deciding when the "Post Maturity Rate" (shown on page 1) applies, the term "maturity" means the date of the last scheduled payment indicated on page 1 of this note or the date you accelerate payment on the note, whichever is earlier.
SINGLE ADVANCE LOANS: If this is a single advance loan, you and I expect that you will make only one advance of principal. However, you may add other amounts to the principal if you make any payments described in the "PAYMENTS BY LENDER" paragraph below, or if we have agreed that accrued interest not paid when due may be added to principal.
MULTIPLE ADVANCE LOANS: If this is a multiple advance loan, you and I expect that you will make more than one advance of principal. If this is closed end credit, repaying a part of the principal will not entitle me to additional credit.
PAYMENTS BY LENDER: If you are authorized to pay, on my behalf, charges I am obligated to pay (such as property insurance premiums), then you may treat those payments made by you as advances and add them to the unpaid principal under this note, or you may demand immediate payment of the charges.
SET-OFF: I agree that you may set off any amount due and payable under this note against any right I have to receive money from you.

"Right to receive money from you" means:

(1) any deposit account balance I have with you;
(2) any money owed to me on an item presented to you or in your possession for collection or exchange; and
(3) any repurchase agreement or other nondeposit obligation.

"Any amount due and payable under this note" means the total amount of which you are entitled to demand payment under the terms of this note at the time you set off. This total includes any balance the due date for which you properly accelerate under this note.

If my right to receive money from you is also owned by someone who has not agreed to pay this note, your right of set-off will apply to my interest in the obligation and to any other amounts I could withdraw on my sole request or endorsement. Your right of set-off does not apply to an account or other obligation where my rights are only as a representative. It also does not apply to any Individual Retirement Account or other tax-deferred retirement account.

You will not be liable for the dishonor of any check when the dishonor occurs because you set off this debt against any of my accounts. I agree to hold you harmless from any such claims arising as a result of your exercise of your right of set-off.
REAL ESTATE OR RESIDENCE SECURITY: If this note is secured by real estate or a residence that is personal property, the existence of a default and your remedies for such a default will be determined by applicable law, by the terms of any separate instrument creating the security interest and, to the extent not prohibited by law and not contrary to the terms of the separate security instrument, by the "Default" and "Remedies" paragraphs herein.
DEFAULT: I will be in default if any one or more of the following occur: (1) I fail to make a payment on time or in the amount due; (2) I fail to keep the property insured, if required; (3) I fail to pay, or keep any promise, on any debt or agreement I have with you; (4) any other creditor of mine attempts to collect any debt I owe him through court proceedings; (5) I die, am declared incompetent, make an assignment for the benefit of creditors, or become insolvent (either because my liabilities exceed my assets or I am unable to pay my debts as they become due); (6) I make any written statement or provide any financial information that is untrue or inaccurate at the time it was provided; (7) I do or fail to do something which causes you to believe that you will have difficulty collecting the amount I owe you; (8) any collateral securing this note is used in a manner or for a purpose which threatens confiscation by a legal authority; (9) I change my name or assume an additional name without first notifying you before making such a change; (10) I fail to plant, cultivate and harvest crops in due season if I am a producer of crops; (11) any loan proceeds are used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as further explained in 7 C.F.R. Part 1940, Subpart G, Exhibit M.
REMEDIES: If I am in default on this note you have, but are not limited to, the following remedies:

(1) You may demand immediate payment of all I owe you under this note (principal, accrued unpaid interest and other accrued charges).
(2) You may set off this debt against any right I have to the payment of money from you, subject to the terms of the "Set-Off" paragraph herein.
(3) You may demand security, additional security, or additional parties to be obligated to pay this note as a condition for not using any other remedy.
(4) You may refuse to make advances to me or allow purchases on credit by me.
(5) You may use any remedy you have under state or federal law.

By selecting any one or more of these remedies you do not give up your right to later use any other remedy. By waiving your right to declare an event to be a default, you do not waive your right to later consider the event as a default if it continues or happens again.
COLLECTION COSTS AND ATTORNEY'S FEES: I agree to pay all costs of collection, replevin or any other or similar type of cost if I am in default. In addition, if you hire an attorney to collect this note, I also agree to pay any fee you incur with such attorney plus court costs (except where prohibited by law). To the extent permitted by the United States Bankruptcy Code, I also agree to pay the reasonable attorney's fees and costs you incur to collect this debt as awarded by any court exercising jurisdiction under the Bankruptcy Code.
WAIVER: I give up my rights to require you to do certain things. I will not require you to:

(1) demand payment of amounts due (presentment);
(2) obtain official certification of nonpayment (protest); or
(3) give notice that amounts due have not been paid (notice of dishonor).

I waive any defenses I have based on suretyship or impairment of collateral.
OBLIGATIONS INDEPENDENT: I understand that I must pay this note even if someone else has also agreed to pay it (by, for example, signing this form or a separate guarantee or endorsement). You may sue me alone, or anyone else who is obligated on this note, or any number of us together, to collect this note. You may do so without any notice that it has not been paid (notice of dishonor). You may without notice release any party to this agreement without releasing any other party. If you give up any of your rights, with or without notice, it will not affect my duty to pay this note. Any extension of new credit to any of us, or renewal of this note by all or less than all of us will not release me from my duty to pay it. (Of course, you are entitled to only one payment in full.) I agree that you may at your option extend this note or the debt represented by this note, or any portion of the note or debt, from time to time without limit or notice and for any term without affecting my liability for payment of the note. I will not assign my obligation under this agreement without your prior written approval.
FINANCIAL INFORMATION: I agree to provide you, upon request, any financial statement or information you may deem necessary. I warrant that the financial statements and information I provide to you are or will be accurate, correct and complete.
NOTICE: Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by first class mail addressed to me at my last known address. My current address is on page 1. I agree to inform you in writing of any change in my address. I will give any notice to you by mailing it first class to your address stated on page 1 of this agreement, or to any other address that you have designated.

COLLATERAL PROTECTION INSURANCE: If insurance on collateral is required by my agreement with you and I do not provide evidence of the required coverage, you may purchase insurance at my expense to protect your interests in my collateral. This insurance may, but need not, protect my interests. The coverage that you purchase may not pay any claim that I make or any claim that is made against me in connection with the collateral. I may later cancel any insurance purchased by you, but only after providing evidence that I have obtained insurance as required by our agreement. If you purchase insurance for the collateral, I will be responsible for the costs of that insurance, including the insurance premium, interest and any other charges you may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to my total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance I may be able to obtain on my own.

If this loan is for consumer purposes the following statement regarding oral agreements applies.

☐ **Oral agreements or commitments to loan money, extend credit or to forebear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable. To protect you (borrower(s)) and us (creditor) from misunderstanding or disappointment, any agreements we reach covering such matters are contained in this writing, which is the complete and exclusive statement of the agreement between us, except as we may later agree in writing to modify it.**

If this loan is for commercial purposes the following statement regarding oral or unexecuted agreements applies.

☒ **Oral or unexecuted agreements or commitments to loan money, extend credit or to forebear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable, regardless of the legal theory upon which it is based that is in any way related to the credit agreement. To protect you (borrower(s)) and us (creditor) from misunderstanding or disappointment, any agreements we reach covering such matters are contained in this writing, which is the complete and exclusive statement of the agreement between us, except as we may later agree in writing to modify it.**

DATE OF TRANSACTION	PRINCIPAL ADVANCE	BORROWER'S INITIALS (not required)	PRINCIPAL PAYMENTS	PRINCIPAL BALANCE	INTEREST RATE	INTEREST PAYMENTS	INTEREST PAID THROUGH:
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	
	$		$	$	%	$	

☒ **SECURITY:** This note is separately secured by (describe separate document by type and date): DOT AND AOLR DATED 09-27-2016; GUARANTY AGREEMENT DATED 09-27-2016

(This section is for your internal use. Failure to list a separate security document does not mean the agreement will not secure this note.)

PURPOSE: The purpose of this loan is REFINANCE AND RENOVATE COMMERCIAL BUILDING.

SIGNATURES: I AGREE TO THE TERMS OF THIS NOTE (INCLUDING THOSE ON PAGES 1, 2 AND 3). I have received a copy on today's date.

Signature for Lender

LANCE P. PEARCE, SR. VP COMMERCIAL LENDING

SPRINGFIELD TOOL & DIE COMPANY

Patricia A. Gott

PATRICIA A. GOTT, PRESIDENT

Complete the following for consumer transactions secured by a dwelling.

Loan origination organization

NMLS ID

Loan originator

NMLS ID

Hogan Land Title
ALTA Universal ID 0259803
1525 E Republic Road
Springfield, MO 65804

File No./Escrow No.: 1608297
Print Date & Time: September 27, 2016 at 02:44 PM
Officer/Escrow Officer: NICOLE HEDRICK
Settlement Location: 1525 E. REPUBLIC RD

Property Address: 505 E TRAFFICEWAY ST
SPRINGFIELD, MO
Borrower: SPRINGFIELD TOOL AND DIE COMPANY
Seller:
Lender: GUARANTY BANK
Settlement Date: September 27, 2016
Disbursement Date: September 27, 2016

Description	Borrower/Buyer Debit	Borrower/Buyer Credit
Financial		
Loan Amount [$ 581,577.85]		
Construction Draw Balance:[$ 449,410.66]		$ 132,167.19
Prorations/Adjustments		
PAYOFF	$ 78,259.61	
Loan Charges to GUARANTY BANK		
FLOOD	$ 14.00	
ENVIRONMENTAL	$ 75.00	
APPRAISAL	$ 2,266.00	
PROCESSING FEE	$ 250.00	
INSPECTION FEE	$ 250.00	
Other Loan Charges		
Impounds		
Title Charges & Escrow / Settlement Charges		
Title - Lender's Title Insurance to Hogan Land Title Coverage: $ 581,577.85 Premium: $ 581.58	$ 581.58	
Title - Purchase Closing Fee to Hogan Land Title	$ 150.00	
Title - Search and Exam Fee to Hogan Land Title	$ 175.00	

		Debit	Credit
Title - Closing Protection Letter	to FIDELITY	$ 25.00	
Title - E-Recording Processing Fee	to Hogan Land Title	$ 10.00	
Government Recording and Transfer Charges			
Recording Fees Deed:$0.00 Mortgage:$54.00	to RECORDER'S OFFICE	$ 54.00	
ASSIGNMENT OF RENTS	to RECORDER'S OFFICE	$ 57.00	
Payoffs			
Miscellaneous			
1ST DRAW	to SPRINGFIELD TOOL AND DIE	$ 50,000.00	
Subtotals		$ 132,167.19	$ 132,167.19
TOTALS		$ 0.00	$ 0.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Hogan Land Title to cause the funds to be disbursed in accordance with this statement.

SPRINGFIELD TOOL AND DIE COMPANY

BY:______________________________

PATRICIA A. GOTT, PRESIDENT

____

NICOLE HEDRICK, Escrow Officer

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF MITCHELL STREET (NOW EAST TRAFFICWAY), AS NOW LOCATED AND USED IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AT A POINT 45 FEET WEST OF THE WEST LINE OF VACATED BENTON AVENUE IN SAID CITY, RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID EAST TRAFFICWAY 247 FEET; THENCE NORTH 246.1 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, 250 FEET TO A POINT 208.6 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

The property at 505 E. Trafficway is a 20,000 sq. ft. building, currently S.T.D. Central Flea Market. We are transforming it so that S.T.D. Central Flea Market will occupy 12,000 sq. ft.; one (1) 4000 sq. ft. space (west side) will be used as space to rent for Events, banquets, meetings, etc.; and one (1) 4000 sq. ft. space (east side) will house a restaurant school and "Show-Me Chef" TV show (shared venture with MSU).

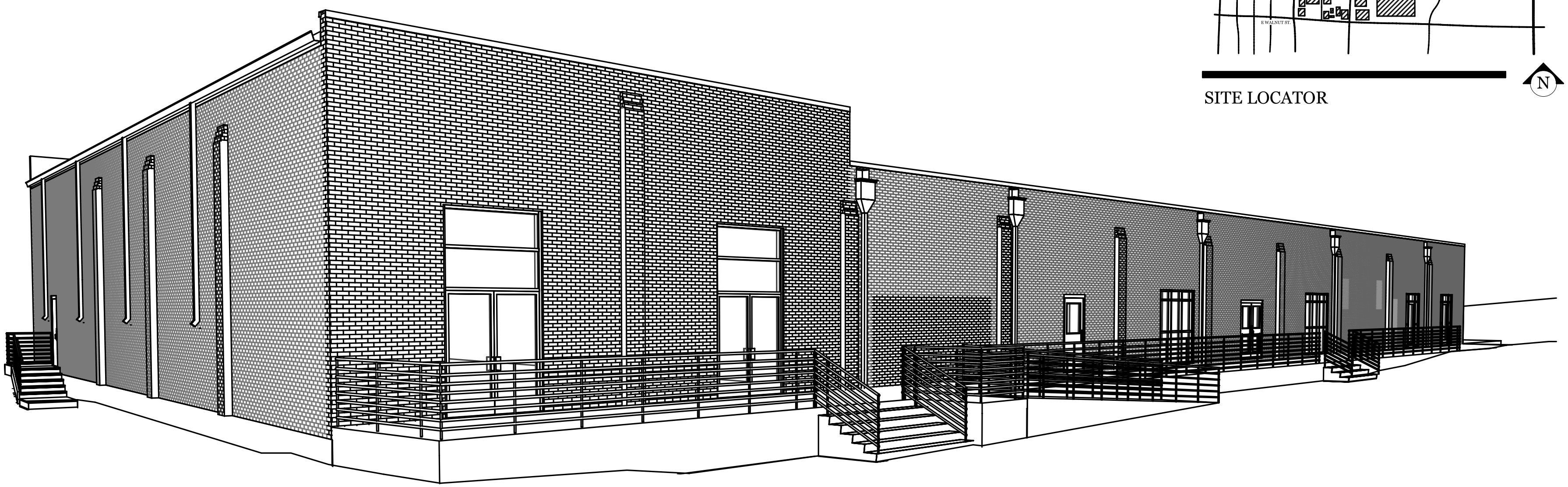
Construction Costs 505 E. Trafficway September 1, 2017

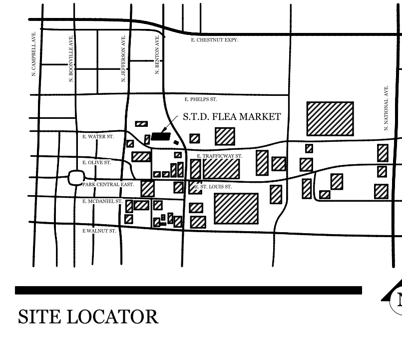
Springfield Tool & Die Co. - 505 E. Trafficway - Renovation

Projected Completion: Dec. 1, 2017

Construction Costs as of 9-1-2017

Plumbing & Electrical	80124.08
Concrete & Masonry	17324.31
Building Materials	13811.19
Professional Fees	27907.23
Permits & Fees	5835.92
Interior Construction	21271.75
Windows & Doors	41645.01
Sprinkler System Reconstruction	9856.01
HVAC	18620.01
Roofing	133229.01
Misc.	8068.33
Total	377692.85
Construction Draw	449410.66
Balance	71717.81





SITE LOCATOR

torgerson *DESIGN* partners
ARCHITECTURAL CORPORATION - MISSOURI LICENSE NUMBER A-2010011427
116 NORTH 2ND AVENUE | OZARK, MO 65721 | (417) 581-8889

SHAWN GOTT

S.T.D. BANQUET HALL

505 EAST TRAFFICWAY STREET, GREENE COUNTY,
SPRINGFIELD, MO 65806

SHAWN GOTT

S.T.D. BANQUET HALL

16143 SGBH   CONSTRUCTION DOCUMENTS   JANUARY 13, 2017

SHEET INDEX

ARCHITECTURAL

1

BUILDING CODE INFORMATION

1

ADOPTED CODES:	2012 IBC - INTERNATIONAL BUILDING CODE 2009 ANSI A117.1 2011 NATIONAL ELECTRIC CODE 2012 MECHANICAL CODE 2012 IPC - INTERNATIONAL PLUMBING CODE
USE GROUP:	NON-SEPARATED MIXED USE : A-2 - ASSEMBLY / M - MERCANTILE (EXISTING BUILDING; PERVIOUS USE GROUP: MERCANTILE)
BUILDING AREAS:	TOTAL BUILDING AREA: 20,000 S.F. BANQUET HALL A: 4,000 S.F. (ASSEMBLY-2) BANQUET HALL B: 4,000 S.F. (ASSEMBLY-2) ALL OTHER AREA IS EXISTING TO REMAIN (MERCANTILE) AND OUTSIDE SCOPE OF WORK
ALLOWABLE AREAS:	PER IBC TABLE 503 V-B (ASSEMBLY) = 6,000 S.F. , 1 STORY (40') ALLOWANCES PER TABLE 506.3 ADDITIONAL 300% TO ALLOWABLE S.F. TOTAL ALLOWABLE 24,000 S.F. (AUTOMATIC SPRINKLER SYSTEM IS EXISTING.)
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANT LOAD:	SEE EGRESS PLAN AND NOTES.
FIRE RATING:	SPACES SEPARATED BY 1HR FIRE RATED WALLS. PER TABLE 508.4 ALL WALLS <10' ARE 1 HR OPENINGS ARE IN WALLS WITH <10' SEPARATION LIMITED TO 15% OF WALL WHERE UNPROTECTED. EXCEPTIONS FOR ALLOWABLE OPENINGS PER 705.8.1

SEE EGRESS PLAN FOR ADDITIONAL CALCULATIONS.

