

**Springfield Land Clearance for Redevelopment
Authority
Tuesday, April 2, 2019
Conference Room 2-West, Busch Municipal Building**

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - December 4, 2018

Documents:

[MINUTES LCRA DECEMBER 4 2018.PDF](#)

4. New Business

**4.I. Request For Real Property Tax Abatement For Redevelopment
Project Located Inside The Talmage Redevelopment Area At 1435
W. Talmage; Greenway Capital, LLC, Applicant. Resolution No.
2019-3259**

Documents:

[REDEVELOPMENT PLAN FOR THE WEST TALMAGE REDEVELOPMENT
AREA - FINAL.PDF](#)

5. Other Business

5.I. 2018 LCRA Annual Report

Documents:

[2018 LCRA ANNUAL REPORT FINAL V2.PDF](#)

5.II. Memo - Workable Program Annual Reporting 2018

Documents:

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

**Tuesday, December 4, 2018 at 4:00 PM
Conference Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

Present: Allen Grymes, Nancy Herchenroeder, Steve Jackson, and Dan Scott

Absent: Ryan Cosby

Others Present: Allen Casey, Casey Architecture

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

3. Approval of Minutes

a. Minutes - November 6, 2018

Dan Scott made a motion to approve. Nancy Herchenroeder 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 154 Park Central Square; History Museum Landlord, LLC, Applicant. Resolution No. 2018-3258

Dan Scott made a motion to approve. Nancy Herchenroeder seconded the motion. Motion approved (4-0)

5. Adjourn



REDEVELOPMENT PLAN
FOR THE
TALMAGE REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI

May ___, 2018

TABLE OF CONTENTS

I.	General	
A.	Boundaries of the Redevelopment Area.....	1
B.	Need for Redevelopment	1
C.	Redevelopment Plan Objectives and Benefits.....	1
II.	Redevelopment Plan Requirements	2
A.	Overview	2
B.	General Maintenance Guidelines	2
C.	Design Guidelines	2
III.	Land Use	3
A.	Existing Land Use	3
B.	Proposed Land Use.....	3
C.	Zoning	4
D.	Regulations and Controls	4
IV.	Execution of the Redevelopment Plan	4
A.	Execution.....	4
B.	Land Acquisition	4
C.	Taxation.....	4
D.	Disposition of Property	4
E.	Plan for Relocation Assistance	4
F.	Redevelopment Schedule.....	5
G.	Financing	5
H.	Covenants	5
V.	Other Provisions	5
A.	Furtherance of City Development Goals.....	5

B.	Compliance with State and Local Law	6
C.	Population Densities, Land Coverage, and Building Intensities after Redevelopment	6
D.	Public Facilities/Utilities	7
VI.	Procedure for Changes or Modification of Redevelopment Plan	7
VII.	Special Conditions for Obtaining Real Property Tax Abatement.....	7
VIII.	Workable Program	7

Addenda

Map of Redevelopment Area	Exhibit A
Legal Description of Redevelopment Area.....	Exhibit B

Redevelopment Plan

I. General

A. Boundaries of the Redevelopment Area

The boundaries of the Talmage redevelopment area are reflected on the map attached hereto and incorporated herein as Exhibit "A" (the "**Redevelopment Area**"). The Redevelopment Area is approximately Forty-four (44) acres of property (including public right-of-way) which is generally located east of the North Kansas Expressway (State Highway 13), south of Highway 44, west of North Fort Avenue, and north of West Talmage Street in the City of Springfield, Missouri (the "**City**"). The Redevelopment Area is legally described on Exhibit "B", which is attached hereto and incorporated herein.

B. Need for Redevelopment

As reflected in the Blight Study for the Redevelopment Area prepared by Lafser & Associates, Inc., the Redevelopment Area is blighted due to a predominance of the following factors: defective/inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, improper subdivision/obsolete platting, and the existence of conditions which endanger life or property by fire and other causes and because of the aforementioned conditions. These factors hinder the provision of housing accommodations, constitute an economic and social liability, and are a menace to the public health, safety, morals, and welfare in the Redevelopment Area in its present condition and use. The prosecution of this redevelopment plan ("**Redevelopment Plan**") will eliminate such conditions and create a more desirable environment for residents and patrons while increasing the taxable revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Benefits

The primary objectives and benefits of the Redevelopment Plan are as follows:

1. To enhance the public health, safety, and welfare of the community by curing blighted conditions and encouraging redevelopment necessary for insuring the Redevelopment Area's future stability;
2. To increase the level and perception of safety and revitalization in the Redevelopment Area which will in turn encourage an influx of new businesses and residents in the area;
3. To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, to benefit taxing districts, and to encourage private investment in and around the Redevelopment Area;
4. To increase property values of the Redevelopment Area;
5. To provide safe, attractive, and well-constructed housing accommodations;
6. To provide development/business opportunities in the Redevelopment Area and surrounding areas;
7. To serve as a catalyst for new family housing in the Redevelopment Area; and

8. To stimulate construction and permanent employment opportunities, as well as increased demand for goods and services offered by businesses within the Redevelopment Area.

II. Redevelopment Plan Requirements

A. *Overview*

The Redevelopment Plan provides for a mix of residential and commercial uses with new development or redevelopment being designed to complement the look and style, scale, and intensity of existing neighboring buildings and houses. The Redevelopment Plan is generalized to leave room for design creativity and accommodations as needed to allow Property Owners to respond to prospective redevelopment needs and market conditions as completion of the Redevelopment Plan progresses. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment.

The intent of this Redevelopment Plan is to encourage a mixture of residential and commercial redevelopment through partial real property tax abatement. The existing zoning classifications for the Redevelopment Area are GR, General Retail District; R-SF, Single Family Residential District east of the creek; and R-MD, Medium Density Multi-Family Residential District west of the creek. There are thirty-six (36) parcels in the Redevelopment Area. The majority of the developed parcels contain either single-family dwellings or commercial buildings. The properties along North Kansas Expressway are zoned GR, General Retail District, which account for approximately 36% of the Redevelopment Area. Twenty-seven (27) existing parcels are zoned residential accounting for approximately 28 acres or 64% of the Redevelopment Area. Approximately 29 acres (an estimated 65%) of the Redevelopment Area is vacant and/or undeveloped.

The GMLUP Element identifies support for low-density housing east of the creek and medium or high-density housing west of the creek along West Talmage Street. The highest and best use for this frontage would be a well-designed mixture of residential uses designed to support the residential density goals of the GMLUP Element and that promotes safe and sanitary conditions and well-maintained building structures. The highest and best use for areas such as North Kansas Expressway frontage north of West Livingston Street and west of the creek are identified as supporting medium-intensity retail, office, or housing would be a well-designed mixture of commercial and residential uses that also support the GMLUP Element. Therefore, as set forth in this Redevelopment Plan, partial real property tax abatement will be available for commercial and residential uses throughout the Redevelopment Area that are developed in accordance with this Redevelopment Plan, the Comprehensive Plan, and the zoning that is in effect at the time of development.

B. *General Maintenance Guidelines*

All structures, equipment, paved areas, and landscaped areas shall be maintained in a good and safe condition both inside and outside, structurally and otherwise, including any necessary painting.

C. *Design Guidelines*

All projects subject to this Redevelopment Plan should utilize good quality materials and be designed to complement existing development within the Redevelopment Area, encourage pedestrian activity, and contribute to a harmonious streetscape. All sides of buildings visible to the public, whether viewed from a nearby property or a roadway, shall display a similar level of quality and architectural finish. Building setbacks should be consistent with existing development.

In addition to complying with the preceding guidelines, multi-family residential housing shall also satisfy at least half of the applicable items in each category under the design guidelines set forth in Section 5.6 of the *Revised Multi-Family Location and Design Guidelines*, as adopted by the City Council of the City of Springfield on March 23, 2009 by Resolution No. 9668.

