

**Springfield Land Clearance for Redevelopment
Authority
Tuesday, October 2, 2018
Busch Municipal Building, 2nd Floor West Conference
Room**

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.i. Minutes - July 10, 2018

Documents:

[MINUTES LCRA JULY 10 2018.PDF](#)

3.ii. Minutes - August 7, 2018

Documents:

[MINUTES LCRA AUGUST 7 2018.PDF](#)

4. New Business

**4.i. Request To Declare The Property At 616 South Market Avenue Free
Of Blight. City Of Springfield, Applicant**

**4.ii. Request To Repeal The Redevelopment Plan For The Monroe
Redevelopment Area; City Of Springfield, Applicant**

Documents:

[LCRA MEMO - SEPT 21 2018.PDF](#)

5. Other Business

**5.i. Tentative Addition To Discuss Mr. Scott's Proposed Resolution
Subject To Approval To Amend The Agenda**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, July 10, 2018 at 4:00 PM

Conference Room 2-West, Busch Municipal Building

Minutes

1. Call to Order
2. Roll Call Present: Ryan Cosby, Allen Grymes, Nancy Herchenroeder, Steve Jackson, and Dan Scott
Absent: None
Others Present: Mike Wine, Attorney, Spencer Fane, Kyle Yarbrough, Architect Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Judy White, and Tom Rykowski
3. Approval of Minutes
 - a. Minutes – June 5, 2018

Ryan Cosby made a motion to approve the minutes. Allen Grymes seconded the motion. Motion approved (5-0)
4. New Business
 - a. Request for Real Property Tax Abatement for Redevelopment Project Located inside the Galloway Redevelopment Area at 3938 South Lone Pine Avenue; Galloway Creek Development Group, LLC, Applicant.

Dan Scott made a motion to approve the Redevelopment Project. Nancy Herchenroeder seconded the motion. Motion was approved (5-0)
5. Other Business
6. Adjourn



Springfield Land Clearance for Redevelopment Authority

Tuesday, August 7, 2018 at 4:00 PM

Conference Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Allen Grymes, Nancy Herchenroeder, and Dan Scott

Absent: Steve Jackson

Others Present: Matt Blevins, Green Circle Projects, Brandon Dickman and Geoff Butler, Butler, Rosenbury & Partners

Staff: Matt Schaefer, Bill Weaver, Judy White, and Tom Rykowski

3. New Business

- a. Application for real property tax abatement in the Galloway Redevelopment Area; 4006 South Lone Pine Avenue; Quarrytown, LLC, application. Resolution No. 2018-3252

Dan Scott made a motion to approve the real property tax abatement. Nancy Herchenroeder seconded the motion. Motion was approved (4-0)

- b. Application for real property tax abatement in the 1325/1329 E. Cherry Redevelopment Area; 1325 East Cherry Street; Cherry 1325, LLC, applicant. Resolution No. 2018-3253

Allen Grymes made a motion to approve the real property tax abatement. Dan Scott seconded the motion. Motion was approved (4-0)

4. Other Business

Dan Scott, Commissioner discussed Chapter 99 and the Workable Program

5. Adjourn at 5:02 pm



MEMORANDUM

To: Board of Commissioners, Springfield Land Clearance for Redevelopment Authority
From: Matt D. Schaefer, AICP, Senior Planner *MS*
Date: September 21, 2018
Subject: 616 South Market Avenue and the Monroe Redevelopment Area

Staff reviews the status of all blighted areas and redevelopment areas in the City on an annual basis to determine if any such areas should be repealed and/or declared free of blight. Staff recently conducted a review and identified the following items should be repealed:

- Blight declaration for 616 South Market Avenue
- Redevelopment Plan for the Monroe Redevelopment Area

The items listed above are on the October 2, 2018 LCRA meeting agenda. Staff reports for both items are attached.

Attachments:

- Attachment A: Request to Declare the Property at 616 South Market Avenue Remediated and Free of Blight
- Attachment B: Request to Repeal the Redevelopment Plan for the Monroe Redevelopment Area

ATTACHMENT A
Request to Declare the Property at 616 South Market Avenue
Remediated and Free of Blight

BACKGROUND INFORMATION: In December 2015, WPV, LLC (the “Developer”) acquired a 0.197-acre parcel of land generally located along the east side of South Market Avenue between West Mount Vernon Street and West Harrison Street (616 South Market Avenue) with the intent of redeveloping it for low-density multi-family residential use. At the time, the property was occupied by a dilapidated three-unit apartment building that was originally constructed in 1888 as a single-family residential structure. It had a well-documented history of nuisance complaints and code violations, which included broken windows and doors, vermin, trash, tall weeds, and squatters. Due to the prevalence and severity of such violations, the City declared the property a dangerous building and issued an abatement order requiring the property to be demolished by no later than May 3, 2016.

The Developer planned to request partial real property tax abatement per the LCRA Law to facilitate redevelopment of the subject property. Such request would have involved preparing and submitting a blight study and redevelopment plan to the City for consideration and approval.