CONSULTANTS

SCHOBER
ENGINEERING LLC
1929 W. FINLEY RIVER DR.
NIXA, MO 65714
417.374.7148

STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER A-2011002764
ARCHITECT
02/ 17/ 17

NAME: ADAM KREHER

ARCHITECT OF RECORD

LICENSE NO. A-2011002764

PROJECT NUMBER: 16143 SGBH

REVISIONS:

1 ADD 001 02/17/2017

A0.0

COVER SHEET

DATE: JANUARY 13, 2017

TYPICAL SYMBOL LEGEND

DETAIL DESIGNATION (DETAIL NUMBER, SHEET NUMBER: 12/A3.4)		ELEVATION HEIGHT (T.O. WALL ELEV = 106'-0")	
ROOM TAG (SQUARE FOOTAGE, ROOM NUMBER: Room name 101, 150 SF)		FINISH TAG	
DOOR TAG (101)		ELEVATION TAG	
SECTION CUT TAG		CEILING HEIGHT (110'-0")	
ROOF SLOPE (12/2)		WINDOW TAG	
WALL TYPE/ PARTITION TYPE		REVISION DELTA	
ENLARGED DETAIL		GRID BUBBLE	
BUILDING SHELL/ EXISTING WALL PARTITION TO REMAIN		WALL PARTITION	
EXISTING WALL TO BE DEMOLISHED		NEW WALL PARTITION PER TYPE INDICATED	
FIRE EXTINGUISHER	FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. MAXIMUM TRAVEL DISTANCE 75'-0" MAXIMUM AREA 12,500 S.F.		

MATERIAL INDICATION

CONCRETE	FINISHED WOOD
DIMENSIONAL LUMBER	GYPSUM BOARD
RIGID INSULATION	PLYWOOD
BATT OR BLOWN INSULATION	GLASS
EARTH/BACKFILL	CMU

ABBREVIATIONS

A/B	ANCHOR BOLT	FTG	FOOTING	REQ'D	REQUIRED
A/C	AIR CONDITIONING	FUR	FURRING	REQM'T	REQUIREMENT
ACCOUST.	ACOUSTICAL	GA.	GAUGE	RTV	ROTARY-TURBINE VENT
ADD'L	ADDITIONAL	GAL	GALLON	REG	REGULAR
A.F.F.	ABOVE FINISH FLOOR	GALV	GALVANIZED	SAF	SAFETY
AF	AS FURNISHED	GC	GENERAL CONTRACTOR	SAN	SANITARY
AI	AS INSTALLED	G.I.	GALVANIZED IRON	SCHED	SCHEDULE
ALT.	ALTERNATE	GL.	GLASS	S.C.	SOLID CORE
ALUM	ALUMINUM	GLAZ.	GLAZING	SECT	SECTION
ANCH.	ANCHOR	GOV'T	GOVERNMENT	SHT	SHEET
ARCH	ARCHITECT	G.S.	GRAVEL STOP	SIM	SIMILAR
@	AT	GEN	GENERAL	SPEC	SPECIFICATION
B.B.	BOTTOM OF BEAM	GYP	GYPSUM	STD	STUD
B.F.	BOTTOM OF FOOTING	HDWR	HARDWARE	STL	STEEL
BD.	BOARD	H.D.	HOLLOW CORE	STOR	STORAGE
BKT.	BRACKET	HOL	HOLLOW	STRUCT	STRUCTURE
BLDG	BUILDING	HORIZ	HORIZONTAL	SURF	SURFACE
BLK	BLOCK	H	HIGH	SUSP	SUSPENDED
BLK'G	BLOCKING	HT.	HEIGHT	SYST	SYSTEM
BM	BEAM	HTG	HEATING	S.W.	STORM WATER
B.M.	BENCH MARK	HTR	HEATER	TYP	TYPICAL
B.O.	BOTTOM OF	H.W.	HOT WATER	T.O.	TOP OF
BRG	BEARING	I.D.	INSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
BSMT	BASEMENT	INSUL	INSULATION	VCP	VITRIFIED-CLAY-PIPE
C.S.	COUNTER SUNK	INT	INTERIOR	VEST	VESTIBULE
CAB	CABINET	INV	INVERT	VERT	VERTICAL
C.C.	CENTER-TO-CENTER	JNT	JOINT	VOL	VOLUME
CEM	CEMENT	JSTS	JOISTS	V.T.R.	VENT-THRU-ROOF
CF	CONTRACTOR FURNISHED	K.E.S.	KITCHEN EQUIPMENT SUPPLIER	VCT	VINYL COMPOSITION TILE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	LAM	LAMINATE	W	WIDE
CI	CONTRACTOR INSTALLED	LAV	LAVATORY	W/	WITH
CL	CENTERLINE	LG	LONG	WD	WOOD
CLG	CEILING	LH	LEFT HAND BEVEL	W.D.	WINDOW DIMENSION
C.O.	CLEAN OUT	LHR	LEFT HAND REVERSE BEVEL	WDW	WINDOW
COL	COLUMN	LIN	LINEAR/LINEAL	WRB	WEATHER RESISTANT BARRIER
CONC	CONCRETE	LVR	LOUVER	WWF	WELDED WIRE FABRIC
CONF	CONFERENCE	MAS	MASONRY	W.P.	WEATHER PROOF
CONN	CONNECTION	MATL	MATERIAL	WT	WEIGHT
CONST'R	CONSTRUCTION	MAX	MAXIMUM		
CONT	CONTINUOUS	MEZZ	MEZZANINE		
CONT'R	CONTRACTOR	MFRD	MANUFACTURED		
COORD	COORDINATE	MFR	MANUFACTURER		
CORR	CORRIDOR/ CORRUGATED	MID	MIDDLE		
CTR	CENTER	MIN	MINIMUM		
CYL	CYLINDER	MISC	MISCELLANEOUS		
℄	CENTER LINE	MK	MARK		
C.W.	COLD WATER	M.O.	MASONRY OPENING		
CP	DEEP	MTD	MOUNTED		
DBL	DOUBLE	MTL	METAL		
DEG	DEGREE	MULL	MULLION		
D.F.	DRINKING FOUNTAIN	NOM	NOMINAL		
DEMO	DEMOLITION	NTS	NOT TO SCALE		
DIA □	DIAMETER	O.A.	OVER ALL/OUTSIDE AIR		
DIAG	DIAGONAL	O.C.	ON CENTER		
DIM	DIMENSION	O.D.	OUTSIDE DIAMETER		
D.O.	DO OVER	OFCI	OWNER FURNISH/ CONTRACTOR INSTALLED		
DTL	DETAIL	OFOI	OWNER FURNISH/ OWNER INSTALLED		
DR.	DOOR	O/H	OVERHEAD		
D.S.	DOWNSPOUT	O/	OVER		
EA	EACH	OPN'G	OPENING		
ELEC	ELECTRICAL	OPP	OPPOSITE		
EL	ELEVATION (HEIGHT)	PART	PARTITION		
ELEV	ELEVATION (VIEW)	P.E.M.B.	PRE-ENGINEERED METAL BUILDING		
ELEV	ELEVATOR	PERIM	PERIMETER		
E.W.C.	ELECTRIC WATER COOLER	P.G.	PRESENT GRADE		
EQUIP	EQUIPMENT	PLAM	PLASTIC LAMINATE		
EXIST'G	EXISTING	PLAS	PLASTIC		
EXP	EXPOSED	PL	PLATE/PROPERTY LINE		
EXPAN.	EXPANSION	PLUMB'G	PLUMBING		
EXT	EXTERIOR/EXTENSION	PLY	PLYWOOD		
F.B.O.	FURNISHED BY OTHERS	P.P.	POWER POLE		
F.D.	FLOOR DRAIN	PR	PAIR		
F.E.	FIRE EXTINGUISHER	PVC	POLYVINYL CHLORIDE		
F.E.C.	FIRE EXTINGUISHER CABINET	Q.T.	QUARRY TILE		
F.E.B.	FIRE EXTINGUISHER BRACKET	R	RADIUS		
FIN	FINISH	RCP	REINFORCED CONCRETE PIPE		
F.G.	FINISH GRADE	RE	REFER		
F.L.	FLOW LINE	RH	RIGHT HAND BEVEL		
FLASH'G	FLASHING	RHR	RIGHT HAND REVERSE BEVEL		
FLR	FLOOR	RL	RAIN LEADER		
F.O.M.	FACE OF MASONRY	RM	ROOM		
FND	FOUNDATION	R.O.	ROUGH OPENING		
FOUND	FOUNDATION	RES	RESILIENT TILE		
FR	FIRE RETARDANT				
FRM	FRAME				
FURN	FURNISHED				
F.R.	FIRE RETARDANT TREATED				

GENERAL NOTES

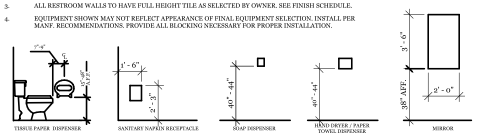
1. ALL CONSTRUCTION MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
2. ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATION, MANUFACTURE'S SPECIFICATIONS, INSTITUTE CRITERIA CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURES OR INSTITUTE INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED OR WORK REQUIRED.
3. THE CONTRACTOR /BUILDER IS RESPONSIBLE FOR THE MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND FOR THE ACTS OR OMISSIONS OF THE SUBCONTRACTORS.
4. THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR ALL FEE INSPECTIONS, APPROVALS, AND PERMITS (ABOVE AND BEYOND THE BUILDING PERMIT PROVIDED BY OWNER) REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
5. THE CONTRACTOR/BUILDER SHALL COORDINATE ALL WORK WITH THE OWNER.
6. THE CONTRACTOR/BUILDER SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, UTILITIES, INSURANCE,TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT AS INDICATED IN THESE DOCUMENTS, WHETHER TEMPORARY OR PERMANENT.
7. NOTIFY THE ARCHITECT IF QUESTIONABLE OR UNFORESEEN CONDITIONS ARE ENCOUNTERED, OR IF DISCREPANCIES ARE FOUND IN THE EXISTING CONDITIONS FROM WHAT IS SHOWN OR NOTED IN THE PLANS.
8. DIMENSIONED EXISTING CONDITIONS ARE FOR REFERENCE ONLY. GC TO FIELD VERIFY.
9. DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT OF RECORD IF THERE IS A DISCREPANCY WITH DIMENSIONS OR IF A DIMENSION IS REQUIRED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING, ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY & RESOLUTION OBTAINED BEFORE PROCEEDING.
10. FOR ALL NEW CONSTRUCTION ARCHITECTURAL DIMENSIONS ARE GIVEN FROM FACE OF STUDS, CONCRETE, MASONRY, OR COLUMN GRID LINES UNLESS NOTED OTHERWISE. FOR ALL EXISTING CONSTRUCTION ARCHITECTURAL DIMENSIONS ARE GIVEN FROM FACE OF FINISH WALL. FIELD VERIFY ALL EXISTING DIMENSIONS.
11. DESIGN INTENT IS ALWAYS FOR FACE OF NEW WALL CONSTRUCTION TO ALIGN WITH FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
12. PATCH AND REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION.
13. CONTRACTOR RESPONSIBLE FOR TEMPORARY AND PERMANENT SHORING AND STABILIZATION OF ALL WALLS, FLOORS, AND ROOFS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK, AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF FINISH WORK, AND UTILITY LOCATIONS AND CONNECTIONS, WHETHER OR NOT SPECIFICALLY INDICATED ON CONTRACT DOCUMENTS.
15. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS SUCH AS SINK AND TOILET WALLS, ETC.
16. PROVIDE GYPSUM BD. CONTROL JOINTS PER U.S.G. GOOD DESIGN PRACTICES FOR DRYWALL. MAX. 30'-0" BETWEEN JOINTS.
17. ALL HEADERS OVER DOORS OR OTHER OPENINGS SHALL BE MIN. DOUBLE 2x8 WOOD HEADER, UNLESS NOTED OTHERWISE.
18. PROVIDE SOUND BATT INSULATION IN ALL WALLS AROUND RESTROOMS, OFFICES, ETC. ANY WALL NOTED TO HAVE SOUND INSULATION SHALL BE TAKEN TO DECK UNLESS NOTED OTHERWISE.
19. FIELD VERIFY MILLWORK DIMENSIONS AFTER WALLS ARE CONSTRUCTED TO CONFIRM A TIGHT FIT. PROVIDE SCRIBES AT MILLWORK ABUTTING WALLS.
20. COORDINATE ALL FINISHES WITH OWNER.
21. FINISH FIRST FLOOR ELEVATION SHALL BE REFERENCED AS 100'-0" IN ARCHITECTURAL SHEETS. COORDINATE WITH CIVIL AND ANY SURVEYS.
22. FOR PARTITION TYPES NOT SHOWN, REFER TO RELATED BUILDING SECTIONS.

GENERAL INTERIOR ELEVATION NOTES

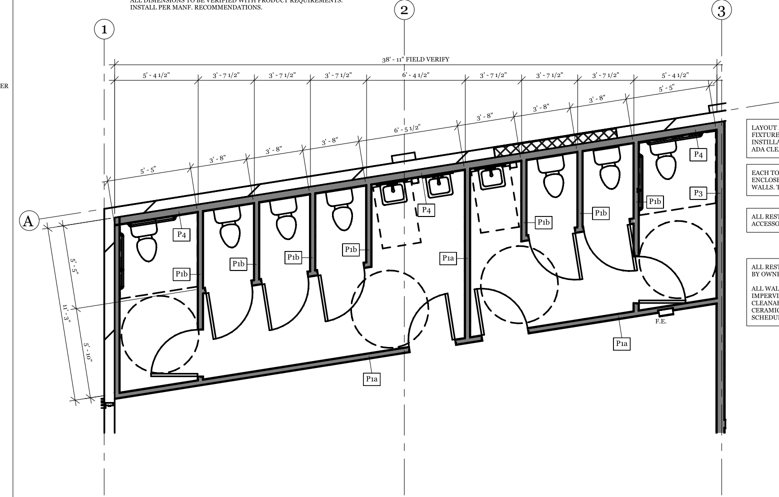
1. MECHANICAL, ELECTRICAL, AND STRUCTURAL COMPONENTS ARE SHOWN FOR REFERENCE ONLY. SEE MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING INFORMATION. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINE'S DRAWINGS.

RESTROOM NOTES

1. RESTROOM FINISHES AND FIXTURES SELECTED BY OWNER.
2. ALL STALLS TO BE FULLY ENCLOSED WITH FULL HEIGHT WALLS.
3. ALL RESTROOM WALLS TO HAVE FULL HEIGHT TILE AS SELECTED BY OWNER. SEE FINISH SCHEDULE.
4. EQUIPMENT SHOWN MAY NOT REFLECT APPEARANCE OF FINAL EQUIPMENT SELECTION. INSTALL PER MANF. RECOMMENDATIONS. PROVIDE ALL BLOCKING NECESSARY FOR PROPER INSTALLATION.



ALL DIMENSIONS TO BE VERIFIED WITH PRODUCT REQUIREMENTS.
INSTALL PER MANF. RECOMMENDATIONS.



LAYOUT FRAMING AND FIXTURES BEFORE INSTILLATION; VERIFY ALL ADA CLEARANCES ARE MET.