III. Land Use

A. Existing Land Use

There are thirty-six (36) parcels in the Redevelopment Area. The majority of the developed parcels contain either single-family dwellings or commercial buildings that are used for a variety of purposes including a dental office, gas station, bank, tool supply business, household goods retail, auto battery store, and three restaurants. The properties along North Kansas Expressway are zoned GR, General Retail District, which account for approximately 36% of the Redevelopment Area. Twenty-seven (27) existing parcels are zoned residential accounting for approximately 28 acres or 64% of the Redevelopment Area. Approximately 29 acres (an estimated 65%) in the Redevelopment Area is vacant and/or undeveloped.

B. Proposed Land Use

The proposed land uses for the Redevelopment Area are a mixture of residential and commercial developments consisting of retail or service businesses, including offices, and multi-family residential housing. Developers with the ability to promote and establish beneficial uses for the Redevelopment Area such as restaurants, retail, multi-family housing, and single-family housing will be sought out to construct projects that conform to the requirements of this Redevelopment Plan. Additionally, there is great opportunity in the redevelopment area to provide affordable housing for those working in this very busy corridor with a studio housing development similar in nature to the proposed micro-efficiency, multi-family residential apartments that will be located on the north side of West Talmage Street and immediately east of North Kansas Expressway.

The area of land located behind the existing businesses on North Kansas Expressway and north of West Livingston Street currently serves as a “homeless encampment.” Prospects for development in this area have not existed due to the absence of infrastructure. One vision for the redevelopment of this specific area is a “pocket neighborhood” that could support single-family dwellings, either for sale or rent. Such a neighborhood may be incorporated into the adjoining neighborhoods resulting in the extension of streets through the area that will facilitate further development and improve vehicle and pedestrian circulation. This neighborhood would promote a cleaner, safer, environment with infrastructure established that would benefit and complement new commercial development, existing local businesses, and the surrounding neighborhood.

The Redevelopment Area provides prime opportunity for multiple projects, which may occur over time as the market allows. Existing land owners have been consulted regarding their ideas for development and multiple conversations have taken place with local developers, including one who owns significant acreage on the north side of the proposed Redevelopment Area. This developer has indicated that he would consider engaging in the development of his property to provide retail commercial space, a potential retirement community, as well as related additional uses.

Future projects should conform with the furtherance of City Development Goals as described more specifically in Section V herein and in accordance with the Comprehensive Plan. The GMLUP Element of the Comprehensive Plan identifies the following land uses as appropriate in the Redevelopment Area: medium-intensity retail, office, or housing along North Kansas Expressway between West Livingston Street and Interstate 44; medium- or high-density housing south of West

Livingston Street between North Kansas Expressway and the creek; and low-density housing throughout the remainder of the Redevelopment Area located east of the creek. Projects proposing mixed-uses, may be appropriate in areas along North Kansas Expressway identified in the GMLUP Element as medium-intensity retail, office or housing.

C. *Zoning*

The Redevelopment Area is currently zoned GR, General Retail District; R-MD, Multi-Family Residential District, and R-SF; Single-Family Residential District. Properties within the Redevelopment Area may be rezoned to accommodate the land uses permitted under this Redevelopment Plan as market conditions allow for private redevelopment to occur. Potential zoning designations could include, but not necessarily be limited to, those districts that allow for general retail, restaurant, multi-family housing, and single-family housing. Some parcels are currently zoned appropriately. However, rezoning may be necessary as redevelopment projects occur.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable federal, state, and local laws and regulations, including Springfield, Missouri codes and ordinances. The land coverage and building intensities of redevelopment shall be governed by the City's Land Development Code.

IV. Execution of the Redevelopment Plan

A. *Execution*

To benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes an owner of property within the Redevelopment Area (the "***Property Owners***") shall redevelop, in accordance with the Redevelopment Plan, and the costs associated with such redevelopment must exceed One Hundred Thousand Dollars (\$100,000.00). Failure to continually comply with the requirements under the Redevelopment Plan may result in suspension of tax abatement during the abatement period.

B. *Land Acquisition*

No land acquisition is required to implement the Redevelopment Plan. Additionally, the Redevelopment Plan shall not permit any powers of eminent domain to be used in implementing the Redevelopment Plan.

C. *Taxation*

Each Property Owner may apply to the Land Clearance for Redevelopment Authority (the "***LCRA***") for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes.

D. *Disposition of Property*

No land is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

If any resident living within the Redevelopment Area will be impacted by a Property Owner's plan to redevelop his property, such Property Owner shall provide relocation assistance to such resident(s) and shall submit the proposed relocation plan the LCRA for approval.

F. *Redevelopment Schedule*

Private redevelopment will occur as market conditions allow. Any Property Owner who applies to the LCRA for tax abatement under this Redevelopment Plan shall provide the LCRA with a redevelopment schedule and estimated dates of completion for such Property Owner's project.

G. *Financing*

Unless otherwise provided for herein, all costs associated with the development of any portion of the Redevelopment Area under this Redevelopment Plan will be borne by the applicable Property Owner. Implementation of the Redevelopment Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Property Owner. Any Property Owner who applies to the LCRA for tax abatement under this Redevelopment Plan shall provide the LCRA with a statement of the proposed method of financing for the applicable development.

H. *Covenants*

The Redevelopment Plan shall run with the land and require each Property Owner to redevelop and use his real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if such Property Owner wishes to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes.

V. Other Provisions

A. *Furtherance of City Development Goals*

The Redevelopment Plan will further the goals under the Springfield-Greene County Growth Management and Land Use Plan Element of the Comprehensive Plan (the "GMLUP Element") in that the GMLUP Element indicates that a portion of the Redevelopment Area identified as an area along North Kansas Expressway west of the creek that extends from just north of West Livingston Street all the way to Interstate-44 is an appropriate area for medium-intensity retail, office, and housing. The GMLUP Element indicates that an area along North Kansas Expressway west of the Creek extending from West Livingston Street south to West Talmage Street is appropriate for medium-high density housing. According to the GMLUP Element, the remainder of the Redevelopment Area is appropriate for low-density housing. The GMLUP Element identifies the intersection of Interstate 44 and North Kansas Expressway as an Activity Center.¹ The GMLUP Element states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.

Certain land designations in the GMLUP Element, including designations identified in the Redevelopment Area are subject to the intent of the Planned Pattern of Land Use in that the pattern is generalized and not exact and "should be used by City and County staff and officials to adjust zoning maps and to make recommendations and decisions about rezoning requests."² The land use plan map should then be used in conjunction with previously prepared neighborhood plans, the policies of the GMLUP, and good judgment.

¹ See page 18-34 of the GMLUP Element.

² See page 18-46 of the GMLUP Element.

The GMLUP Element also recommends Neighborhood-Scale Businesses be developed near intersections of arterial and collector streets. Development of this type should be encouraged where it is appropriate. The Redevelopment Plan will likely lead to an increase in intensity in the area which is consistent with the City's policies to encourage compact growth through infill development in areas where investments have already been made in public services and infrastructure. Furthermore, the Redevelopment Plan will encourage the development of businesses that will provide additional goods and services to the existing nearby residential areas. This increase in density will allow more people to live closer to these businesses and services which helps to reduce travel times and traffic congestion.

The Redevelopment Plan will also promote private reinvestment and encourage developers to assist in carrying out some of the City's objectives identified under the Springfield-Greene County Community Physical Image and Character Element of the Comprehensive Plan (the "CPIC Element"). These objectives include improving the visual appearance of urban areas and ensuring high quality development. To accomplish these goals the CPIC Element explains that Springfield should take steps to reduce visual blight which is in part caused by utility placement and new development that is out of character with its surroundings. Additionally, it states that Springfield should encourage good design and quality materials to be used to create a more attractive and livable community. The CPIC Element also states that Springfield should work to form the impression that it is composed of several districts and neighborhoods to build pride and identity in various portions of the City. A district serves as a reference point and contributes to the character and image of the community which can help to strengthen the perception of the City and increase interest and activity in the area. As detailed above, the guidelines in the Redevelopment Plan will provide an incentive to developers in the Redevelopment Area to construct or rehabilitate property using quality materials in a manner that is consistent with other nearby buildings and reinforces the positive features of the established architectural themes of the area.³ The mix of old and new structures that relate well to one another will help to create the perception that the Redevelopment Area is a unique district in Springfield, which serve to increase interest and encourage further investment in and around the area.