In February 2016, the Developer submitted a blight study along with a request for the City Council to declare the subject property a blighted area per the LCRA Law. In the meantime, the Developer indicated it was working on acquiring the necessary permits for the pending demolition as well as preparing a redevelopment plan that would be submitted to the City at later date. City Council declared the subject property a blighted area on April 4, 2016 by [Special Ordinance No. 26710](#). The property was subsequently demolished per the abatement order issued by the City and redeveloped with a new three-unit apartment building. Although the property was redeveloped, the Developer did not submit a redevelopment plan, and thus did not receive real property tax abatement on the new construction.

REMARKS: The blighting conditions detailed in the blight report and have been fully remediated. Staff finds the Redevelopment Area no longer exhibits the characteristics of a blighted area as defined in Section 99.320, RSMo and recommends it be declared free of blight.

Exhibits:

Exhibit 1 – Legal Description

Exhibit 2 – Location Map

Exhibit 3 – Photos, Before and After Redevelopment

EXHIBIT 1

Legal Description – 616 South Market Avenue

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23. TOWNSHIP 29 NORTH, RANGE 22 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN EXISTING IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF MT. VERNON STREET AND THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE; THENCE SOUTH, 149.85 FEET (150.00 FEET DEEDED), ALONG THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE, TO AN IRON PIN FOR A POINT OF BEGINNING; THENCE EAST AT A 91°09'41" ANGLE LEFT FROM THE LAST DESCRIBED COURSE, 155.00 FEET, TO AN IRON PIN; THENCE SOUTH, PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE, 55.00 FEET, TO AN IRON PIN; THENCE WEST 155.00 FEET, TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF SAID MARKET STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF MARKET STREET, 54.62 FEET, TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MO.

EXHIBIT 2
Location Map – 616 South Market Avenue



EXHIBIT 3

Photos of 616 South Market Avenue, Before and After Redevelopment

Before Redevelopment (photo dated 2/19/2016)



After Demolition (photo dated 8/17/2016)



After Redevelopment (photo dated 6/19/2017)



ATTACHMENT B

Request to Repeal the Redevelopment Plan for the Monroe Redevelopment Area

BACKGROUND INFORMATION: In March 2011, United Campus Housing, LLC filed an application requesting approval of a redevelopment plan pursuant to the LCRA Law, for the Monroe Redevelopment Area. The Redevelopment Area consists of a 0.94-acre tract of land located at the northeast corner of South Florence Avenue and East Bear Boulevard that had been previously declared blighted as part of the former Southwest Missouri State College Urban Renewal Area. The Redevelopment Plan for the Monroe Redevelopment Area proposed to demolish the existing structures and construct a four-story, 38-unit (122-bed) multi-family housing development that would be marketed to students attending Missouri State University.

The Redevelopment Plan was adopted by the City Council on May 16, 2011 by [Special Ordinance No. 25907](#). The LCRA later certified the student housing development for real property tax abatement on June 29, 2011 by Resolution No 3134. The project was completed and opened for occupancy in fall 2011.

In December 2012, Missouri State University purchased the development from United Campus Housing, LLC and has since used it for on-campus housing. Consequently, the development is now tax-exempt and no longer subject to real property tax abatement. Furthermore, a large portion of former Southwest Missouri State College Urban Renewal Area that includes the Monroe Redevelopment Area was declared remediated and no longer blighted on April 13, 2015 by [Special Ordinance No. 26547](#). As a result, the Redevelopment Plan for the Monroe Redevelopment Area is no longer effective and may be repealed.

REMARKS: Staff recommends the Redevelopment Plan of the Monroe Redevelopment Area be repealed.

Exhibits:

Exhibit 1 – Legal Description

Exhibit 2 – Location Map

EXHIBIT 1

Legal Description – The Monroe Redevelopment Area

TRACT I:

ALL OF LOTS FORTY-THREE (43) AND FORTY-FOUR (44) AND FORTY-FIVE (45), IN BIGGS AND GRAY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT II:

ALL OF LOTS FORTY-TWO (42), FORTY-ONE (41) AND THE SOUTH 20.18 FEET OF LOT FORTY (40), IN BIGGS AND GRAY'S SUBDIVISION, IN GREENE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FORTY-TWO (42); THENCE ALONG THE EAST RIGHT-OF-WAY OF FLORENCE STREET NORTH $01^{\circ}50'37''$ EAST, 125.42 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF LOT FORTY-TWO (42), SOUTH $88^{\circ}45'25''$ EAST, 145.04 FEET TO THE WEST LINE OF A 15 FOOT ALLEY; THENCE SOUTH $01^{\circ}47'39''$ WEST, 125.42 FEET TO THE SOUTHEAST CORNER OF LOT FORTY-TWO (42); THENCE ALONG THE SOUTH LINE OF LOT FORTY-TWO (42), NORTH $88^{\circ}46'43''$ WEST 145.15 FEET TO THE POINT OF BEGINNING; ALL IN GREENE COUNTY, MISSOURI.

EXHIBIT 2

Location Map – The Monroe Redevelopment Area