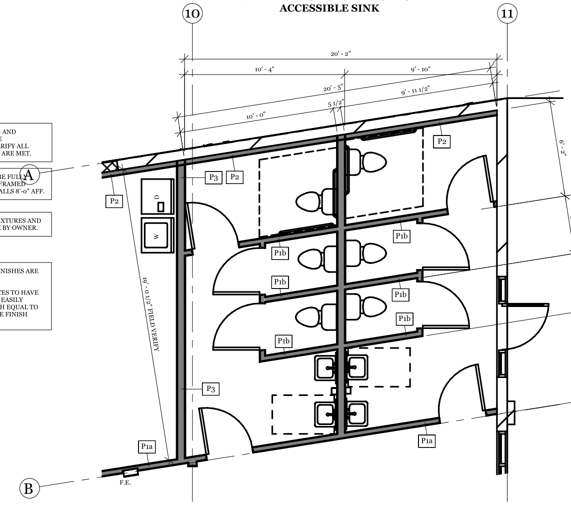
EACH TOILET TO BE FULLY ENCLOSED WITH FRAMED WALLS. TOP OF WALLS 8'-0" AFF.

ALL RESTROOM FIXTURES AND ACCESSORIES ARE BY OWNER.

ALL RESTROOM FINISHES ARE BY OWNER.

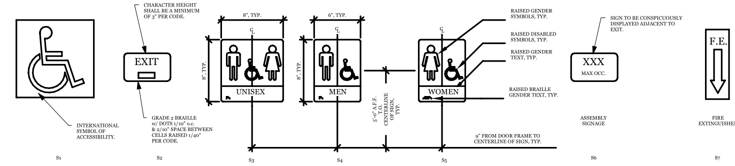
ALL WALL SURFACES TO HAVE IMPERVIOUS AND EASILY CLEANABLE FINISH EQUAL TO CERAMIC TILE. SEE FINISH SCHEDULE.

1 ENLARGED RESTROOM PLAN BANQUET A
1/4" = 1'-0"



2 ENLARGED RESTROOM PLAN BANQUET B
1/4" = 1'-0"

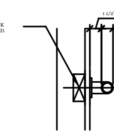
INTERIOR SIGNAGE



NOTES :

1. SIGNS SHALL CONFORM TO ANSI OR LOCAL ACCESSIBILITY GUIDELINES WHICHEVER IS MORE STRINGENT.
2. ALL BUILDINGS AND ENTRANCES THAT ARE ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. G.C. TO PROVIDE TACTILE "EXIT" SIGNS AT ALL GRADE LEVEL EXIT DOORS PER CODE.
4. SIGNS TO BE INSTALLED ON THE LATCH SIDE OF THE DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLY ON THE RIGHT. SIGNAGE SHALL HAVE NON GLARE FINISH W/ A CONTRASTING BACKGROUND.

GRAB BAR DETAIL



TOILET AND GRAB BAR CLEARANCES

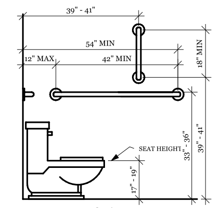


FIG. 604.5.1
TYPICAL CLEARANCES FOR SIDE WALL GRAB BAR AT TOILETS

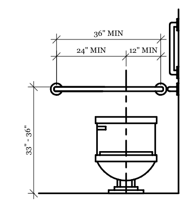
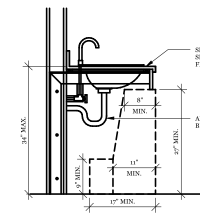


FIG. 604.5.2
TYPICAL CLEARANCES FOR REAR WALL GRAB BAR AT TOILETS

TYPICAL SINK CLEARANCES



FINAL FIXTURE SELECTION BY OWNER. VERIFY ALL FIXTURES MEET ADA CLEARANCES.

FIG. 306.2, FIG. 306.3, FIG. 606.3
KNEE AND TOE CLEARANCE FOR ACCESSIBLE SINK

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SHAWN GOTT

S.T.D. BANQUET HALL

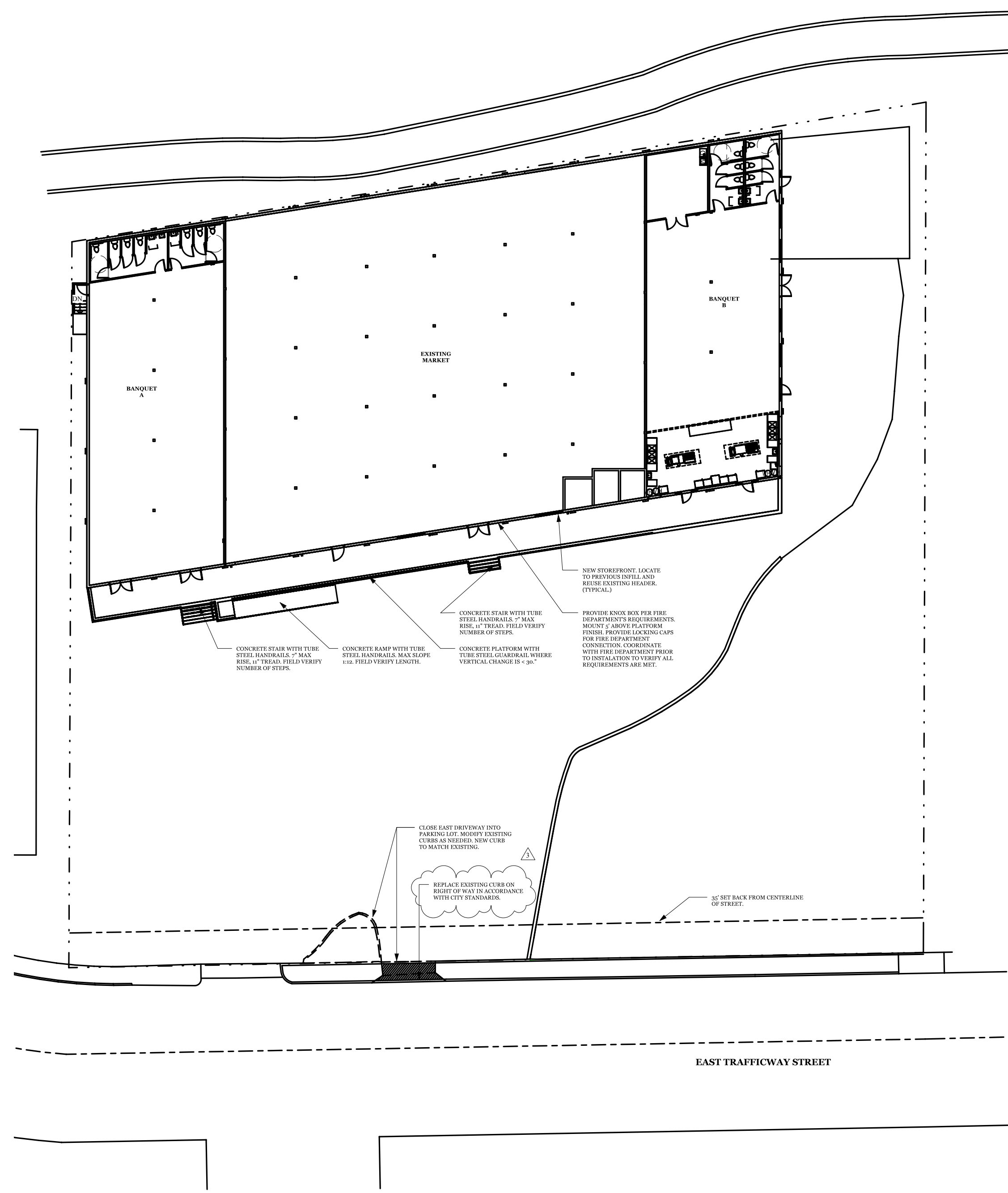
505 EAST TRAFFICWAY STREET, GREENE COUNTY,
SPRINGFIELD, MO 65806

STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER A-2011002764
ARCHITECT

NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A0.1
GENERAL NOTES

DATE: JANUARY 13, 2017



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

N

MISSOURI ONE CALL

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

TWO DAYS BEFORE YOU DIG

torgerson DESIGN partners
ARCHITECTURAL CORPORATION - MISSOURI LICENSE NUMBER A-2010011427
116 NORTH 2ND AVENUE * OZARK, MO 65721 * P (417) 581-8889 * F (417) 581-9002

SHAWN GOTT

S.T.D. BANQUET HALL

505 EAST TRAFFICWAY STREET, GREENE COUNTY, SPRINGFIELD, MO 65806

STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER A-2011002764
ARCHITECT
05/01/2017

NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

1 ADD 001 02/17/2017

3 ADD 003 05/01/2017

A0.2

ARCHITECTURAL SITE PLAN

DATE: JANUARY 13, 2017

GENERAL EGRESS NOTES

NOTE: FURNITURE AND FIXTURE LAYOUT SHOWN FOR EGRESS PURPOSES ONLY.

75'-0" RADIUS FROM FIRE EXTINGUISHER.

EGRESS PATH OF TRAVEL

EGRESS LOADING INFORMATION

OCCUPANCY LOADING CALCULATIONS

ASSEMBLY: 15 S.F. PER OCCUPANT - UNCONCENTRATED (TABLES & CHAIRS)
ASSEMBLY: 7 S.F. PER OCCUPANT - STANDING SPACE
STORAGE: 300 S.F. PER OCCUPANT
KITCHEN: 200 S.F. PER OCCUPANT

BANQUET AREA A

OCCUPANCY - BASED ON SPACE FUNCTION = **295 TOTAL OCCUPANTS**
ASSEMBLY - TABLES: 2,490 S.F. / 15 S.F. PER OCCUPANT = 166 OCCUPANTS
ASSEMBLY - DANCE FLOOR: 900 S.F. /7 S.F. PER OCCUPANT = 129 OCCUPANTS

EXIT CAPACITY:
EGRESS WIDTH REQUIRED: 295 OCCUPANTS X 0.2" PER OCCUPANT = 59.0" REQUIRED
EGRESS WIDTH PROVIDED: 101.5" WOULD PROVIDE EGRESS FOR 506 OCCUPANTS
EGRESS WIDTH OF 0.2" PER OCCUPANT USED PER IBC SECTION 1005.

NUMBER OF EXITS REQUIRED:
(2) EXITS REQUIRED FOR MORE THAT 49 BUT LESS THAN 500 OCCUPANTS PER IBC SECTION 1021.
(3) EXITS PROVIDED.

MAXIMUM TRAVEL DISTANCE:
200'-0" PER IBC TABLE 1026.2
ACTUAL MAX TRAVEL DISTANCE TO EXIT: 90'-0"

BANQUET AREA B

OCCUPANCY - BASED ON SPACE FUNCTION = **231 TOTAL OCCUPANTS**
ASSEMBLY - TABLES: 1,428 S.F. / 15 S.F. PER OCCUPANT = 96 OCCUPANTS
ASSEMBLY - DANCE FLOOR: 900 S.F. /7 S.F. PER OCCUPANT = 129 OCCUPANTS
STORAGE 341 S.F. / 300 S.F. PER OCCUPANT= 2 OCCUPANTS
KITCHEN: 693 S.F. / 200 S.F. PER OCCUPANT = 4 OCCUPANTS

EXIT CAPACITY:
EGRESS WIDTH REQUIRED: 231 OCCUPANTS X 0.2" PER OCCUPANT = 45.8" REQUIRED
EGRESS WIDTH PROVIDED: 101.5" WOULD PROVIDE EGRESS FOR 506 OCCUPANTS
EGRESS WIDTH OF 0.2" PER OCCUPANT USED PER IBC SECTION 1005.

NUMBER OF EXITS REQUIRED:
(2) EXITS REQUIRED FOR MORE THAT 49 BUT LESS THAN 500 OCCUPANTS PER IBC SECTION 1021.
(3) EXITS PROVIDED.

1

MAXIMUM TRAVEL DISTANCE:
200'-0" PER IBC TABLE 1026.2
ACTUAL MAX TRAVEL DISTANCE TO EXIT: 90'-0"

SEPARATION OF EGRESS DOORS IN BANQUET HALL B IS GREATER THAN 1/3 THE DIAGONAL OF THE SPACE.
IBC 1015.2.1 EXCEPTION 2 (AUTOMATIC SPRINKLER SYSTEM IS EXISTING)
(1/3) DIAGONAL 77' - 0" = 25' - 8" < 30' - 0"

DEAD END CORRIDOR:
20'-0" MAX LENGTH OF DEAD END CORRIDOR PER IBC SECTION 1018.

SPACE OCCUPANCY:

Room name	ROOM TAG AND NAME.
USE GROUP 150 SF	USE GROUP PER IBC SECTION 3.
# OCC.	OCCUPANCY: AREA OF SPACE/AREA ALLOWANCES PER IBC TABLE 1004.1.2.

DOOR EXIT CAPACITY:

DOOR EXIT	EXIT TYPE (DOOR, STAIR, ETC)
000 OCC.	NUMBER OF OCCUPANTS USING THE EXIT.
00" REQD.	EGRESS WIDTH REQUIRED FOR NUMBER OF OCCUPANTS USING THE EXIT PER IBC SECTION 1005.
00" PROVIDED	EGRESS WIDTH PROVIDED.

FIRE EXTINGUISHER NOTES

F.E. — 10 LBS ABC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET.

F.E. — CLASS K WALL MOUNTED FIRE EXTINGUISHER (KITCHEN).

RESTROOM CALCULATION

BANQUET AREA A

OCCUPANCY:
295 OCCUPANTS - 148 MALE - 148 FEMALE

RESTROOM FIXTURES REQUIRED/PROVIDED · USE GROUP "A-2" (BANQUET HALL)

TOILET COUNT: **TOTAL REQUIRED= 4 WATER CLOSETS**
MEN: 148 OCC./ 75 OCCUPANTS PER WATER CLOSET= 2 WATER CLOSETS
WOMEN: 148 OCC./ 75 OCCUPANTS PER WATER CLOSET= 2 WATER CLOSETS
REQUIRED PER IBC TABLE 2902.1.
TOTAL PROVIDED= 7 WATER CLOSETS
(3) WATER CLOSET FOR MALE & (4) WATER CLOSET FOR FEMALE ARE PROVIDED.

LAVATORY COUNT: **TOTAL REQUIRED= 2 LAVATORIES**
MEN: 148 OCC./ 200 OCCUPANTS PER WATER CLOSET= 1 LAVATORIES
WOMEN: 148 OCC./ 200 OCCUPANTS PER WATER CLOSET= 1 LAVATORIES
REQUIRED PER IBC TABLE 2902.1.
TOTAL PROVIDED= 3 LAVATORIES
(1) LAVATORY FOR MALE & (2) LAVATORY PER FEMALE ARE PROVIDED.

DRINKING FOUNTAIN COUNT:
NOT PROVIDED. FREE WATER WILL BE AVAILABLE AT KITCHEN.

SERVICE SINK COUNT:
1 SERVICE SINK REQUIRED PER IBC TABLE 2902.1.
(1) SERVICE SINK PROVIDED.