The Redevelopment Plan will promote the quality development and design of an attractive and highly functional mixed-use area that specifically serves as a northern corridor and gateway into Springfield. This type of development is currently lacking although there is both need and opportunity. The development of this area is complimentary to the continued redevelopment of areas such as downtown Springfield and shows that city is committed to furthering opportunity within the greater Springfield community. This aligns well with the City of Springfield's Comprehensive Plan that seeks to improve the appearance of the major roadway corridors.⁴

B. *Compliance with State and Local Law*

All redevelopment activities shall comply with the Springfield Zoning Ordinance and all other applicable state and local laws.

C. *Population Densities, Land Coverage, and Building Intensities after Redevelopment*

Population densities, land coverage, and building intensities within the Redevelopment Area are projected to increase after redevelopment and will be regulated according to the City's Zoning Ordinance.

D. *Public Facilities/Utilities*

³ See page 19-35 thru 19-36 of the CPIC Element.

⁴ See page 19-9 thru 19-15 of the CPIC Element.

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. Additional water, sewerage, other public utilities, or sidewalks may be required depending on each development. The cost of such improvements will be borne by the Property Owner who is implementing the development. Improvements and upgrades to the existing streets shall be encouraged, and if feasible, when projects require the installation of new utility lines such lines should be located underground.

VI. Procedure for Changes or Modification of Plan

The Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, City Council must also approve the amendment or modification.

VII. 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.

VIII. Workable Program

This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, in that it meets the criteria set forth in City Code Section 40-19(c):

1. The size of the redevelopment area is approximately 44 acres;
2. Land assemblage will likely be required for redevelopment in the Redevelopment Area due to the high number of vacant and/or undeveloped tracts, the improper or obsolete platting, lack of parcel uniformity, and shallow lot depths noted in the Blight Report;
3. The scope of the potential redevelopment projects is unknown. In an Redevelopment Area of this size with numerous owners, there are any number of large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
4. This Redevelopment Plan is not initiated by the City, but has been created while working with the City to ensure that the Redevelopment Plan spurs reinvestment in the Redevelopment Area, which is currently an underdeveloped and blighted entrance corridor to the City of Springfield;
5. There are approximately 36 discrete owners of real property within the Redevelopment Area.

Projects that are issued a certificate of qualification for tax abatement by the LCRA and are constructed and used in conformance with this Plan shall be entitled to partial real property tax abatement in accordance with Section 99.700-715, RSMo. Being located in a Multi-Project Redevelopment Area, such projects shall be exempt from making annual payments in lieu of taxes (PILOTs) that would otherwise be required per Springfield City Code, Chapter 40, Article II, Workable Program.

In accordance with City Code Section 40-19(e), the Multi-Project Redevelopment Plan shall be effective for up to five (5) years, after which the designation shall cease to be in effect and the Redevelopment Plan shall be void, unless the previous designation is extended by a subsequent resolution of Council, prior to the Plan's expiration.

EXHIBIT A
MAP OF REDEVELOPMENT AREA

[attached]



EXHIBIT B
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

All of that part of the Southwest Quarter (SW¼) and Lot 1 of the Northwest Fractional Quarter (NW¼) of Section 2, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 13 of Scott's Subdivision, recorded in the Greene County Recorder's Office in Plat Book D at Page 540, said point being the Northwest corner of Talmage Street and Fort Avenue; thence Westerly along the North right-of-way line of said Talmage Street, a distance of 1,206 feet, more or less, to the East right-of-way line of Missouri State Highway 13 (Kansas Expressway); thence Northwesterly along said East right-of-way line of Highway 13, a distance of 42 feet, more or less; thence Northerly, continuing along said East right-of-way line of Highway 13, a distance of 1,400 feet, more or less, to the Southerly right-of-way line of Evergreen Street, said point being the Northwest corner of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2034 at Page 1903 (Waffle House Tract); thence Northeasterly along said Southerly right-of-way line of Evergreen Street, a distance of 1,100 feet, more or less; thence Northerly to the South right-of-way line of Interstate 44; thence Easterly along said South right-of-way line of Interstate 44, a distance of 460 feet, more or less, to the West right-of-way line of Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 396 feet, more or less, to the Southeast corner of the tract of land described in the Trustee's Warranty Deed recorded in the Greene County Recorder's Office in Book 2015 at Page 039807-15 (Moore Tract); thence Westerly, along the South line of said Moore Tract, a distance of 293 feet, more or less, to the Northeast corner of a tract of land described in the General Warranty Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 000069-12 (Anderson Tract); thence Southerly along the East line of said Anderson tract, a distance of 300 feet, more or less; thence Easterly along the North line of said Anderson tract, a distance of 293 feet, more or less, to said West right-of-way of Fort Avenue; thence Southerly along said West right-of-way line of Fort Avenue to the Northeast corner of Faulkner Subdivision, recorded in the Greene County Recorder's Office in Plat Book U at Page 29; thence Westerly, along the North line of said Faulkner Subdivision, a distance of 228 feet, more or less, to the Northwest corner of said Faulkner Subdivision; thence Southerly, along the West line of said Faulkner Subdivision, a distance of 254.1 feet, more or less, to the North line of said Scott's Subdivision; thence Westerly, along said North line of Scott's Subdivision, a distance of 87 feet, more or less, to a point 60 feet East of the East right-of-way line of Newton Avenue (Northwest corner of Book 2016 at Page 018329-16 – Almeida Tract); thence Southerly, (along the West line of said Almeida Tract) a distance of 125 feet, more or less, to the North right-of-way line of Livingston Street; thence Easterly, along said North right-of-way line of Livingston Street, a distance of 120 feet, more or less, to the Southeast corner of Lot 31 of said Scott's Subdivision, said point being on the West line of a platted 15 feet Alley; thence Southerly, along the West line of said platted Alley, a distance of 492 feet, more or less, to the Southeast corner of Lot 21 of said Scott's Subdivision, said point being on the North line of a platted 14 feet Alley; thence Easterly, along the North line of said platted Alley, a distance of 195 feet, more or less, to the Southeast corner of Lot 12 of said Scott's Subdivision, said point being on the West right-of-way line of said Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 174 feet, more or less, to the POINT OF BEGINNING.



Land Clearance for Redevelopment Authority
2018 Annual Report

City of Springfield, Missouri
Department of Planning and Development

Table of Contents

	<u>Page</u>
<u>Section I: Chapter 99 – Land Clearance for Redevelopment Authority Law</u>	
Land Clearance for Redevelopment Authority Law	1
Redevelopment/Urban Renewal Areas with Projects Currently Subject to/Approved for Abatement	3
South Central “A” Urban Renewal Area	5
520 South Jefferson Avenue	6
400 West Walnut Street	7
415 East Bear Boulevard	8
835 South Jefferson Avenue	9
506 South Jefferson Avenue	10
530 & 533 East Bear Boulevard	11
Downtown Redevelopment Area	13
609-623 West Walnut Street	14
401 South Avenue	15
222 North Park Central Avenue	16
309 South Avenue	17
450 East Walnut Street	18
213 West Olive Street	19
500 West Olive Street	20
400 South Avenue	21
305 Park Central West	22
137 Park Central Square	23
220 South Campbell Avenue	24
325 South Avenue	25
412 South Avenue	26
323 North Patton Avenue	27
316 Park Central East	28
134 Park Central Square	29
318 South Campbell Avenue	30
311 Park Central West	31
312 Park Central East	32
610 East College Street	33
310 North Jefferson Avenue	34
505 East Trafficway Street	35
426 South Jefferson Avenue	36
515 West McDaniel Street	37
154 Park Central Square	38
Boonville Corridor Redevelopment Area	39
600 North Boonville Avenue	40
Madison & Kimbrough Redevelopment Area	41
525 East Madison Street	42
815 South Kimbrough Avenue	43
831 South Kimbrough Avenue	44
840 South Roanoke Avenue	45
940 South Roanoke Avenue	46
943 South Kimbrough Avenue	46
909 South Kimbrough Avenue	47
810 South Roanoke Avenue	48
O’Neill Suites Redevelopment Area	49
1116 North Summit Avenue	50

