

Springfield Land Clearance for Redevelopment Authority

**Tuesday, October 3, 2017 at 4:00 PM
Conference Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Allen Grymes, Steve Jackson, and Ron Tappan

Others Present: Shawn Gott, Vice President Springfield Tool & Die and Pat Gott, President Springfield Tool & Die

Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Olivia Hough, and Judy White

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from September 5, 2017. Allen Grymes seconded the motion. Motion approved (4-0)

4. New Business

- a. 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

Allen Grymes made a motion to approve. Ryan Cosby seconded the motion. Motion was approved (3-0)

Steve Jackson recused himself due to conflict of interest.

5. Other Business

- a. Report/discussion on the proposed Workable Program for the City of Springfield

Sarah Kerner gave overview of current version of a Workable Program for Chapter 99. Additional requisites for consideration: 1) But for Test – generic but for test for each application looking for a reasonable rate of return with abatement or without abatement, very similar to the requirement on a Chapter 353 2) Blighted Area – if the blighted area is older than 2 years and a new development plan is required than need to show existing evidence of blight or the

need to remediate the existing blight. Another request that is being added is a list of twenty items City priorities of things that have come up between the City Council and the Commission. Further discussion to occur at the next LCRA meeting scheduled Tuesday, November 7.

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

Updated Commission on the second Public Meeting held on September 25, 2017 with the feedback being very positive for redevelopment of the area.

Adjourn