BANQUET AREA B

OCCUPANCY:
231 OCCUPANTS - 116 MALE - 116 FEMALE

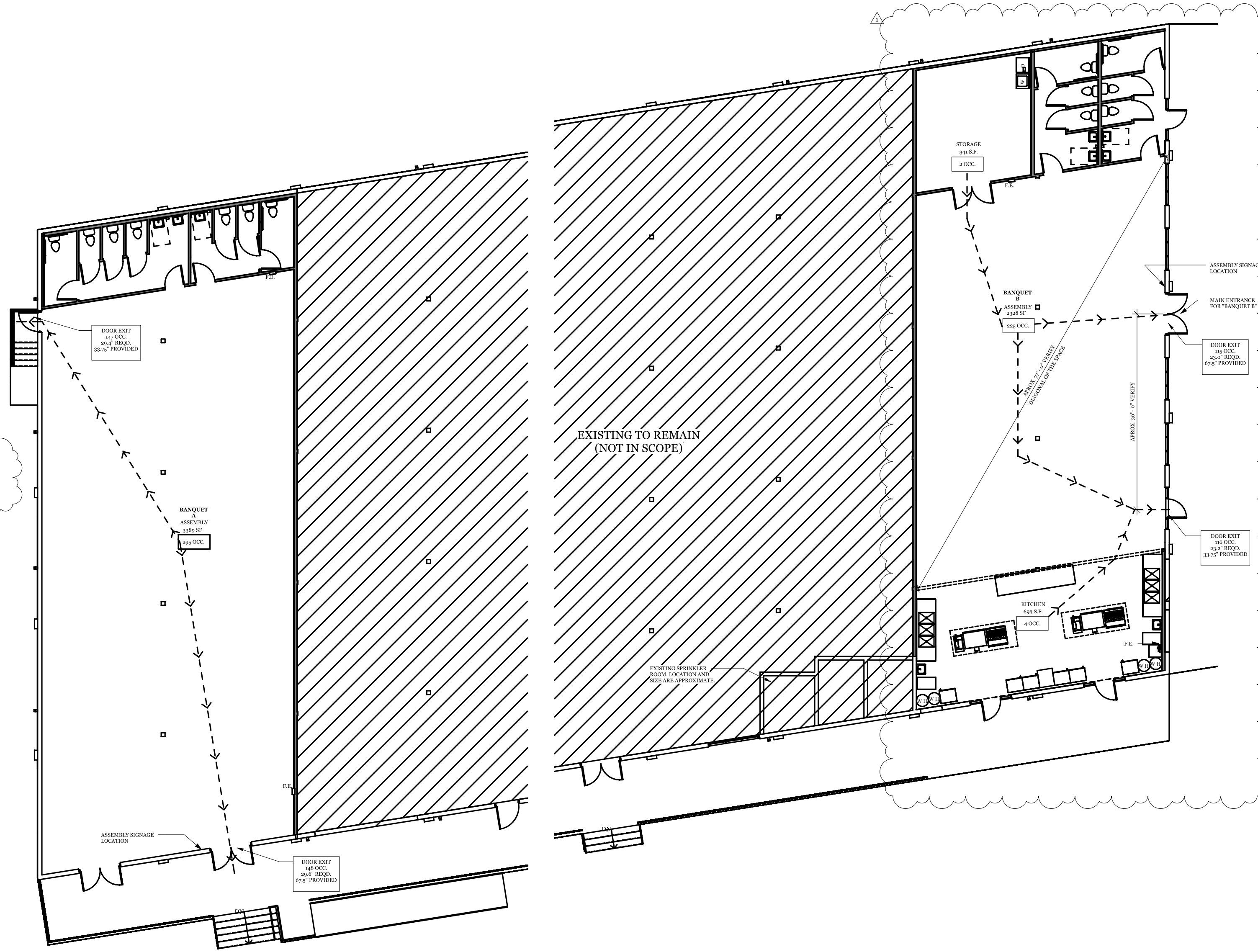
RESTROOM FIXTURES REQUIRED/PROVIDED · USE GROUP "A-2" (BANQUET HALL)

TOILET COUNT: **TOTAL REQUIRED= 4 WATER CLOSETS**
MEN: 116 OCC./ 75 OCCUPANTS PER WATER CLOSET= 2 WATER CLOSETS
WOMEN: 116 OCC./ 75 OCCUPANTS PER WATER CLOSET= 2 WATER CLOSETS
REQUIRED PER IBC TABLE 2902.1.
TOTAL PROVIDED= 6 WATER CLOSETS
(3) WATER CLOSET FOR MALE & (3) WATER CLOSET FOR FEMALE ARE PROVIDED.

LAVATORY COUNT: **TOTAL REQUIRED= 2 LAVATORIES**
MEN: 116 OCC./ 200 OCCUPANTS PER WATER CLOSET= 1 LAVATORIES
WOMEN: 116 OCC./ 200 OCCUPANTS PER WATER CLOSET= 1 LAVATORIES
REQUIRED PER IBC TABLE 2902.1.
TOTAL PROVIDED= 4 LAVATORIES
(2) LAVATORY FOR MALE & (2) LAVATORY PER FEMALE ARE PROVIDED.

DRINKING FOUNTAIN COUNT:
NOT PROVIDED. FREE WATER WILL BE AVAILABLE AT KITCHEN.

SERVICE SINK COUNT:
1 SERVICE SINK REQUIRED PER IBC TABLE 2902.1.
(1) SERVICE SINK PROVIDED.



1 EGRESS PLAN
1/8" = 1'-0"

N

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SHAWN GOTT

S.T.D. BANQUET HALL

505 EAST TRAFFICWAY STREET, GREENE COUNTY, SPRINGFIELD, MO 65806

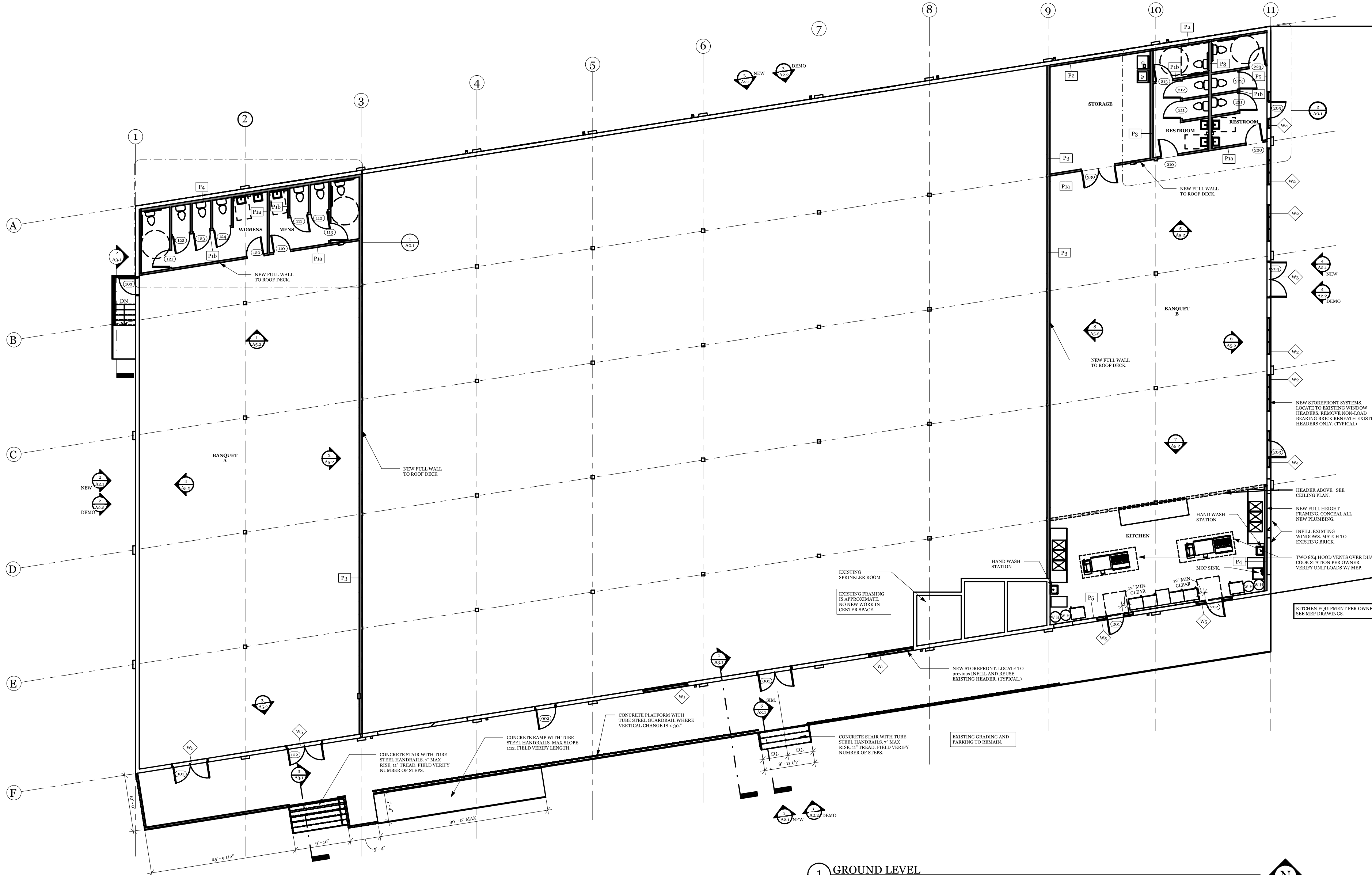
STATE OF MISSOURI ADAM JOSEPH KREHER NUMBER A-2011002764 ARCHITECT
02/ 17/ 17

NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:
1 ADD 001 02/17/2017

A1.0

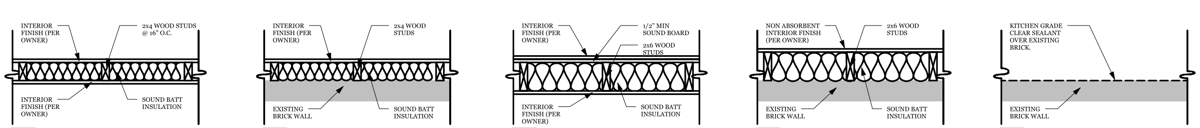
EGRESS PLAN

DATE: JANUARY 13, 2017



1 GROUND LEVEL
1/8" = 1'-0"

PARTITION TYPES



P1a TYPICAL INTERIOR PARTITION
FULL HEIGHT TO EXISTING ROOF DECK

P1b TYPICAL INTERIOR PARTITION
TOP OF WALL TO 8'-0" AFF.

P2 TYPICAL WALL AT EXISTING BRICK

P3 TYPICAL SMOKE PARTITION
UL DES U305, U314.
5/8" SHEETROCK FIRECORE PANELS, OR
5/8" ULTRA LIGHT PANELS FIRECODE X, OR
5/8" FIBEROCK PANELS.

P4 PLUMBING WALL AT EXISTING BRICK

P5 SEALED BRICK - KITCHEN

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STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER A-2011002764
ARCHITECT

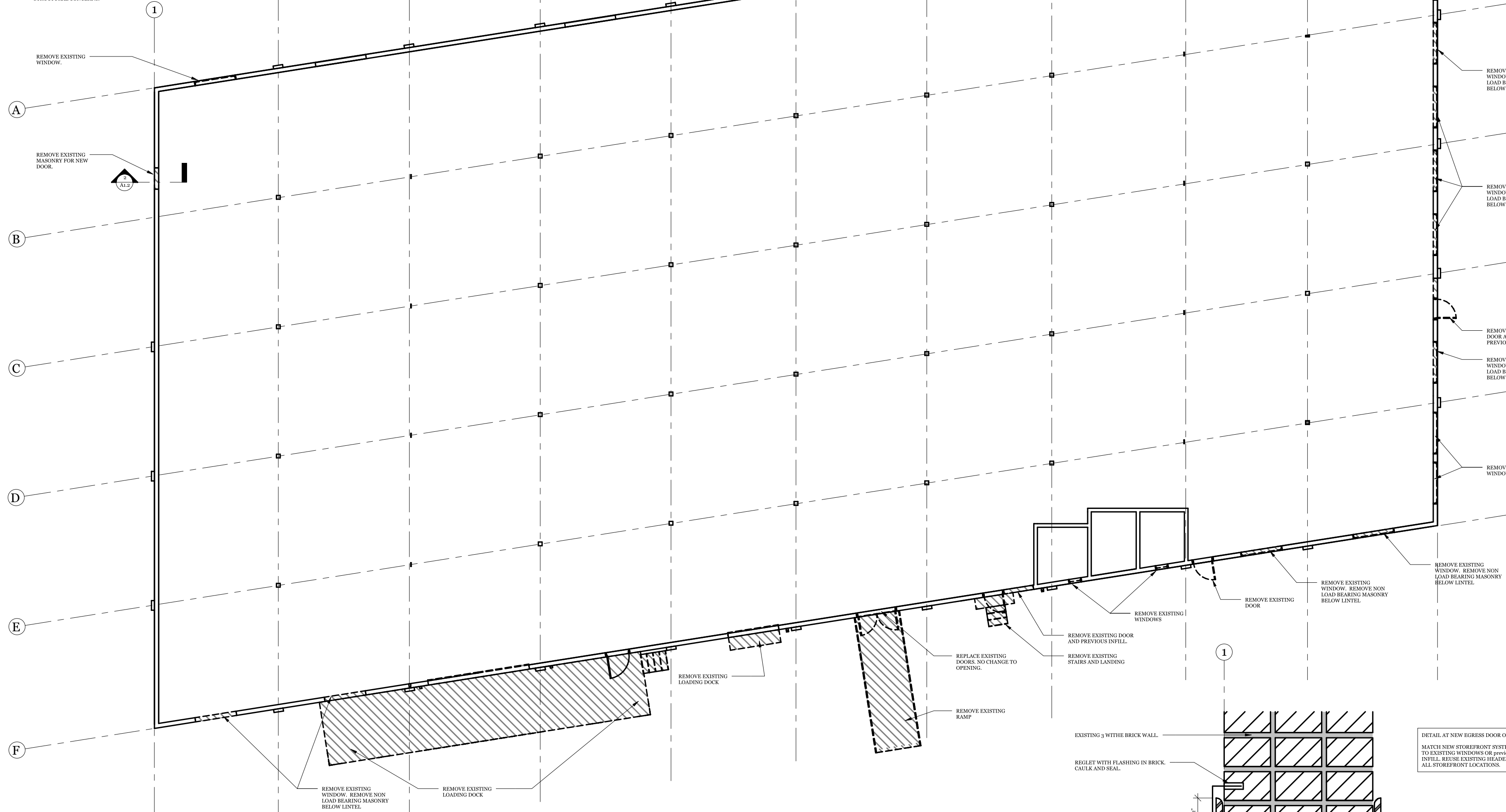
NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A1.1
FLOOR PLAN

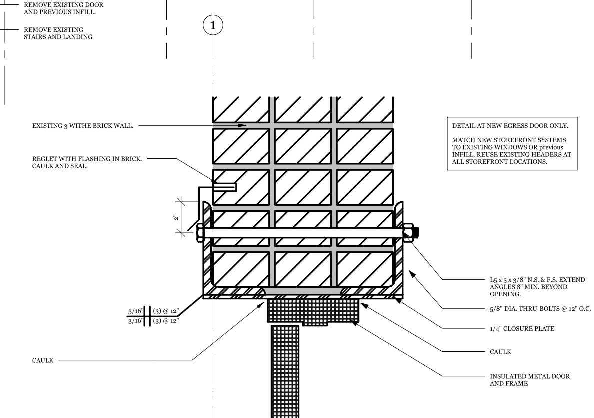
DATE: JANUARY 13, 2017

DEMOLITION NOTES

1. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE OBSERVATION PRIOR TO BEGINNING WORK.
2. PROTECT EXISTING CONSTRUCTION AS REQUIRED REPAIR AND REPLACE AREAS DAMAGED DURING CONSTRUCTION.
3. OWNER TO HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGE ITEMS.
4. ERECT AND MAINTAIN TEMPORARY DUST PARTITIONS AROUND AREAS INVOLVING DEMOLITION OF GYPSUM BOARD OR PLASTER AND LATH APPLICATIONS.
5. CONTRACTOR RESPONSIBLE FOR TEMPORARY AND PERMANENT SHORING AND STABILIZATION OF ALL WALLS, FLOORS, AND ROOFS.
6. SAW-CUT SURFACES TO PROTECT ADJACENT SURFACES NOT SCHEDULED FOR DEMOLITION.
7. CONTACT ARCHITECT/ ENGINEER IMMEDIATELY TO INVESTIGATE AND STRUCTURAL CONCERNS.



1 DEMO PLAN
1/8" = 1'-0"



2 EXTERIOR HEADER DETAIL
3" = 1'-0"

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STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER
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ARCHITECT
01/13/2017

NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A1.2
DEMOLITION PLAN

DATE: JANUARY 13, 2017

GENERAL WINDOW NOTES

FRAMES - EQUAL TO EFCO 403 , THERMALLY BROKEN, ALUMINUM GLAZING TUBE CENTER SET, CLEAR ANODIZED FINISH.

GLAZING - 1" THICK INSULATED WITH 1/4" PANES. CLEAR. TEMPERED AS INDICATED WITH "T"

SLIDING WINDOW - EQUAL TO MIDWEST S-4025 AS INDICATED WITH "S"

THRESHOLDS - (ADA COMPLIANT) COLOR AS SELECTED BY OWNER

NOTE:

ALL DIMENSIONS ARE FOR REFERENCE ONLY. FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION. VERIFY SIZE IS WITHIN MANUFACTURER'S ALLOWABLE PARAMETERS TO MAINTAIN WARRANTIES.

ALL GLASS WITHIN 18" OF FLOOR AND 48" ON EITHER SIDE OF DOOR TO BE TEMPERED.

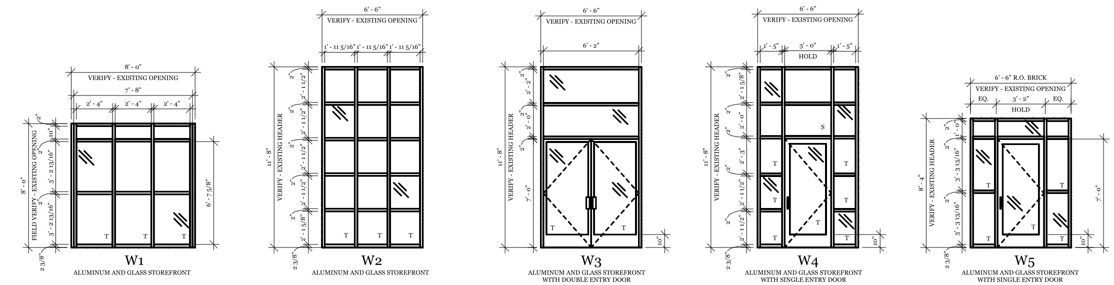
PROVIDE THERMALLY BROKEN SILL PAN FLASHING AT ALL EXTERIOR WINDOW UNITS.