Table of Contents

	<u>Page</u>
Deep Elm Redevelopment Area	51
701 East Elm Street	51
1200 Walnut Redevelopment Area	53
1200 West Walnut Street	53
UMHE Campus Housing Redevelopment Area	55
602 South Florence Avenue	55
Lantz Housing Redevelopment Area	57
1141 East Elm Street	57
Bears Crossing Apartments Redevelopment Area	59
920 South National Avenue	59
College Street Corridor Redevelopment Area	61
1031 West College Street	62
1500 West College Street	63
“The Q Place” Redevelopment Area	65
626 East Bear Boulevard	65
Galloway Redevelopment Area	67
3900 South Lone Pine Avenue	68
4058 South Lone Pine Avenue	69
3938 South Lone Pine Avenue	70
4006 South Lone Pine Avenue	71
East Cherry Flats Redevelopment Area	73
1235-1243 East Cherry Street	73
Hampton Townhouses Redevelopment Area	75
311 South Hampton Avenue	75
Greenway Studios Redevelopment Area	77
922-934 East Webster Street	77
So-El District Lofts Redevelopment Area	79
430-444 East Elm Street	79
The One House Redevelopment Area	81
405-415 East Madison Street	81
Madison and Holland Redevelopment Area	83
613-617 East Madison Street	84
Lantz 1124, LLC Redevelopment Area	85
1124 East Elm Street	85
Cherry Townhouse Redevelopment Area	87
516 East Cherry Street	87
Robberson Avenue Multi-Family Redevelopment Area	89
820-850 South Robberson Avenue	89
1325/1329 E. Cherry Redevelopment Area	91
1325 East Cherry Street	91
Kearney Street Corridor Redevelopment Area	93
2431 North Glenstone Avenue	94
Redevelopment/Urban Renewal Areas –	
No Projects Subject to/Approved for Abatement	95
Commercial Street Urban Renewal Area	97
Grant Avenue Playground Urban Renewal Area	98
Silver Springs Urban Renewal Area	99

Table of Contents

	<u>Page</u>
Sherman Avenue Urban Renewal Area	100
Hall's Center Redevelopment Area	101
Historic Patterson House Redevelopment Area	102
Elm House Redevelopment Area	103
521 Boonville Redevelopment Area	104
600-610 E. Harrison Redevelopment Area	105
Talmage Redevelopment Area	106
Repealed Blight Reports and Redevelopment/Urban Renewal Plans	107
Center City Urban Renewal Area	107
Downing Street Apartments Urban Renewal Area	107
Southwest Missouri State College Urban Renewal Area	108
Robberson Avenue Panhellenic Redevelopment Area	108
The Monroe Redevelopment Area	109
Mount Vernon and Market Redevelopment Area	109
 <u>Section II: Chapter 353 – Urban Redevelopment Corporations Law</u>	
Urban Redevelopment Corporations Law	113
Active/Recently Approved Redevelopment Areas	115
Franciscan Villa Redevelopment Area	117
College Station Redevelopment Area	118
Brick City Redevelopment Area	120
Big Windows Redevelopment Area	121
Stray Dog Redevelopment Area	122
Ozark Mountain Redevelopment Area	123
Springfield Tire Exchange Redevelopment Area	124
Frisco Redevelopment Area	125
Solo Redevelopment Area	126
Woodruff Redevelopment Area	127
Heer's Redevelopment Area	128
Brewery District Lofts Redevelopment Area	129
Aspen Springfield Redevelopment Area	130
Boomertown Lofts Redevelopment Area	131
Bailey School House Redevelopment Area	132
Beverly Lofts Redevelopment Area	133
Completed Redevelopment Areas No Longer Subject to Abatement	133
Silver Springs Manor Redevelopment Area	133
Repealed Blight Studies and Redevelopment Plans	135
Juris Building Redevelopment Area	135
University Plaza Redevelopment Area	135
University Towers Redevelopment Area	135
Hammons Tower Redevelopment Area	136
University Terrace Redevelopment Area	136
Frances Vandivort Centre Redevelopment Area	137
Heer's Tower Redevelopment Area	137
University Plaza Exhibition Hall and Trade Center Redevelopment Area	138
 Index	 141

(This page intentionally left blank)

Section I: Chapter 99 - Land Clearance for Redevelopment Authority Law

(This page intentionally left blank)

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

The Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and the removal of blight within City Council-approved redevelopment areas. The Law contains enabling legislation for the establishment of the Springfield Land Clearance for Redevelopment Authority (LCRA), which is governed by a five-member board of commissioners that is appointed by the Mayor and confirmed by City Council. The LCRA has the authority to prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to City Council and to undertake land clearance and urban renewal projects.

Partial Real Property Tax Abatement

The LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. *For Single-Project Redevelopment Areas*, the level of abatement may range from 50% to 75% of the assessed value of the new construction or rehabilitation for 10 years depending on certain project criteria. To achieve the prescribed level of abatement, the developer is required to make annual payments in lieu of taxes (PILOTs) in amounts equal to the “non-abated” taxes. In *Multi-Project Redevelopment Areas*, the level of abatement is based on 100% of the assessed value of the new construction or rehabilitation for 10 years.

There are 64 redevelopment projects located among 24 redevelopment areas that were either recently approved or are currently receiving real property tax abatement pursuant to LCRA Law.

Redevelopment Plan/Urban Renewal Plan Approval Process

The LCRA or a private developer may prepare an application requesting City Council adopt a redevelopment plan or urban renewal plan. The application must include a redevelopment plan or urban renewal plan, as well as a blight report that sufficiently demonstrates the proposed redevelopment area or urban renewal area is a blighted area or insanitary area. The Missouri Revised Statutes defines a blighted area and an insanitary area as follows:

“Blighted Area” (Section 99.320(3), RSMo)

An area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

“Insanitary Area” (Section 99.320(9), RSMo)

An area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare.

The LCRA reviews the blight report and redevelopment or urban renewal plan and makes a recommendation to City Council. The Planning and Zoning Commission also reviews the redevelopment or urban renewal plan for conformance to the Comprehensive Plan and makes a recommendation to City Council. Both documents, along with recommendations from the LCRA,

Planning and Zoning Commission, and Staff are then forwarded to City Council for consideration and approval.

Following approval of an urban renewal plan or redevelopment plan, applications may be submitted to the LCRA requesting property tax abatement for redevelopment projects that are located within the redevelopment area. Per State statute, the LCRA shall authorize real property tax abatement to projects that conform to an adopted urban renewal or redevelopment plan.

Workable Program

Adopted in 2018 by General Ordinance No. 6437 and codified in Section 40, Article II of the Springfield City Code, the Workable Program establishes a plan of action for dealing with blighted areas in the City and includes a framework for evaluating redevelopment proposals that will involve real property tax abatement. The Workable Program imposes certain requirements, in addition to those contained in the statute, on all new or amended redevelopment plan submitted after October 16, 2017 as follows:

- In the case of a new or amended redevelopment plan proposed in an existing blighted area, the Applicant shall provide either:
 - o An updated blight study, or other evidence that the area still exhibits the blighting factors that existed at the time it was declared a blighted area, or;
 - o A new blight study showing sufficient blighting factors exist to support a finding that the area meets the definition of a blighted area, per the LCRA Law.
- Written notification shall be provided to all property owners within 500 ft of the proposed redevelopment area and to all impacted political subdivisions and registered neighborhood organizations at least 10 days prior to the City Council's first public hearing.
- Redevelopment Plans for *Single-Project Redevelopment Areas* must include the following:
 - o Sufficient evidence demonstrating the proposed redevelopment project would not occur or would not be financially feasible *but for* receiving tax abatement (But-for Test), and;
 - o Analysis of the Tax Abatement Scorecard to determine the level of abatement that may be granted (between 50% and 75% of the assessed value of the new improvements or rehabilitation for 10 years).
- Redevelopment Plans for *Multi-Project Redevelopment Areas* are exempted from the But-for-Test and Scorecard requirements; however, they shall include an explanation as to how they qualify as such in the Workable Program.