SHIM, BACKER ROD, AND CAULK PERIMETER OF ALL EXTERIOR WINDOW UNITS FOR WEATHER TIGHTNESS.

PROVIDE ALUM. SLIP HEAD AT WINDOWS WHERE HEADER OR STRUCTURE ABOVE SPANS MORE THAN 10'.

REUSE EXISTING MASONRY LINTEL FOR ALL NEW STOREFRONT. REMOVE PREVIOUS NON-LOAD-BEARING MASONRY INFILL ONLY; VERIFY ALL STOREFRONT DIMENSIONS PRIOR TO FABRICATION. NOTIFY ARCHITECT IF ANY DAMAGE TO EXISTING LINTEL IS NOTED.

WINDOW TYPES

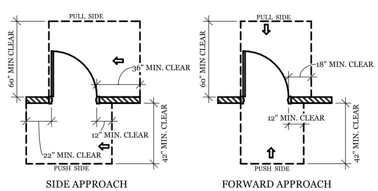


GENERAL DOOR NOTES

(APPLICABLE TO ALL DOORS)

A. ALL DOORS SHALL HAVE DOOR STOPS.
B. ALL FIRE RATED DOORS AND HIGH TRAFFIC DOORS SHALL HAVE U.L. LISTED BALL BEARING HINGES.
C. ALL DOORS SHALL HAVE 1 1/2 PAIR OF HINGES UNLESS NOTED OTHERWISE.
D. ALL FIRE DOORS TO HAVE U.L. LISTED SMOKE SEALS.
E. ALL DOOR AND FRAME FINISHES ARE PER OWNER'S SELECTION.
F. ALL DOORS NOT TO RECEIVE SMOKE SEALS, SOUND SEALS, OR WEATHER STRIPPING SHALL RECEIVE 3 SILENCERS.
G. ALL WOOD DOORS TO HAVE STAIN GRADE OR PAINT GRADE BIRCH WOOD FACE, PER OWNER'S SELECTION.
H. ALL PUBLIC DOORS SHALL HAVE ADA APPROVED LEVER HANDLES.
J. ALL FRAMES SHALL HAVE MIN. (3) ANCHORS AT EACH JAMB.
K. DOOR INSTALLER TO CAULK INSIDE AND OUTSIDE OF DOOR FRAMES.
L. METAL DOOR FRAMES ARE TO BE SIZED SO THAT THE FRAME THROAT MATCHES THE WALL WIDTH (SEE WALL TYPES).
M. IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303 OF THE 2003 AMERICAN NATIONAL STANDARDS ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES MANUAL.
N. ALL GLAZING IN DOORS SHALL BE TEMPERED.
O. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE INSULATED.
P. VERIFY ALL REQUIRED DOOR CLEARANCES PRIOR TO INSTALLATION.

TYPICAL DOOR CLEARANCES



HARDWARE NOTES

A. LOCKSETS, PRIVACY, AND LATCH SETS TO BE SELECTED BY OWNER (LEVER TO BE ADA COMPLIANT).
B. CLOSER TO BE ADA COMPLIANT (BARRIER FREE).
C. FINISH OF ALL EXPOSED DOOR HARDWARE TO BE SELECTED BY OWNER.
D. DOOR HARDWARE SUPPLIER TO PROVIDE KNOX BOX WITH 7 KEYS LOCATED PER FIRE DEPARTMENT REQUIREMENTS.

HARDWARE SETS

EXTERIOR SETS

H1 - ENTRY (DOUBLE DOORS) (3) BB NRP HINGES, FLUSH BOLTS, STD MS LOCK - THUMB TURN, 4040XP CLOSER, 1" DIA. PUSH BARS AND 1" PULL HANDLES, ADA THRESHOLD, WEATHERING. INSTALL EXITING SIGNAGE.

H2 - ENTRY (DOUBLE DOORS) (3) BB HINGES, STD MS LOCK - THUMB TURN, LCN-1261 CLOSER, 1" DIA. PUSH BARS AND 1" PULL HANDLES, ADA THRESHOLD, WEATHER STRIPPING. SIGNAGE BY OWNER.

H3 -EMERGENCY (EXIT ONLY) (3) BB NRP HINGES, EXIT ONLY PANIC LOCK, O.H. CLOSER, ADA THRESHOLD, WEATHER STRIPPING. INSTALL EXITING SIGNAGE.

INTERIOR SETS

H4- RESTROOM (3) PLAIN HINGES, PRIVACY LATCH FOR RESTROOM FUNCTION, 3 SILENCERS, WALL STOP. INSTALL RESTROOM SIGNAGE.

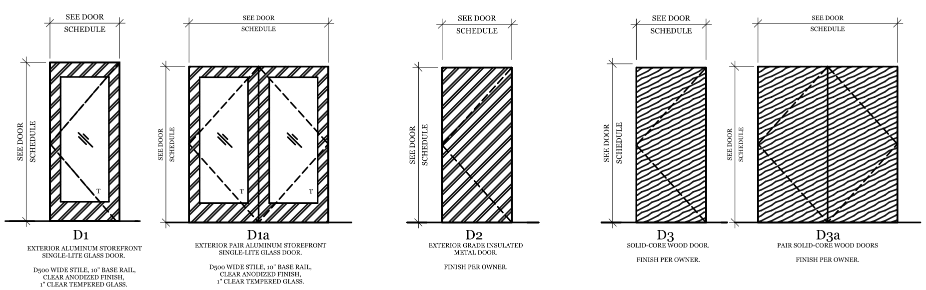
H5- TOILET COMPARTMENT (3) PLAIN HINGES, PRIVACY LATCH FOR TOILET COMPARTMENT, 3 SILENCERS, WALL STOP.

H6 - STORAGE (3) PLAIN HINGES, LATCH AND LOCKSET FOR STORAGE FUNCTION, 3 SILENCERS, WALL STOP.

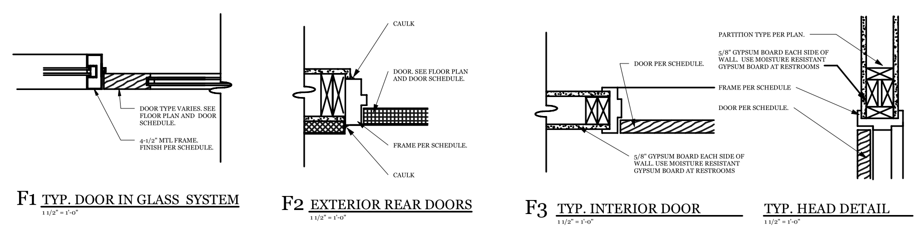
DOOR SCHEDULE

DOOR NUMBER	LOCATION	SIZE	DOOR		FRAME		HARDWARE SET
			TYPE	MATERIAL	TYPE	MATERIAL	
001	ENTRY - SOUTH	MATCH TO EXISTING	D1a	AL/GL	F2	HM	H1
002	ENTRY - EXISTING TO REMAIN	EXISTING	EXISTING		EXISTING		-
101	ENTRY - SOUTH	PAIR 3'-0"W 7'-0"H	D1a	AL/GL	F1	AL/GL	H1
102	ENTRY - SOUTH	PAIR 3'-0"W 7'-0"H	D1a	AL/GL	F1	AL/GL	H1
103	EXIT - WEST	3'-0"W 7'-0"H	D2	INS. METAL	F2	HM	H3
110	MEN'S RESTROOM	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H4
111	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
112	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
113	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
120	WOMEN'S RESTROOM	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H4
121	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
122	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
123	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
124	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
201	ENTRY - KITCHEN	3'-0"W 7'-0"H	D1	AL/GL	F1	AL/GL	H
202	ENTRY - KITCHEN	3'-0"W 7'-0"H	D1	AL/GL	F1	AL/GL	H
203	EXIT - EAST	3'-0"W 7'-0"H	D1	AL/GL	F1	AL/GL	H2
204	EXIT - EAST	PAIR 3'-0"W 7'-0"H	D1a	AL/GL	F1	AL/GL	H1
205	EXIT - EAST	3'-0"W 7'-0"H	D1	AL/GL	F1	AL/GL	H2
210	UNISEX RESTROOM	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H4
211	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
212	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
213	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
220	UNISEX RESTROOM	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H4
221	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
222	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
223	TOILET	3'-0"W 7'-0"H	D3	SC WOOD	F3	WOOD	H5
230	STORAGE	PAIR 3'-0"W 7'-0"H	D3a	SC WOOD	F3	WOOD	H6

DOOR TYPES



FRAME TYPES



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STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER A-2011002764
ARCHITECT

NAME: ADAM KREHER
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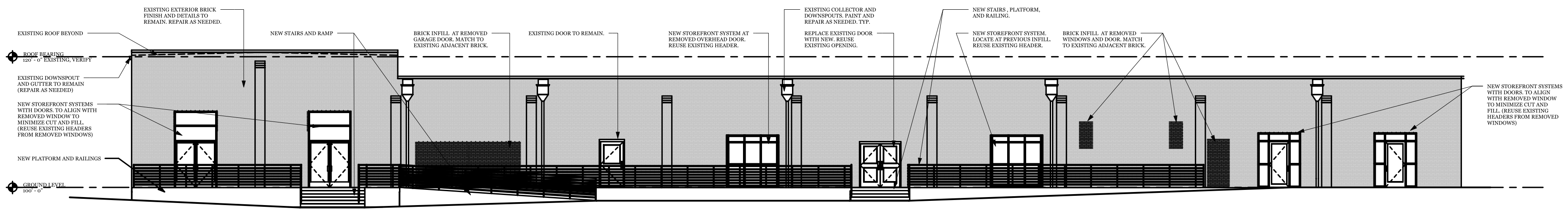
LICENSE NO. A-2011002764

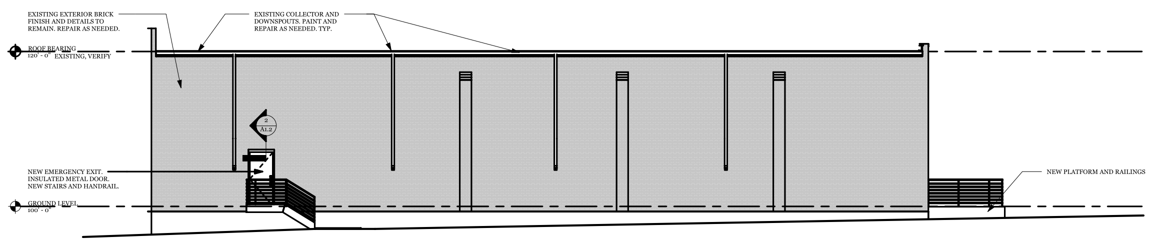
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A1.3
WINDOWS, DOORS, AND PARTITIONS

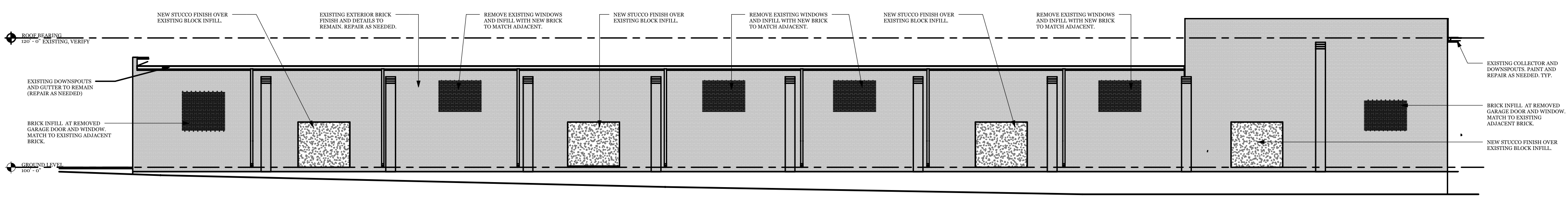
DATE: JANUARY 13, 2017



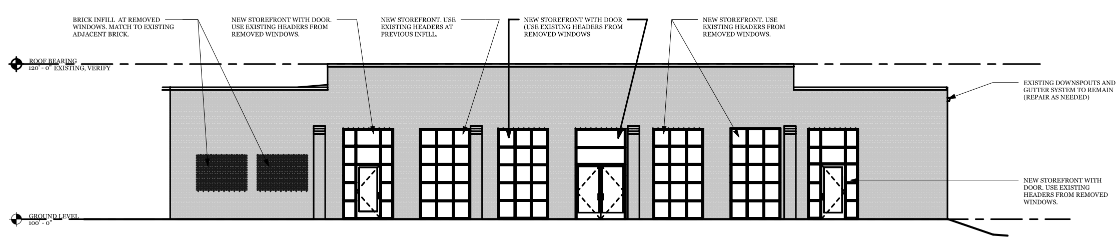
1 EXTERIOR ELEVATION- SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION- WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION- NORTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION- EAST
1/8" = 1'-0"

EXTERIOR FINISH NOTES

ALL EXTERIOR FINISHES ARE SELECTED BY OWNER.

ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

USE EXTERIOR GRADE FINISHES ONLY. PREP ANY SURFACE TO RECEIVE NEW FINISH PER MANUFACTURE'S RECOMMENDATIONS.

MASONRY	NEW MASONRY TO MATCH EXISTING. TUCK-POINT WEATHERED MASONRY JOINTS. NEW MORTAR JOINTS TO MATCH EXISTING JOINTS IN GOOD ORDER.
DOORS AND WINDOWS	SEE DOOR AND WINDOW NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL INFORMATION.

REUSE EXISTING MASONRY LINTEL FOR ALL NEW STOREFRONT. REMOVE PREVIOUS NON-LOAD-BEARING MASONRY INFILL ONLY; VERIFY STOREFRONT DIMENSIONS PRIOR TO FABRICATION. NOTIFY ARCHITECT IF ANY DAMAGE TO EXISTING LINTEL IS NOTED.

GENERAL SITE NOTES

1. NO SIGNIFICANT CHANGES TO EXISTING GRADING.
2. MAJORITY OF NEW CONCRETE PLATFORM SIDEWALKS, STAIRS, AND RAMPS OVER EXISTING IMPERVIOUS SURFACES.
3. NO CHANGE TO EXISTING PLANTINGS.
4. SEED AND STRAW ANY LAWN AREAS DISTURBED BY CONSTRUCTION.