Redevelopment/Urban Renewal Areas with Projects Currently Subject to/Approved for Abatement

Redevelopment/Urban Renewal Areas with redevelopment projects that are either currently receiving partial real property tax abatement or have been certified for partial real property tax abatement per the LCRA Law:

- South Central “A” Urban Renewal Area *(6 projects)*
- Downtown Redevelopment Area *(25 projects)*
- Boonville Corridor Redevelopment Area *(1 project)*
- Madison & Kimbrough Redevelopment Area *(8 projects)*
- O’Neill Suites Redevelopment Area *(1 project)*
- Deep Elm Redevelopment Area *(1 project)*
- 1200 Walnut Redevelopment Area *(1 project)*
- UMHE Campus Housing Redevelopment Area *(1 project)*
- Lantz Housing Redevelopment Area *(1 project)*
- Bears Crossing Apartments Redevelopment Area *(1 project)*
- College Street Corridor Redevelopment Area *(2 projects)*
- “The Q Place” Redevelopment Area *(1 project)*
- Galloway Redevelopment Area *(4 projects)*
- East Cherry Flats Redevelopment Area *(1 project)*
- Hampton Townhouses Redevelopment Area *(1 project)*
- Greenway Studios Redevelopment Area *(1 project)*
- So-El District Lofts Redevelopment Area *(1 project)*
- The One House Redevelopment Area *(1 project)*
- Madison and Holland Redevelopment Area *(1 project)*
- Lantz 1124, LLC Redevelopment Area *(1 project)*
- Cherry Townhouse Redevelopment Area *(1 project)*
- Robberson Avenue Multi-Family Redevelopment Area *(1 project)*
- 1325/1329 E. Cherry Redevelopment Area *(1 project)*
- Kearney Street Corridor Redevelopment Area *(1 project)*

(This page intentionally left blank)

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 188 acres generally bounded by West Walnut Street, East Pershing Street, and East Elm Street to the north; East Grand Street to the south; South Holland Avenue to the east; and South Patton Avenue and South Market Avenue to the west.

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)

Urban Renewal Plan

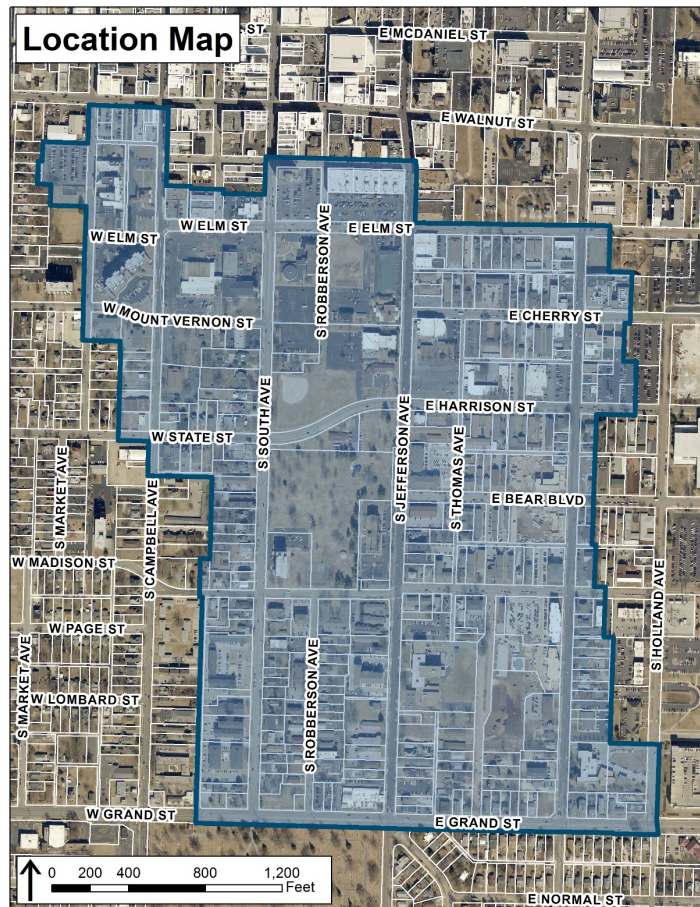
Adopted: 9/11/1967 (Resolution No. 4794)
Amended: 12/14/1970 (Resolution No. 5302)
2/19/1973 (Resolution No. 5600)
5/13/1974 (Resolution No. 5798)
2/3/1975 (Resolution No. 5919)
7/5/1977 (Resolution No. 6367)
3/10/1980 (Resolution No. 6628)

Approved Land Uses

- Single-family and multi-family residential
- Places of worship/public assembly
- Neighborhood commercial
- Retail
- General commercial
- Office

Goals/Objectives

- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences
- Provide public park
- Provide low and moderate cost housing
- Improve streets and sidewalks, upgrade utilities
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses
- Dispose of acquired properties to permit redevelopment in accordance with the plan
- Offer opportunities for expansion of existing facilities such as churches and hospitals by making cleared land available to them for redevelopment
- Provide relocation assistance for displaced residents



2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 6
Projects receiving real property tax abatement: 6

	Taxed	Abated	Total
Appraised Value	\$3,661,300	\$10,437,400	\$14,098,700
Assessed Value	\$779,390	\$2,041,640	\$2,821,030

520 South Jefferson Avenue

Parcel Nos. 881324243047 thru 881324243054

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/7/2011

LCRA Resolution No.: 3142

Proposed Land Use: Multi-family residential

Project Status

Completed. The project is in compliance with the application, as approved by the LCRA. The project, which is known as the Wilshire, consists of six residential condominium units.

Partial Real Property Tax Abatement

Start: 2011 End: 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$245,300	\$881,200	\$1,126,500
Assessed Value	\$46,600	\$167,440	\$214,040



400 West Walnut Street

Parcel No. 881323147024

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/29/2011

LCRA Resolution No.: 3144

Proposed Land Uses: Commercial, retail, office, and multi-family residential

Project Status

Completed. The project is in compliance with the application, as approved by the LCRA. Occupancy includes the Fresh Gallery and loft apartments on second floor.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$146,200	\$179,100	\$325,300
Assessed Value	\$46,780	\$57,320	\$104,100



415 East Bear Boulevard

Parcel No. 881324312008

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/13/2011

LCRA Resolution No.: 3155

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. It is known as Beacon Park, and it consists of 48 dwelling units (120 bedrooms) that are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: 2012 End: 2021

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$732,400	\$2,109,800	\$2,842,200
Assessed Value	\$139,160	\$400,860	\$540,020



835 South Jefferson Avenue

Parcel No. 881324310058

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2012

LCRA Resolution No. 3159

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. It is known as The Jefferson, and it consists of 38 dwelling units (115 bedrooms) that are marketed primarily to college students.

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$350,100	\$2,128,00	\$2,478,100
Assessed Value	\$66,520	\$404,320	\$470,840



506 South Jefferson Avenue

Parcel No. 881324243034

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/7/2012

LCRA Resolution No.: 3164

Proposed Land Uses: Fitness center

Project Status

Completed. The project is in compliance with the application as approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$498,000	\$271,100	\$769,100
Assessed Value	\$159,360	\$86,750	\$246,110



530 & 533 East Bear Boulevard

Parcel Nos. 881324318029 and 881324317039

South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/1/2013

LCRA Resolution No.: 3178

Proposed Land Use: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. It is known as Beacon Suites, and it consists of 100 dwelling units, which are marketed primarily to students.