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ADAM JOSEPH KREHER
NUMBER A-2011002764
ARCHITECT
01/11/2017

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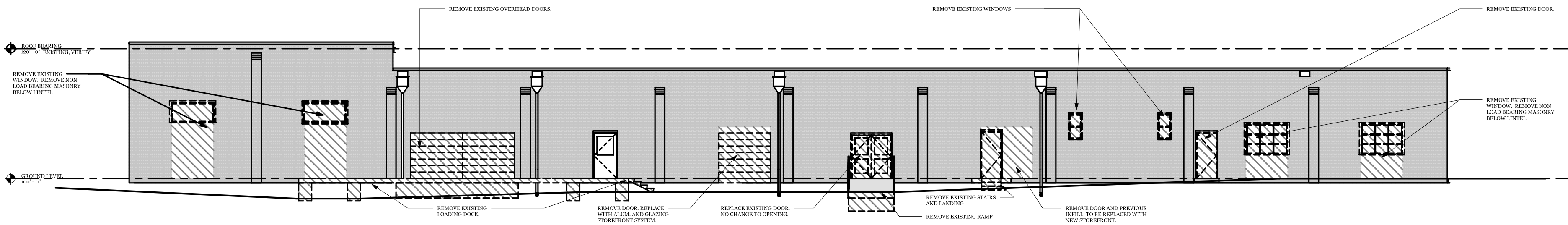
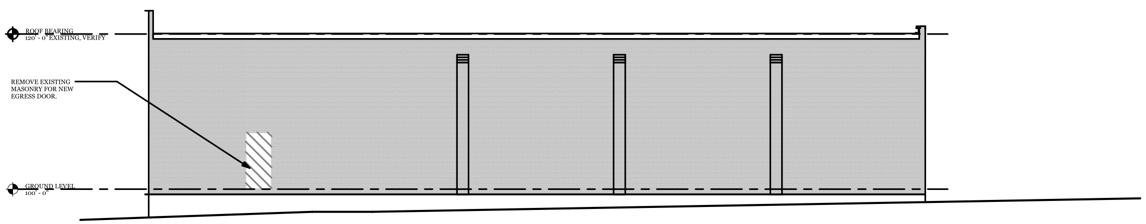
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A2.1
EXTERIOR ELEVATIONS

DATE: JANUARY 13, 2017

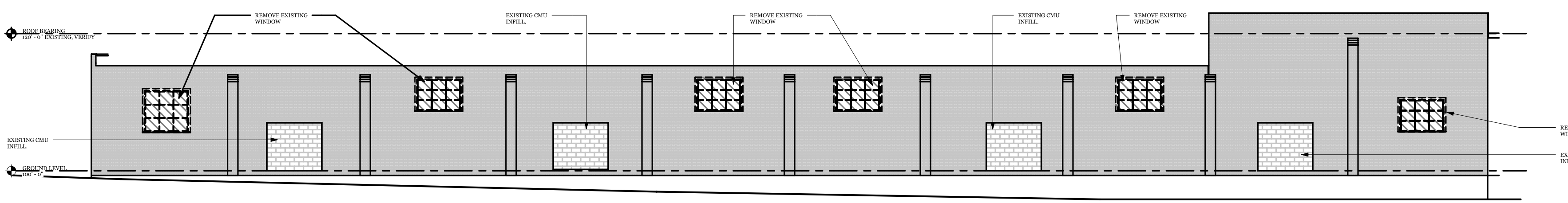


1 EXTERIOR ELEVATION- SOUTH DEMO
1/8" = 1'-0"

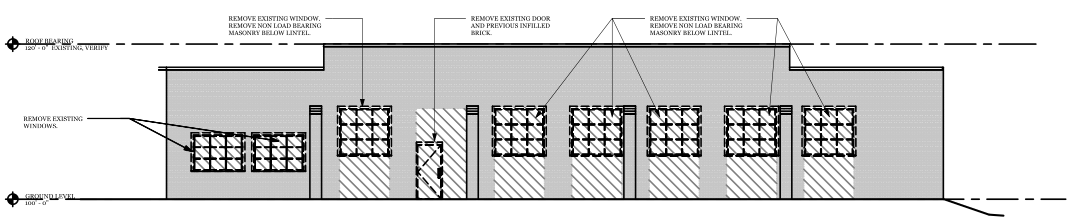


NOTE:
ALL EXISTING LINTELS TO REMAIN. VERIFY CONDITION PRIOR TO REMOVAL OF MASONRY BELOW. DO NOT REMOVE MASONRY WITHIN 8" OF LINTEL ENDS.

2 EXTERIOR ELEVATION- WEST DEMO
1/8" = 1'-0"



3 EXTERIOR ELEVATION- NORTH DEMO
1/8" = 1'-0"



4 EXTERIOR ELEVATION- EAST DEMO
1/8" = 1'-0"

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STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER
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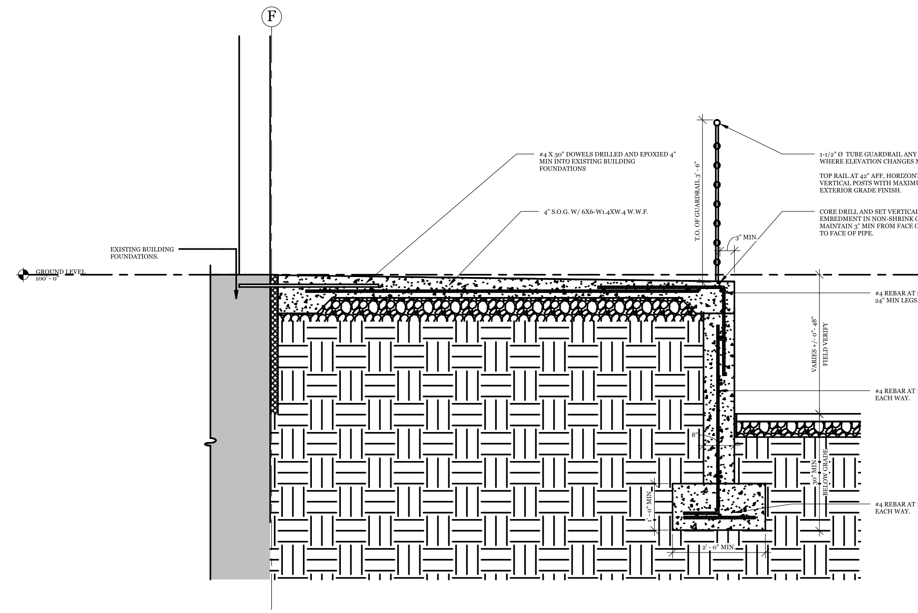
01/13/2017

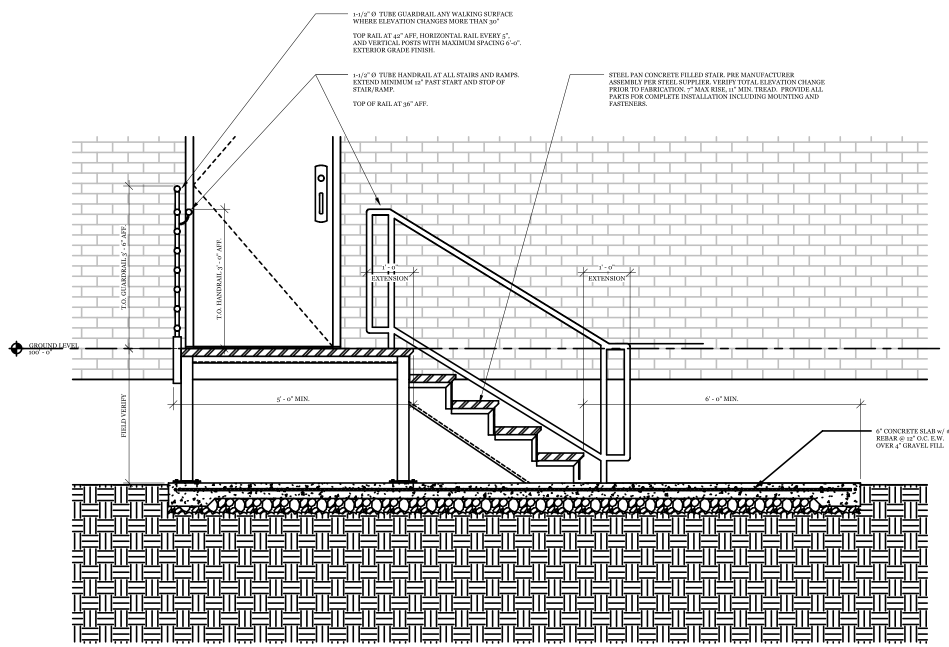
NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A2.2
DEMO. EXTERIOR
ELEVATIONS

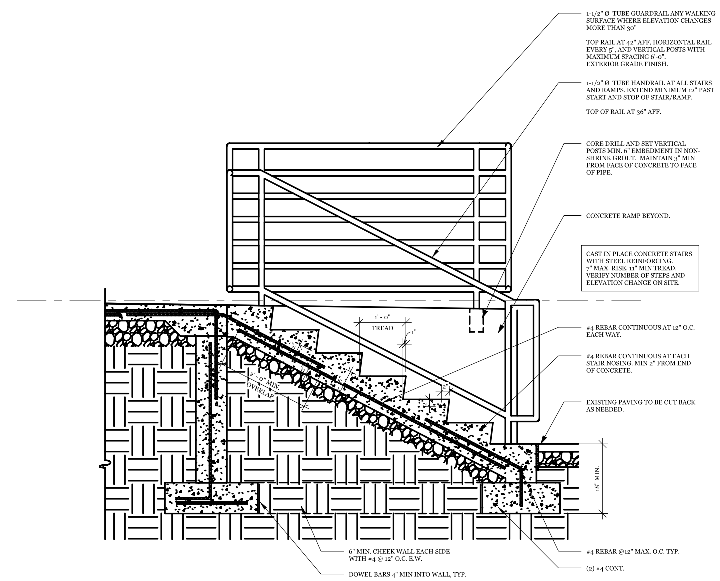
DATE: JANUARY 13, 2017



1 RETAILING WALL DETAIL AT FRONT WALK
3/4" = 1'-0"



2 EMERGENCY ESCAPE STAIRS SECTION
3/4" = 1'-0"



3 DOCK SECTION DETAIL
3/4" = 1'-0"

torgerson *DESIGN* partners
ARCHITECTURAL CORPORATION - MISSOURI LICENSE NUMBER A-2010011427
116 NORTH 2ND AVENUE * OZARK, MO 65721 * P (417) 581-8889 * F (417) 581-9002

SHAWN GOTT

S.T.D. BANQUET HALL

505 EAST TRAFFICWAY STREET, GREENE COUNTY, SPRINGFIELD, MO 65806

STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER
ARCHITECT

NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764

PROJECT NUMBER: 16143 SGBH
REVISIONS:

A3.1
SITE DETAILS

DATE: JANUARY 13, 2017

FINISH PLAN NOTES AND LEGEND

FINISH PLAN IS MEANT TO SHOW EXTENT AND TYPE OF MATERIALS ONLY. KEY DOES NOT REFLECT SIZE, ORIENTATION, COLOR, NOR PATTERNS OR FINISH MATERIAL.

REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

SEE CEILING PLAN FOR ALL CEILING FINISHES.

FLOORS

SC - SEALED CONCRETE, (TYPICAL)
CONCRETE CURING AND SEALING COMPOUND. EQUAL TO SEAL CURE .
THIS FINISH APPLIES TO EXISTING FLOORS. CLEAN AND SEAL EXISTING FLOOR SLAB. REMOVE ANY EXISTING FLOORING, DEBRIS, OR RESIDUE AND PREP PER MANUFACTURER'S RECOMMENDATIONS.

TF1 - TILE FLOOR (KITCHEN)
CERAMIC TILE AND GROUT AS SELECTED BY OWNER.
(C1028 STATIC COF >0.60 WET & DRY). PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

TF2 - TILE FLOOR (BATHROOM)
CERAMIC TILE AND GROUT AS SELECTED BY OWNER.
(C1028 STATIC COF >0.60 WET & DRY). PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

BASE

VB - VINYL BASE, (TYPICAL)
VINYL COVE BASE
4" HT. EQUAL TO "JOHNSONITE" COLOR TO BE SELECTED BY OWNER

TB1 - TILE BASE (KITCHEN)
CERAMIC TILE BASE TO MATCH WALL TILE.
COLOR AS SELECTED BY OWNER. PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

TB2 - TILE BASE (RESTROOM)
CERAMIC TILE BASE TO MATCH WALL TILE.
COLOR AS SELECTED BY OWNER. PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WALLS

PT - PAINT, (TYPICAL)
PAINT: ALKYD ENAMEL (SEMI-GLOSS)
PAINT TO BE SELECTED BY OWNER. CLEAN AND PREP PER MANUFACTURER'S RECOMMENDATIONS. ONE COAT PRIMER, TWO COATS PAINT, AND ANY ADDITIONAL PAINT NEEDED FOR COMPLETE COVERAGE.

BK - EXPOSED BRICK, (AT EXISTING BRICK WALLS)
CLEAN EXPOSED BRICK. NO NEW FINISH

SB - SEALED BRICK, (AT KITCHEN AND RESTROOMS)
BRICK SEALING PRODUCT. KITCHEN GRADE FINISH.
THIS FINISH APPLIES TO EXISTING BRICK WALLS. CLEAN AND SEAL EXISTING FLOOR WALL. REMOVE ANY EXISTING WALL COVERINGS, DEBRIS, OR RESIDUE AND PREP PER MANUFACTURER'S RECOMMENDATIONS.

TW1 - TILE WALL (KITCHEN)
CERAMIC TILE AND GROUT AS SELECTED BY OWNER.
(C1028 STATIC COF >0.60 WET & DRY). PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

TW2 - TILE FLOOR (BATHROOM)
CERAMIC TILE AND GROUT AS SELECTED BY OWNER.
(C1028 STATIC COF >0.60 WET & DRY). PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CEILING

VCT - 2X2 VINYL FACES ACOUSTICAL CEILING TILE AND GRID
KITCHEN - CEILING HEIGHT
VERIFY HEIGHT SO AS NOT TO CONFLICT WITH EXISTING BUILDING STRUCTURE.

VINYL FACED, EASY CLEAN, GYPSUM BOARD TILES (24" X 24" X 5/8"). SET W/ ALUM. T GRID SUSPENSION CEILING SYSTEM EQ. TO "ARMSTRONG" COLOR PER OWNER.

EX - EXPOSED
EXPOSED STRUCTURE - ASSUME ALL AREAS NOT SHOWN ARE TO HAVE EXPOSED STRUCTURE.

ADDITIONAL CEILING NOTES:
1. CEILING HEIGHTS VARY REFER TO PLAN FOR BOTTOM OF FINISH CEILING HEIGHTS.
2. SEE MEP SHEETS FOR LOCATION OF LIGHTS. DIFFUSERS, SMOKE DETECTORS, ETC.
3. CENTER CEILING GRIDS IN ROOMS

FINISH NOTES

A. ALL FINISHES ARE TO BE SELECTED BY OWNER.

B. INSTALL ALL PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS.

C. EXISTING FLOOR SLAB TO REMAIN, SHALL BE SCRAPED CLEAN PRIOR TO ANY NEW INSTALLATION

D. PROVIDE CRACK SUPPRESSION SYSTEM OVER CONTROL JOINTS WHERE CERAMIC TILE IS TO BE INSTALLED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

E. PROVIDE ALL TRANSITIONS NECESSARY FOR CHANGES IN FLOOR FINISH. PROVIDE ADA COMPLIANT TRANSITION STRIPS AS REQUIRED BETWEEN FLOOR MATERIALS OF DIFFERING THICKNESS. ALIGN TRANSITION STRIPS WITH ADJACENT DOOR JAMBS AND WALLS. EQUAL TO "SCHLUTER".

F. IF APPLICABLE, REMOVE EXISTING WALLPAPER OR COVERINGS FROM ALL EXISTING WALLS TO RECEIVE NEW FINISH. PREP WALLS TO RECEIVE NEW PRIMER AND PAINT PER MANUFACTURE'S RECOMMENDATIONS.

G. DRYWALL FINISHES: PAINTED SURFACES SHALL BE APPLIED ONLY TO A CLASS 5 FINISHED WALL SURFACES. TILE SHALL BE APPLIED TO CLASS 4 FINISHED WALL.

H. ALL INTERIOR CAULKING SHALL MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE.

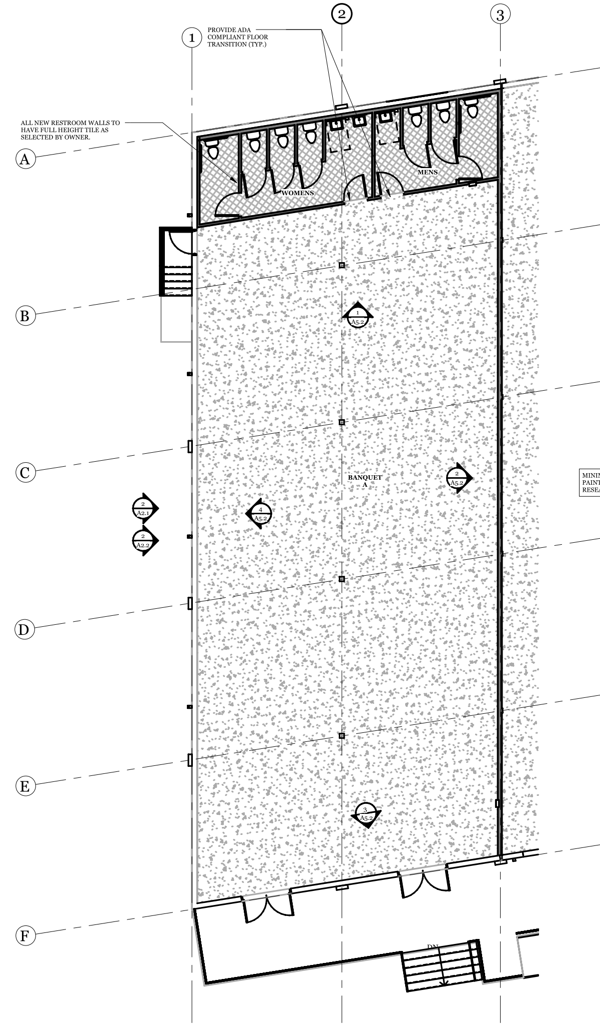
I. THE FOLLOWING ITEMS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE FINISHED TO MATCH COLOR OF ADJACENT SURFACE: ELECTRICAL PANELS, AIR GRILLES, LOUVERS, AND ACCESS PANELS.