Partial Real Property Tax Abatement

Start: 2014 End: 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,689,300	\$4,868,200	\$6,557,500
Assessed Value	\$320,970	\$924,950	\$1,245,920



(This page intentionally left blank)

Downtown Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 148 acres generally bounded by Water Street to the north, Elm and Walnut Streets to the south, Kimbrough Avenue to the east, and Grant Avenue to the west

Blighted: 4/29/1985 (Resolution No. 7185)

Redevelopment Plan

Adopted: 4/14/1986 (Resolution No. 7309)

Amended: 9/10/1990 (Resolution No. 7821)

Plan Summary:

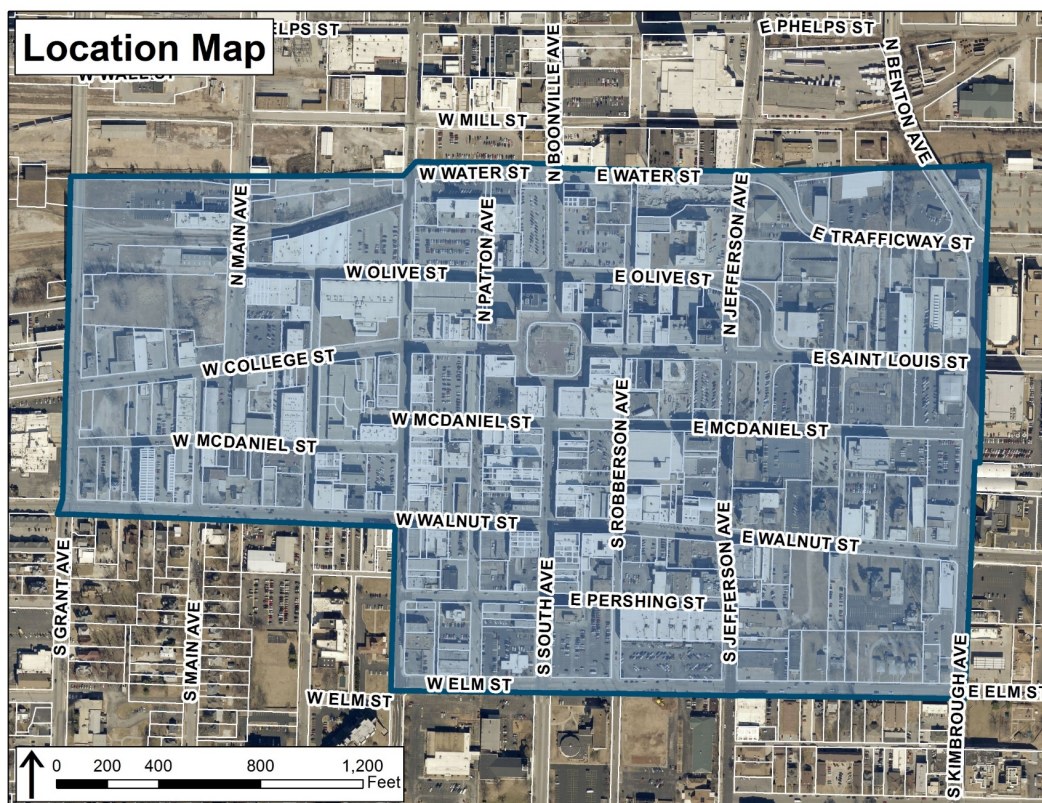
- Revitalize the Central Business District by removing blighting influences and encouraging redevelopment within the Redevelopment Area
- Improve traffic circulation
- Provide additional parking facilities
- Renovate physically deteriorated structures

2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 25

Projects receiving real property tax abatement: 21

	Taxed	Abated	Total
Appraised Value	\$11,253,220	\$24,794,000	\$36,047,220
Assessed Value	\$3,125,470	\$5,486,130	\$8,611,600



609-623 West Walnut Street

Parcel Nos. 881323145018 thru 071

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/12/2007

LCRA Resolution No.: 3121

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The project consists of the Six23 Condos, a 38-unit residential condominium development.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$471,100	\$5,481,800	\$5,952,900
Assessed Value	\$89,510	\$1,041,540	\$1,131,050



401 South Avenue

Parcel Nos. 881324218020 thru 881324218034

Downtown Redevelopment Area Land Clearance for Redevelopment Authority Law Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/3/2009

LCRA Resolution No: 3124

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project is subdivided into commercial and residential condominiums. Starbucks Coffee is located on the first floor, and residential condominiums are located on the upper floors.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,337,600	\$1,006,700	\$2,344,300
Assessed Value	\$294,450	\$247,130	\$541,580



222 North Park Central Avenue

Parcel No. 881324224004

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/5/2009

LCRA Resolution No.: 3127

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The Riksha Restaurant occupies the first floor with residential apartments on the upper floors.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$120,000	\$170,600	\$290,600
Assessed Value	\$38,400	\$40,410	\$78,810



309 South Avenue

Parcel No. 881324219007

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 4/6/2010

LCRA Resolution No.: 3128

Proposed Land Uses: Commercial, retail, and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project includes the Veridian Event Center.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

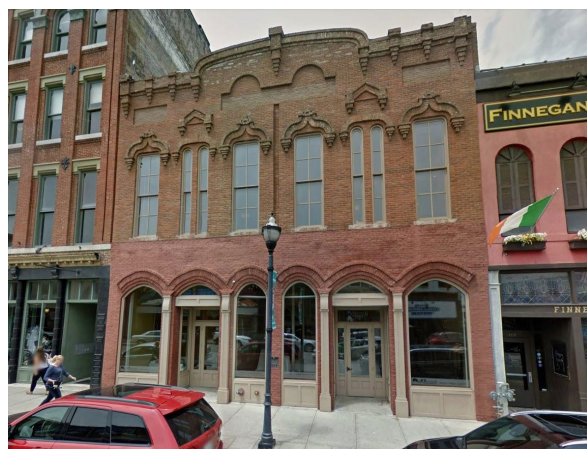
Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$446,900	\$612,200	\$1,059,100
Assessed Value	\$143,000	\$195,910	\$338,910



450 East Walnut Street

Parcel No. 881324242008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/14/2010

LCRA Resolution No.: 3129

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. It consists of the Walnut Quads, a four-story, 32-bedroom student housing project.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

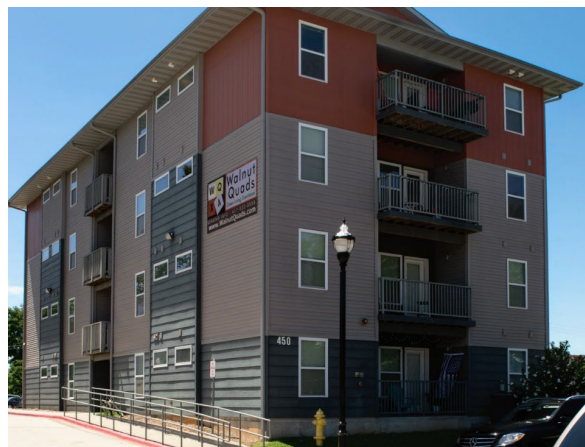
Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$94,300	\$1,421,300	\$1,515,600
Assessed Value	\$17,920	\$270,040	\$287,960



213 West Olive Street

Parcel No. 881324223015

Downtown Redevelopment Area Land Clearance for Redevelopment Authority Law Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/13/2010

LCRA Resolution No.: 3130

Proposed Land Uses: Commercial retail and multi-family residential lofts

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The project includes residential loft apartments and the Vision Clinic.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$528,100	\$1,607,900	\$2,136,000
Assessed Value	\$101,250	\$333,430	\$434,680



500 West Olive Street

Parcel Nos. 881323111021 thru 881323111035

Downtown Redevelopment Area Land Clearance for Redevelopment Authority Law Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/13/2010

LCRA Resolution No.: 3156

Proposed Land Uses: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The certification is for residential apartment infill only for the west portion of the Artifacts Warehouse Lofts property.

Partial Real Property Tax Abatement

Start: 2011 End: 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$444,000	\$699,600	\$1,143,600
Assessed Value	\$84,350	\$132,950	\$217,300



400 South Avenue

Parcel No. 881324226019

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/14/2010

LCRA Resolution No.: 3157

Proposed Land Use: Commercial, retail, office, and multi-family residential apartments

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Occupancy includes Riad, Chaney Asset Management, and residential apartments.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$500,700	\$561,200	\$1,061,900
Assessed Value	\$160,220	\$179,590	\$339,810



305 Park Central West

Parcel No. 881324211008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/23/2010

LCRA Resolution No.: 3133

Proposed Land Uses: Commercial, retail and office

Project Status

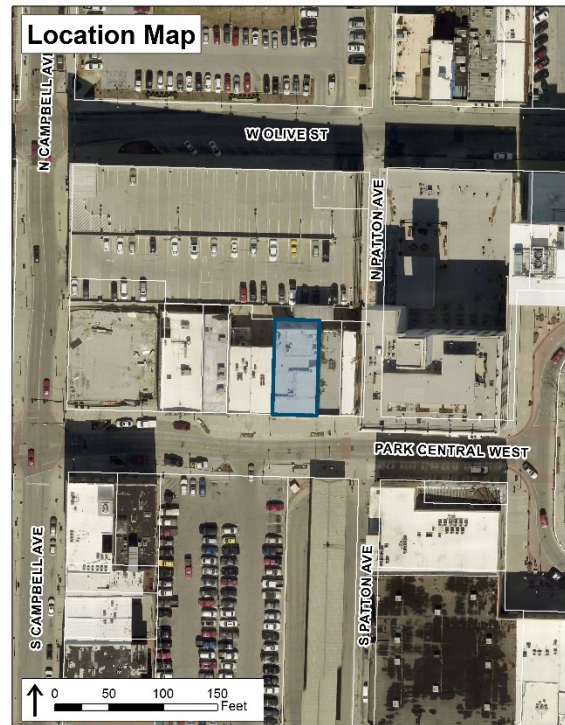
Completed. Project is in compliance with the application approved by the LCRA. The property is occupied by the Malkmus Law Firm.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$148,000	\$466,500	\$614,500
Assessed Value	\$47,360	\$149,280	\$196,640



137 Park Central Square

Parcel No. 881324220001

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011

LCRA Resolution No.: 3136

Proposed Land Uses: Commercial, retail and office

Project Status

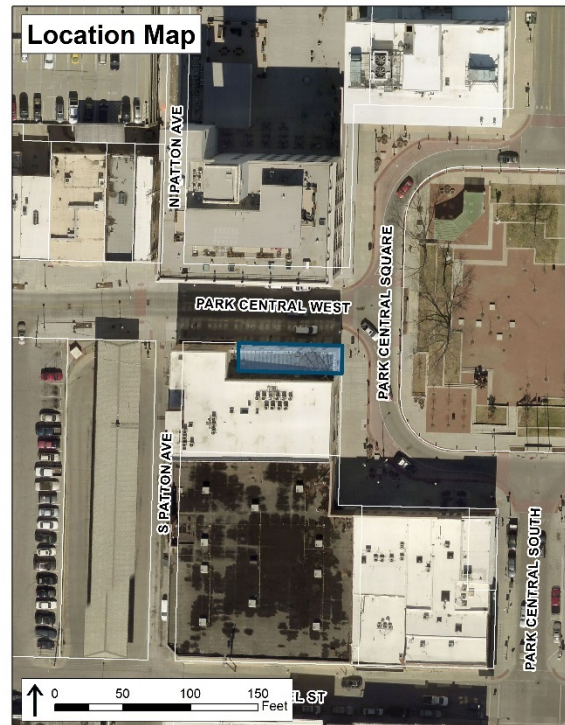
Completed. Project is in compliance with the application approved by the LCRA. The first floor is occupied by The Golden Girl Rum Club.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$140,600	\$74,500	\$215,100
Assessed Value	\$44,990	\$14,910	\$59,900



220 South Campbell Avenue

Parcel No. 881324212010

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011

LCRA Resolution No.: 3137

Proposed Land Uses: Commercial, retail and office

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Retail space on first floor is currently vacant. Offices are located on the second floor.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$221,800	\$235,500	\$457,300
Assessed Value	\$70,980	\$75,360	\$146,340



325 South Avenue

Parcel No. 881324219012

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/15/2011

LCRA Resolution No.: 3138

Proposed Land Use: Office and Residential

Project Status

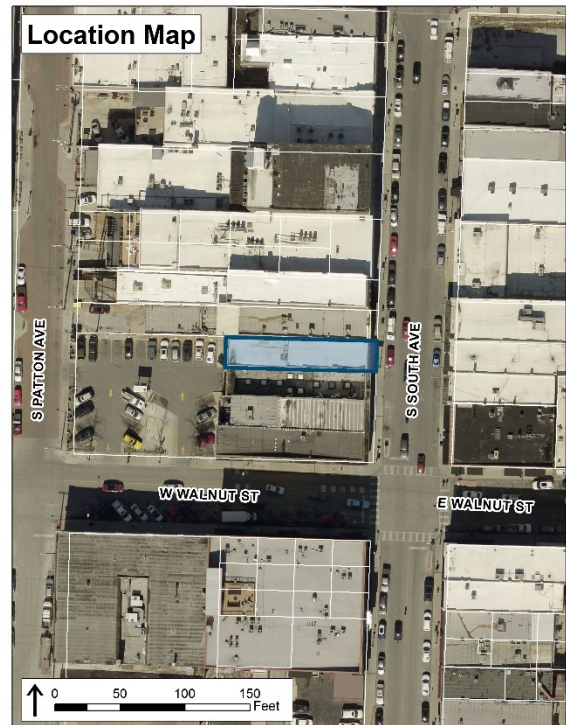
Partially completed. The first floor has been rehabilitated and is occupied by the Worsham Law Firm. The second floor has been recently remodeled for office use.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$208,100	\$58,100	\$266,200
Assessed Value	\$66,600	\$18,580	\$85,180



412 South Avenue

Parcel No. 881324226024

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/15/2011

LCRA Resolution No.: 3139

Proposed Land Uses: Retail and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The first floor is occupied by Five Pound Apparel. The second floor contains two residential loft apartments.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$237,200	\$49,300	\$286,500
Assessed Value	\$75,900	\$10	\$75,910



323 North Patton Avenue

Parcel No. 881324210001

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/13/2011

LCRA Resolution No.: 3154

Proposed Land Uses: Commercial, office, and multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Sunrise Media Partners and Telos Automotive Group occupy portions of the building. The remainder of the building includes additional commercial and office space and residential loft apartments.

Partial Real Property Tax Abatement

Start: 2012 **End:** 2021

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$736,000	\$782,200	\$1,518,200
Assessed Value	\$235,520	\$225,690	\$461,210



316 Park Central East

Parcel No. 881324233003

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3185

Proposed Land Uses: Multi-family residential and commercial

Project Status

Completed. The project is in compliance with the application approved by the LCRA. The subject property has been rehabilitated as The U, a 39-unit multi-family residential development marketed primarily to students with commercial tenant space on the first floor facing Park Central East.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$550,000	\$5,028,500	\$5,578,500
Assessed Value	\$176,000	\$1,139,350	\$1,315,350



134 Park Central Square

Parcel No. 881324220018

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014
LCRA Resolution No.: 3186
Proposed Land Uses: Retail and office