J. ALL GYP. BOARD CORNERS SHALL HAVE "SQUARE EDGE" CORNER BEAD.

K. ALL FINISHES IN KITCHEN AND RESTROOMS TO HAVE NON-ABSORBENT AND EASY CLEAN SURFACES.

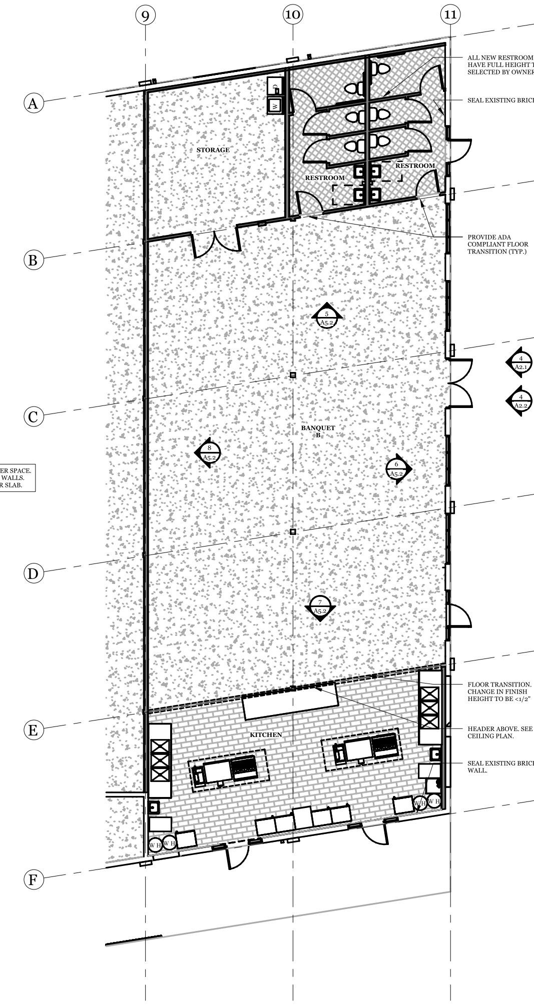
FINISH SCHEDULE

ROOM NAME	LOCATION	FLOOR	BASE	WALL FINISHES N	E	S	W	CEILING
BANQUET A		SC	VB	PT	PT	BK	BK	EX
WOMENS	BANQUET A	TF2	TB2	TW2	TW2	TW2	TW2	EX
MENS	BANQUET A	TF2	TB2	TW2	TW2	TW2	TW2	EX
BANQUET B		SC	VB	PT	BK	PT (ABOVE)	PT	EX
STORAGE	BANQUET B	SC	VB	BK	PT	PT	PT	EX
RESTROOM	BANQUET B	TF2	TB2	TW2	TW2	TW2	TW2	EX
RESTROOM	BANQUET B	TF2	TB2	TW2	SB	TW2	TW2	EX
KITCHEN	BANQUET B	TF1	TB1	PT (ABOVE)	TW1	SB	TW1	VCT
CENTER SPACE		SC	VB	BK	PT	BK	PT	EX

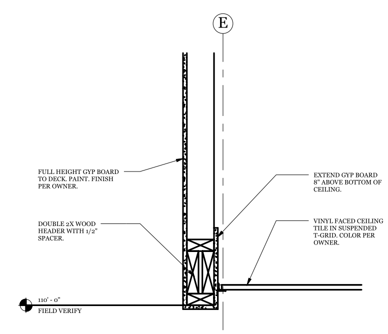


1 FINISH FLOOR PLAN - BANQUET HALL A
1/8" = 1'-0"

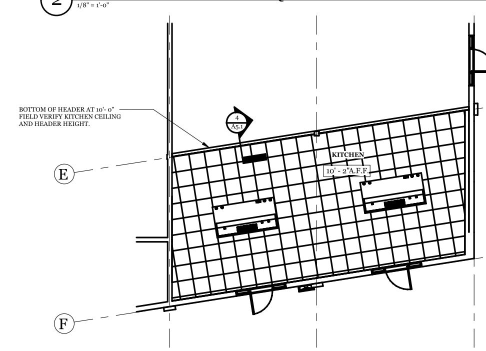
CENTER SPACE
MINIMAL WORK TO CENTER SPACE. PAINT NEW SEPARATION WALLS. RESEAL CONCRETE FLOOR SLAB.



2 FINISH FLOOR PLAN - BANQUET HALL B
1/8" = 1'-0"



4 INTERIOR HEADER DETAIL
1 1/2" = 1'-0"



3 CEILING PLAN
1/8" = 1'-0"

torgerson DESIGN partners
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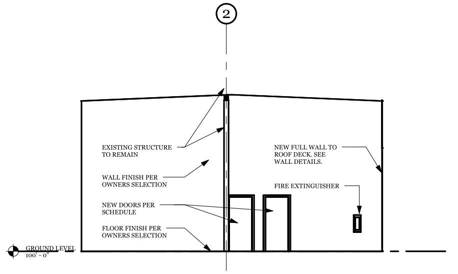
STATE OF MISSOURI
ADAM JOSEPH KREHER
NUMBER
A-2011002764
ARCHITECT
01/13/2017

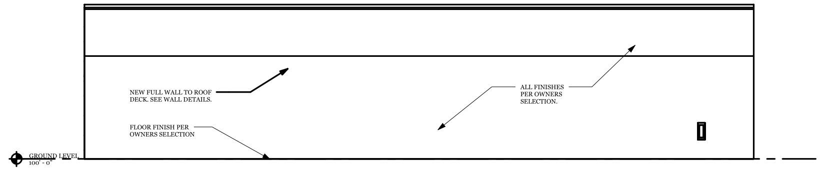
NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A5.1
FINISH AND CEILING PLAN

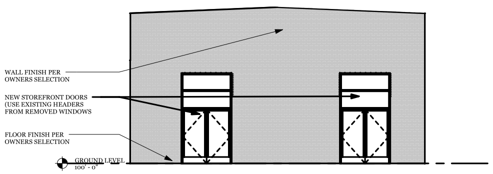
DATE: JANUARY 13, 2017



1 INTERIOR ELEVATION BANQUET A - NORTH
1/8" = 1'-0"

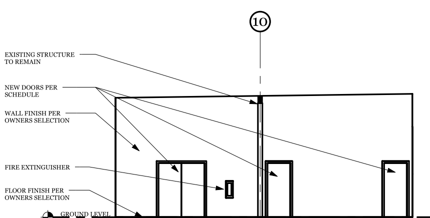


2 INTERIOR ELEVATION BANQUET A - WEST
1/8" = 1'-0"

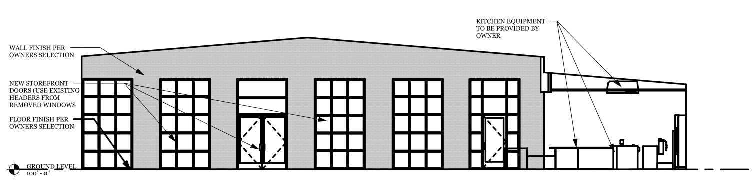


3 INTERIOR ELEVATION BANQUET A - SOUTH
1/8" = 1'-0"

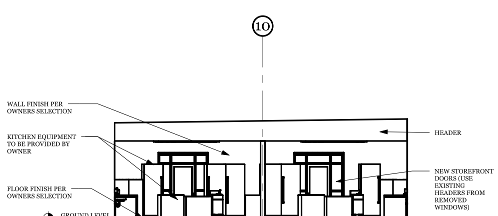
4 INTERIOR ELEVATION BANQUET A - EAST
1/8" = 1'-0"



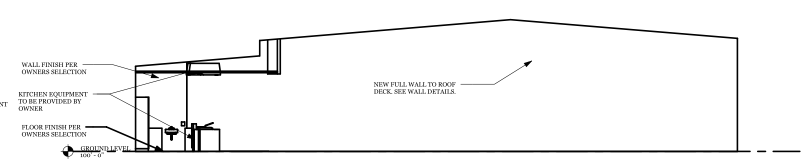
5 INTERIOR ELEVATION BANQUET B - NORTH
1/8" = 1'-0"



6 INTERIOR ELEVATION BANQUET B - WEST
1/8" = 1'-0"



7 INTERIOR ELEVATION BANQUET B - SOUTH
1/8" = 1'-0"



8 INTERIOR ELEVATION BANQUET B
1/8" = 1'-0"

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ADAM JOSEPH KREHER
NUMBER
A-2011002764
ARCHITECT

NAME: ADAM KREHER
ARCHITECT OF RECORD
LICENSE NO. A-2011002764
PROJECT NUMBER: 16143 SGBH
REVISIONS:

A5.2
INTERIOR ELEVATIONS

DATE: JANUARY 13, 2017

	2018 Without Abatement	2018 With Abatement	2019 Without Abatement	2019 With Abatement	2020 Without Abatement	2020 With Abatement	2021 Without Abatement	2021 With Abatement
Income								
Event Space								
8,000 ft2 @ $11.50/ft²/annum	$92,000	$92,000	$96,600.00	$96,600.00	$101,430.00	$101,430.00	$106,501.50	$106,501.50
Open Space								
12,000 ft2 @ $4.50/ft²/annum	$54,000	$54,000	$55,080.00	$55,080.00	$56,181.60	$56,181.60	$57,305.23	$57,305.23
Total Gross Income	$146,000	$146,000	$151,680	$151,680	$157,612	$157,612	$163,807	$163,807
Less Vacancy & Collection Loss	($21,900)	($21,900)	($22,752)	($22,752)	($23,642)	($23,642)	($24,571)	($24,571)
Effective Gross Income	$124,100	$124,100	$128,928	$128,928	$133,970	$133,970	$139,236	$139,236
Operating Expenses								
Real Estate Taxes	($16,000)	($11,709)	($16,320.00)	($11,943.18)	($16,320.00)	($11,943.18)	($16,646.40)	($12,182.04)
Insurance	($5,400)	($5,400)	($5,562.00)	($5,562.00)	($5,728.86)	($5,728.86)	($5,900.73)	($5,900.73)
Maintenance and Repairs	($2,500)	($2,500)	($2,575.00)	($2,575.00)	($2,652.25)	($2,652.25)	($2,731.82)	($2,731.82)
Administrative	($4,161)	($4,161)	($4,285.83)	($4,285.83)	($4,414.40)	($4,414.40)	($4,546.84)	($4,546.84)
Reserves and Replacement	($2,400)	($2,400)	($2,472.00)	($2,472.00)	($2,546.16)	($2,546.16)	($2,622.54)	($2,622.54)
Total Expenses	($30,461)	($26,170)	($31,215)	($26,838)	($31,662)	($27,285)	($32,448)	($27,984)
Net Operating Income	$93,639	$97,930	$97,713	$102,090	$102,308	$106,685	$106,787	$111,252
Less Debt Service	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)
Cash Flow After Debt Service	$11,091	$15,382	$15,165	$19,542	$19,760	$24,137	$24,239	$28,704
Cash-on-Cash Return	3.55%	4.92%	4.85%	6.25%	6.32%	7.72%	7.76%	9.19%
Debt Coverage Ratio	1.13	1.19	1.18	1.24	1.24	1.29	1.29	1.35

Assumptions

Vacancy collection and loss: 15%

Annual expense increase: 3%

Annual income increase: 2% (Open Space), 5% (Event Space)

Biennial real estate tax increase: 2%

Debt Service: $1,000,000 loan @ 5.5% fixed for 20 years w/monthly payments (80% LTV)

2022 Without Abatement	2022 With Abatement	2023 Without Abatement	2023 With Abatement	2024 Without Abatement	2024 With Abatement	2025 Without Abatement	2025 With Abatement
$111,826.58	$111,826.58	$117,417.90	$117,417.90	$123,288.80	$123,288.80	$129,453.24	$129,453.24
$58,451.34	$58,451.34	$59,620.36	$59,620.36	$60,812.77	$60,812.77	$62,029.03	$62,029.03
$170,278	$170,278	$177,038	$177,038	$184,102	$184,102	$191,482	$191,482
($25,542)	($25,542)	($26,556)	($26,556)	($27,615)	($27,615)	($28,722)	($28,722)
$144,736	$144,736	$150,483	$150,483	$156,486	$156,486	$162,760	$162,760
($16,646.40)	($12,182.04)	($16,979.33)	($12,425.68)	($16,979.33)	($12,425.68)	($17,318.91)	($12,674.20)
($6,077.75)	($6,077.75)	($6,260.08)	($6,260.08)	($6,447.88)	($6,447.88)	($6,641.32)	($6,641.32)
($2,813.77)	($2,813.77)	($2,898.19)	($2,898.19)	($2,985.13)	($2,985.13)	($3,074.68)	($3,074.68)
($4,683.24)	($4,683.24)	($4,823.74)	($4,823.74)	($4,968.45)	($4,968.45)	($5,117.51)	($5,117.51)
($2,701.22)	($2,701.22)	($2,782.26)	($2,782.26)	($2,865.73)	($2,865.73)	($2,951.70)	($2,951.70)
($32,922)	($28,458)	($33,744)	($29,190)	($34,247)	($29,693)	($35,104)	($30,459)
$111,814	$116,278	$116,739	$121,293	$122,240	$126,793	$127,656	$132,301
($82,548)	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)	($82,548)
$29,266	$33,730	$34,191	$38,745	$39,692	$44,245	$45,108	$49,753
9.37%	10.79%	10.94%	12.40%	12.70%	14.16%	14.43%	15.92%
1.35	1.41	1.41	1.47	1.48	1.54	1.55	1.60

2026 Without Abatement	2026 With Abatement	2027 Without Abatement	2027 With Abatement
$135,925.90	$135,925.90	$142,722.20	$142,722.20
$63,269.61	$63,269.61	$64,535.00	$64,535.00
$199,196	$199,196	$207,257	$207,257
($29,879)	($29,879)	($31,089)	($31,089)
$169,316	$169,316	$176,169	$176,169
($17,318.91)	($12,674.20)	($17,665.29)	($12,927.68)
($6,840.56)	($6,840.56)	($7,045.78)	($7,045.78)
($3,166.93)	($3,166.93)	($3,261.93)	($3,261.93)
($5,271.03)	($5,271.03)	($5,429.16)	($5,429.16)
($3,040.25)	($3,040.25)	($3,131.46)	($3,131.46)
($35,638)	($30,993)	($36,534)	($31,796)
$133,679	$138,323	$139,635	$144,373
($82,548)	($82,548)	($82,548)	($82,548)
$51,131	$55,775	$57,087	$61,825
16.36%	17.85%	18.27%	19.78%
1.62	1.68	1.69	1.75

KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN

SEPTEMBER 2017

KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN

I. INTRODUCTION

The City of Springfield has prepared the following plan to remove blight and redevelop the Kearney Street Corridor Redevelopment Area, as herein defined, in accordance with the *Kearney Street Corridor Study* accepted by the Springfield City Council through Resolution No. 10327 June 12, 2017, and any subsequent amendments made thereto. This Plan is intended to function as a means for implementing the recommendations of the Corridor Study by encouraging private investment though the use of real property tax abatement pursuant to Section 99.300 – 99.715, RSMo (The Land Clearance for Redevelopment Authority (LCRA) Law").

II. BACKGROUND

Market Study: At the direction of City Council, the City hired PGAV Planners using a competitive selection process to conduct a Market Study of the Kearney Street Corridor (from Glenstone Avenue to Kansas Expressway) in response to citizen concerns to disinvestment and blighting conditions along the corridor. The purpose of the study was to evaluate the most appropriate economic development incentives to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included Market Research and Analysis, Site Prioritization Planning, and Strategies and Incentives Planning. Public input was taken by paper and online surveys as well as a public input session held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The written report was accepted by Resolution and is the final product of PGAV's work on this project. With regard to economic development incentives, PGAV recommended establishment of a LCRA (Chapter 99) Redevelopment Area to provide 10-year property tax abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. PGAV also recommended establishment of a Community Improvement District (CID) that could provide additional safety, image enhancement, and placemaking functions within the Study area. Following the Study, City Council directed Staff to complete a Blight Report and Chapter 99 Redevelopment Plan for the Kearney Street Corridor.

Public Input: Staff solicited input on the Redevelopment Plan at two open public meetings in which property owners, residents and merchants in the boundary were invited by mail to participate and comment cards were collected. Information and input what also available through the Kearney Street Redevelopment webpage on the City's website. The first public meeting was held on August 24, 2017 from 5:30PM – 7:00PM at the Northview Center at Doling

Park, 301 Talmage. Staff provided information on the recommendations in the Kearney Street Corridor Study and on Chapter 99 Tax Abatement including the proposed boundary, and land use plan. Participants engaged in an interactive question and answer session and provided thoughts on what they would like to see in the Redevelopment Plan. Approximately 55 members of the public attended the meeting and 20 comment cards were returned. The second public meeting was held on September 25th at Robberson Elementary School from 5:30PM – 7:00PM. This Redevelopment Plan was presented and discussed at the meeting. Public input results provided the foundation for the content of this Redevelopment Plan. The community was largely in support of utilizing Chapter 99 property tax abatement to remediate blighting conditions while stipulating that some uses be excluded from receiving the incentive and certain additional requirements be included in this plan for the good of the district and surrounding neighborhoods.

Purpose: The proposed Redevelopment Plan is one component of an application to obtain partial real property tax abatement pursuant to the LCRA. LCRA Law provides an economic development incentive to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

III. REDEVELOPMENT AREA BOUNDARIES

The Kearney Street Corridor Redevelopment Area encompasses approximately three and half miles extending from the intersection of North Kansas Expressway east to the North Glenstone Avenue intersection in northern Springfield Missouri and including a block east and west of these intersections. The Area generally encompasses Kearney Street and 300 feet on both the north and south sides of the street. Following the PGAV analysis of physical conditions and staff review a few select properties located on the eastern edge of the corridor have been excluded from the redevelopment boundary due to lack of blighting conditions (although originally included in the Corridor Study. A legal description and detailed location map of the Kearney Street Redevelopment Area is attached hereto and incorporated herein as *Exhibits 1 and 2*.

IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Redevelopment Area is a prime example of blight and economic underutilization in North-Central Springfield. PGAV conducted a physical and economic characteristics analysis and found that over a quarter of buildings (27%) percent within the Area were in poor condition and another nearly three quarters (67%) judged to be in fair or good condition with only a few (6%) found in excellent condition. One reason many buildings are in poor or fair condition is due to their advanced age and limited recent investment. Most building in the Corridor are over 35 years old and have not received needed maintenance and improvements in recent years. Approximately 35% of properties declined or saw no change in assessed value over the past 11 years. Several fully vacant and partial vacant buildings are scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment. When evaluating site improvements such as sidewalks, parking lots, curb stops, just under half (47%) of properties were in poor condition, and one quarter were considered fair (28%).   The Blight Study concluded with the finding that the Redevelopment Area meets the definition of a "blighted area" under Section 99.320(3), RSMo and is in need or redevelopment. A copy of the Blight Study is attached to this Plan.

V. LAND USE PLAN

This Plan proposes to redevelop Kearney Street in accordance with existing zoning and as zoning changes are adopted by City Council for the good of the district. The land use should primarily consist of commercial mixed uses and conform to the proposed land uses described within the *Kearney Street Corridor Study* accepted by City Council in July 2017.

a) **Excluded Uses:** The following uses, as defined in the Zoning Ordinance, are excluded under this plan:
   - Adult Motion Picture Theaters
   - Adult Stores
   - Auction Sales
   - Boarding Houses
   - Cabarets
   - Emergency Overnight Shelters
   - Lodging Houses
   - Pawn Shops
   - Resource Recovery Collection Centers, household.
   - Rooming and Lodging Houses
   - Self Storage
   - Short Term High Interest Lending - i.e.: Consumer Installment Loans, Pay Day Loans, Predatory Lending and Title Loans,
   - Shelters
   - Single Family Residential
   - Soup Kitchens
   - Swap Meets
   - Towers (i.e. cell towers)
   - Transitional Service Shelters
   - Vehicle Storage and Towing

b) **Frontage Requirements:** Projects must have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. In addition, commercial buildings existing within the boundary as of the date of adoption of this plan may be eligible. For example, a new construction project within the boundary facing Chicago Avenue would NOT be eligible.

c) **Landscaping Requirements:** The landscape exemption for rehabilitations, under the Zoning Ordinance, shall not apply. Projects shall conform to the landscaping requirements for new construction to the fullest extent possible, even if the project is a redevelopment project not including new construction. LCRA reserves the authority to approve reduced landscaping if this requirement becomes a conflict with parking requirements or for small lot developments.

d) **Building Materials:** All structures shall be constructed of durable materials strong enough, at minimum, to outlast the period of abatement. Examples include brick, stone, cement siding, steel, and modern masonry. Vinyl siding will not be permitted as the primary exterior material for any structure receiving abetment. Cinder block or plain-faced concrete shall not be allowed for exterior surfaces facing the street. Sheet metal shall not be permitted as the primary exterior material for any structure but may be used for decorative purposes if approved by the LCRA. The intention is to exclude aluminum siding, corrugated metal, quonset huts, etc.

e) **Consolidation of Curb Cuts:** Projects shall have no more than one driveway per property. In addition, drives shall be not more than 330 feet from an adjacent existing drive. Shared access driveways are encouraged to achieve desired spacing between curbcuts/driveways. LCRA may grant exceptions to this distance requirement when applicants demonstrate good cause.

VI. ZONING

The Corridor is primarily zoned HC Highway Commercial district for properties with frontage along Kearney. Property owned by Baptist Bible College is zoned GI, Government Institutional district and Hilland Dairy property is zoned LI, Light Industrial district. Properties within the boundary without Kearney frontage are genrerally residential zoning. The *Kearney Street Corridor Study* inventoried land uses and shows a current mix of commercial and retail abutting residential. Although the Study does not address zoning changes, the primary recommendation is for redevelopment through retail expansion. Therefore, the City is not initiating any rezoning, but zoning cases and subdivisions may be evaluated on a case-by-case basis as developments are proposed to best accommodate the recommendations within the Study and to further the economic and social goals of the district. This will allow Planning nd Zoning and City

Council to consider the impact of any project that encouroaches into the neighborhoods. This approach will allow the greatest flexibility to developers and a diverse mix and intensity of uses.

VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As discussed in both the attached Blight Study and the *Kearney Street Corridor Study*, the Redevelopment Area is burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to the following:

- Acquiring additional right-of-way, where necessary, to facilitate construction of public facilities.
- Extending sanitary sewer service to all properties in the Redevelopment Area;
- Improved access to Doling Park including wayfinding signage and pedestrian enhancements.
- Improved ADA compliance for curb and sidewalk ramps where needed.
- Improved crosswalks to enhance pedestrian safety and walkability at Robberson and Kearney and Kearney and Boonville intersections.
- Repairing or replacing aged or deteriorated sanitary sewer facilities;
- Tree planting and landscaping in the right-of-ways
- Projects that conform to the Complete Streets Policy for the City's transportation infrastructure projects passed by City Council Resolution No. 10188 in support of service to pedestrians, bicyclists, motorists, and transit riders of all ages.

VIII. SCHEDULE

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT

The *Kearney Street Corridor Study* envisions the Area being transformed from a blighted and economically underutilized area of the City into a vibrant retail, restaurant, and family entertainment corridor containing a mix of residential and commercial uses. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance.

X. Special Conditions for Obtaining Real Property Tax Abatement

Real property tax abatement pursuant to Sections 99.300-99.715, RSMo will be available to projects that conform to this Plan (see Land Use Plan Section V) and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

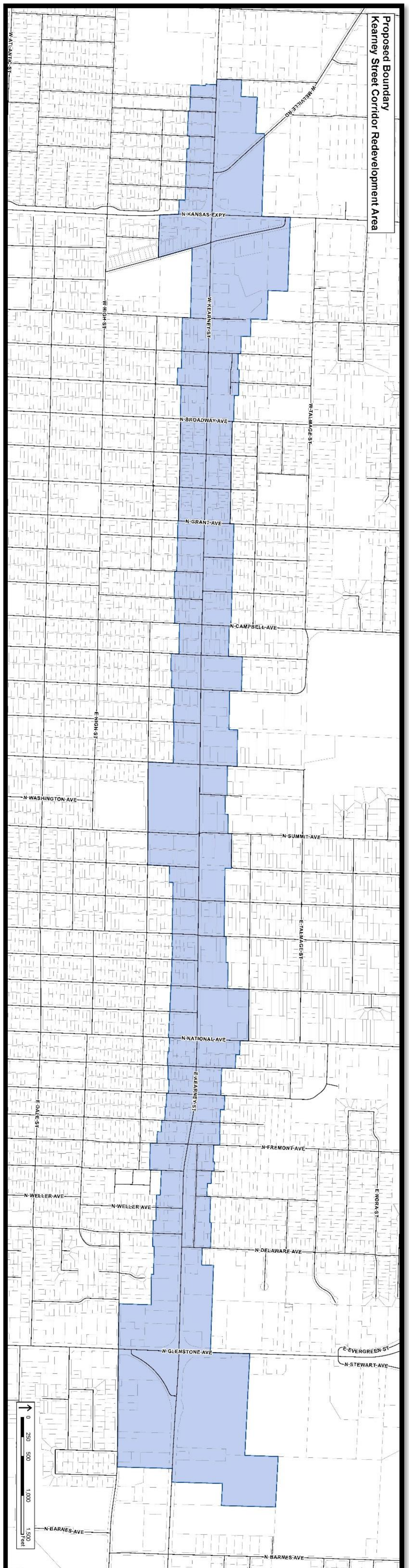
XI. Eminent Domain

Consistent with previous City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.

Exhibit 1 – Legal Description

INSERT LEGAL DESCRIPTION

Exhibit 2 – Location Map



Kearney Street Redevelopment Plan

Summary Public Input Meeting #2

September 25, 2017

A public meeting was held on Monday September 25, 2017, from 5:30 to 7:00 PM, at Robberson Elementary School located at 1100 East Kearney in Springfield MO, to provide information and receive input on the Kearney Street Redevelopment Plan. Approximately 35 members of the public attended the meeting. A Meeting Notice was posted with the City Clerk's Office, and the Public Information Office issued a press release one week in advance of the meeting, resulting in reports from the Springfield News Leader and KSMU Radio in attendance. The Springfield Business Journal also followed the meeting and published a report online. A Facebook Event was created by the Public Information Office and 24 people indicated on the page they were interested in attending. It was also shared on the Cruising Kearney and Zone 1 Facebook page. In addition, several city staff attended, and the Zone 1 and Zone 2 City Council representatives, Phyllis Ferguson and Dr. Tom Prater and Councilman Mike Shilling. The presentation, summary report of the first meeting, and the draft Redevelopment Plan were all posted n the City's website at:
https://www.springfieldmo.gov/3532/Kearney-Street-Redevelopment-Plan

Meeting Format

The meeting format consisted of welcome remarks by Zone 2 Councilman Tom Prater, followed by a Staff presentation of the proposed Redevelopment Plan, including specifically Chapter 99 Property Tax Abatement information for background, the proposed boundary, land use plan, criteria for abatement, and other required sections per State Statute. An eight-foot long large scale aerial map showing the Redevelopment Plan boundary was on display at the meeting. Councilman Prater moderated an interactive public input session following the presentation for approximately an hour, with many ideas shared and questions answered by Staff and City Council. Comment cards were distributed and four participants completed and returned theirs at the meeting. Comment cards continued to be received through Thursday, October 9th with ____ comment card submitted post-meeting for a total of ____ received.

Results of Public Comment

Participants were asked to indicate whether they were in support of the Redevelopment Plan. The chart below shows the votes in support of the Plan, in support with some changes, and not in Support of the Plan as indicated on Comment Cards. Based on discussion at the meeting only one person in attendance was not is support of the Plan.

Summary of Written Comments from Comment Cards

1. Require Hiland Dairy to offer land for right turn lanes at Kearney and National.
2. Happy to see eminent domain will not be allowed.
3. A grocery store would be great! Like Harter House or Hy-Vee. Price Cutter and Aldi's selections are limited and not progressive in building improvements.
4. Need Branding for the Kearney Street name.
5. Route 66/Kearney provides good ideas!
6. Kearney needs a community center, Boys and Girls Club, two gas stations/convenience stores, a Dollar General store, and infrastructure improvements.
7. Every Bus Stop needs a bench, a shelter, and information.
8. Safe crosswalks and speed controls for traffic on Kearney.
9. A park would be nice with a pavilion.

Redevelopment Plan Schedule and Next Steps

The following are the next steps in the process:

1. Comment Cards will be collected through October 9, 2017

2. Staff will review the results, update the Land Clearance for Redevelopment Authority and make any needed changes to the Redevelopment Plan.

3. The formal approval process will require a recommendation from LCRA, Planning and Zoning, with final approval from the City Council.

4. Current projected schedule will be to have the incentive available in early 2018.

Summary of the Questions and Comments at the Public Meeting

The following are some of the questions and comments raised at the meeting along with staff responses. These do not necessarily include all the questions raised at the meeting due to space. However, overwhelmingly, those in attendance were in support of the Redevelopment Plan, as presented, with only one person vocalizing they were not in support.

Comment: I appreciate the time and focus City Council and Staff have put into improving Kearney and the Boundary looks good.

Comment: Kearney needs a Boys and Girls Club and/or Community Center with daycare and tutoring, perhaps as part of a BBC, City, and Evangel cooperation.

Comment: Kearney needs more gas stations.

Question: We don't need any more car-lots, so why are car lots not an excluded use in the Redevelopment Plan?
Response: Staff felt that the car lots should not be excluded as to nod the business that are already existing and that fit with the "car culture" theme of Route 66. In addition, most car lots would not be candidates for Chapter 99 incentive as they typically do not have significant improvements involved with their projects (mostly parking lots) and would not pay significant taxes anyway.

Question: What is the City going to do about the homeless problem.
Response: Social issues will be addressed outside of the scope of the Redevelopment Plan.

Question: Can we exclude the "buy her, pay here" car lots.

Response: Predatory lending institutions are excluded uses as the goal is to not incentives high interest, short term lending as specified in the Land Use section of the Redevelopment Plan.

Comment: We miss having a Staples Store and people came from Stockton to shop here.

Comment: We don't need more fast food. Unless it is upscale fast food like Chipotle or Chik Fil A.
Response: Staff discussed the concept of a food hall which was recommended by PGAV in the Market Study and the mix of upscale fast food and groceries typically located in Food Halls that could also serve as a community gathering place with a variety of food options as well as indoor and outdoor seating.

Comment: I am not in support of tax abatement as an incentive in any way because of impacts on schools.
Response: Existing taxes will continue to be collected and distributed, only taxes on new improvements for projects benefiting the district as outline in the Redevelopment Plan would be eligible, so taxes will not be "taken away" from schools.

Question: Is cruising really helping business by bringing customers who will spend money in the area?
Response: Phylis Ferguson responded that restaurants have had an increase in business on cruising nights and some restaurants have stayed open later to accommodate the visitors.

Comment: Kearney needs a community event area.

Comment: What about a mall on Kearney like the old North Town Mall?

Comment: To follow up on the comments about Staples, a mall, and upscale grocery, one participant discussed the history of these types of businesses closing due to lake of support from customers in the area. He noted the Sarah Overstreet article about "Springfield's forgotten Northside." He stated that the north town mall was not supported and we need businesses that people here will support.

Question: What is the timeline for this plan and how long will it be available? Will it lag like the College Street Plan?
Response: There is not a set timeline for the plan or for the plan to sunset. Once it is adopted by City Council, progress will be driven by private development, and the Plan will remain place unless City Council decided at some point in the future based on evidence to consider the area no longer blighted.

Question: Will the Plan put pressure on MoDOT to safe crossings and improvements along Kearney?
Response: The City is currently working with MoDOT and MoDOT is supportive of the plan for Kearney Street. As development occurs MoDOT hopes to work to make improvements as well.

Would grocery stores qualify for the incentive?
Response: Yes, if they are in the boundary. This is the type of business that was recommended and is encouraged, along with garden supply stores, and deep value retail stores.

Comment: We need internet hotspots in the area because many people do not have Wi-Fi in their homes. Scholl would be good hotspot locations.

Comment: Consider adding frontage on Grant street to qualify for the incentive.

Comment: There needs to be better street layout and connections to Kearney businesses from the neighborhoods, and the City should consider allowing housing developments to receive the incentive.

Comment: The Northside cannot compete with the south side. Also, we need to bring people from the south side to Kearney to patronize businesses.

Comment: I like the idea of using the Route 66 connection for branding on Kearney and possibly adding banners and/or signage.

Comment: The north-south arteries need to be developed to bring people here from the more easily.

Questions: Does the City own property along Kearney that could be developed as a park?
Response: Doling Park is a fantastic asset one block north of Kearney and the recommendation is for enhanced access and signage to better utilize this existing historic park.