Project Status

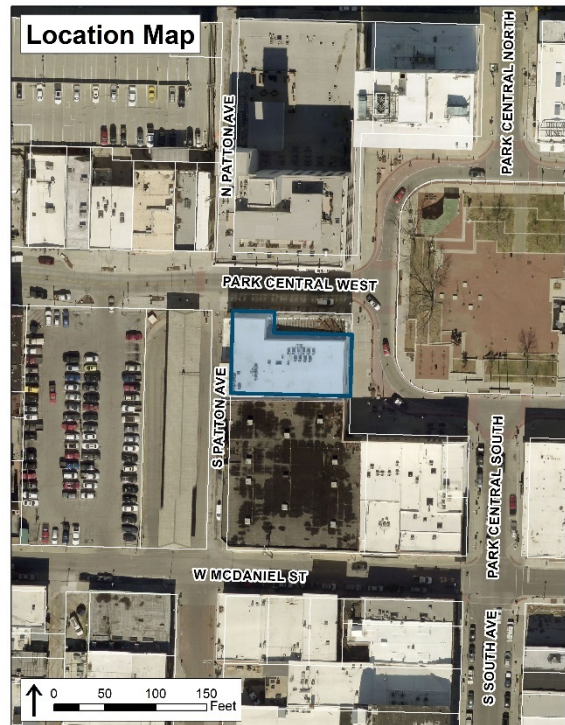
Completed. Project is in compliance with the application approved by the LCRA. Dake Wells Architecture and Anvil occupy a portion of the building. The remainder of the building includes office and retail space.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$569,700	\$818,900	\$1,388,600
Assessed Value	\$182,300	\$262,050	\$444,350



318 South Campbell Avenue

Parcel No. 881324213008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3187

Proposed Land Uses: Retail

Project Status

Completed. Project is in compliance with the application approved by the LCRA. A Valeria Boss Salon occupies a portion of the building. The remainder of the building has been rehabilitated for retail use.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$227,700	\$237,700	\$465,400
Assessed Value	\$72,860	\$76,070	\$148,930



311 Park Central West

Parcel No. 881324211015

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution No.: 3188

Proposed Land Uses: Commercial and multi-family residential

Project Status

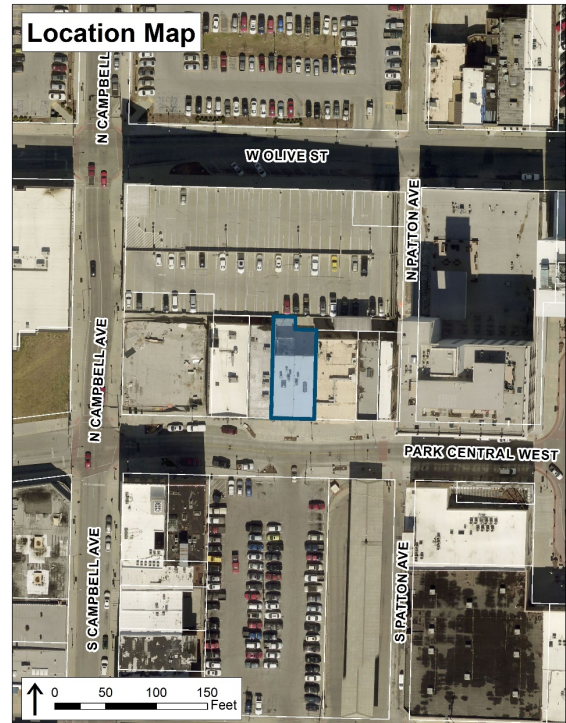
Completed. The project is in compliance with the application as approved by the LCRA. Falstaff's Local (bar and grill) is located on the first floor, and two residential apartments are located on the second floor.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$338,900	\$232,600	\$571,500
Assessed Value	\$108,450	\$44,480	\$152,930



312 Park Central East

Parcel No. 881324233009

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 1/6/2015

LCRA Resolution No.: 3203

Proposed Land Uses: Commercial and multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. Project is known as the Sterling Lofts. It includes first-floor commercial/office space that faces Park Central East. Said space is partially occupied by Dapper (barber). The remainder of the building contains 30 multi-family residential apartments.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$214,900	\$1,092,300	\$1,307,200
Assessed Value	\$68,770	\$229,280	\$298,050



610 West College Street

Parcel No. 881323119011

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/1/2016

LCRA Resolution No.: 3225

Proposed Land Uses: Microbrewery and restaurant

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The property is occupied by the Lost Signal Brewing Company.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$253,000	\$155,300	\$408,300
Assessed Value	\$80,960	\$49,700	\$130,660



310 North Jefferson Avenue

Parcel No. 881324236010

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/2/2017

LCRA Resolution No.: 3231

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. Project is known as the Cresco Lofts, a 103-unit multi-family residential apartment building with an adjoining parking deck.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,051,300	\$4,001,300	\$5,052,600
Assessed Value	\$217,200	\$760,370	\$977,570



505 East Trafficway Street

Parcel No. 881324204003

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/3/2017

LCRA Resolution No.: 3245

Proposed Land Uses: Retail and event space

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The building is occupied by the STD Flea Market, event/banquet space, and a commercial kitchen used for cooking classes and a food-themed television show.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is projected to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$511,000	\$0	\$511,000
Assessed Value	\$163,520	\$0	\$163,520



426 South Jefferson Avenue

Parcel No. 881324242045

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/7/2017

LCRA Resolution No.: 3246

Proposed Land Uses: Multi-family residential

Project Status

Under construction. The project consists of a 5-story, 106-unit multi-family residential apartment building. Covered off-street tenant parking and amenity space will be located on the ground floor. Dwelling units will be located on the upper floors. The project will also include an outdoor pool and courtyard on the second-floor roof.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2017. Abatement is projected to begin in 2018.

	Taxed	Abated	Total
Appraised Value	\$1,210,700	\$0	\$1,210,700
Assessed Value	\$378,060	\$0	\$378,060



515 West McDaniel Street

Parcel No. 881323109014 (p/o)

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2018

LCRA Resolution No.: 3247

Proposed Land Uses: Multi-family residential

Project Status

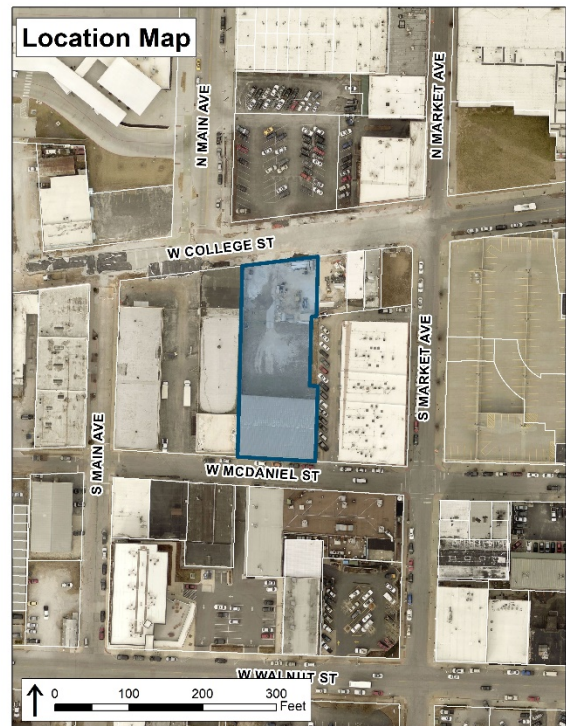
Under construction. The project is known as the Union Biscuit Lofts West. It is a historic rehabilitation and adaptive reuse of a former warehouse as a 10-unit multi-family residential loft apartment development.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is projected to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$239,900	\$0	\$239,900
Assessed Value	\$62,350	\$0	\$62,350



154 East Park Central Square

Parcel No. 881324224008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/4/2018

LCRA Resolution No.: 3258

Proposed Land Uses: Museum

Project Status

Under construction. The subject property is currently undergoing historic rehabilitation and adaptive reuse as a local history museum (History Museum on the Square).

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is projected to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$451,720	\$0	\$451,720
Assessed Value	\$144,550	\$0	\$144,550



Boonville Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the east side of the 400-600 blocks of North Boonville Avenue (3.92 acres).

Blighted: 3/25/2002 (Resolution No. 8938)

Redevelopment

Plan Adopted: 3/25/2002 (Resolution No. 8938)

Plan Summary:

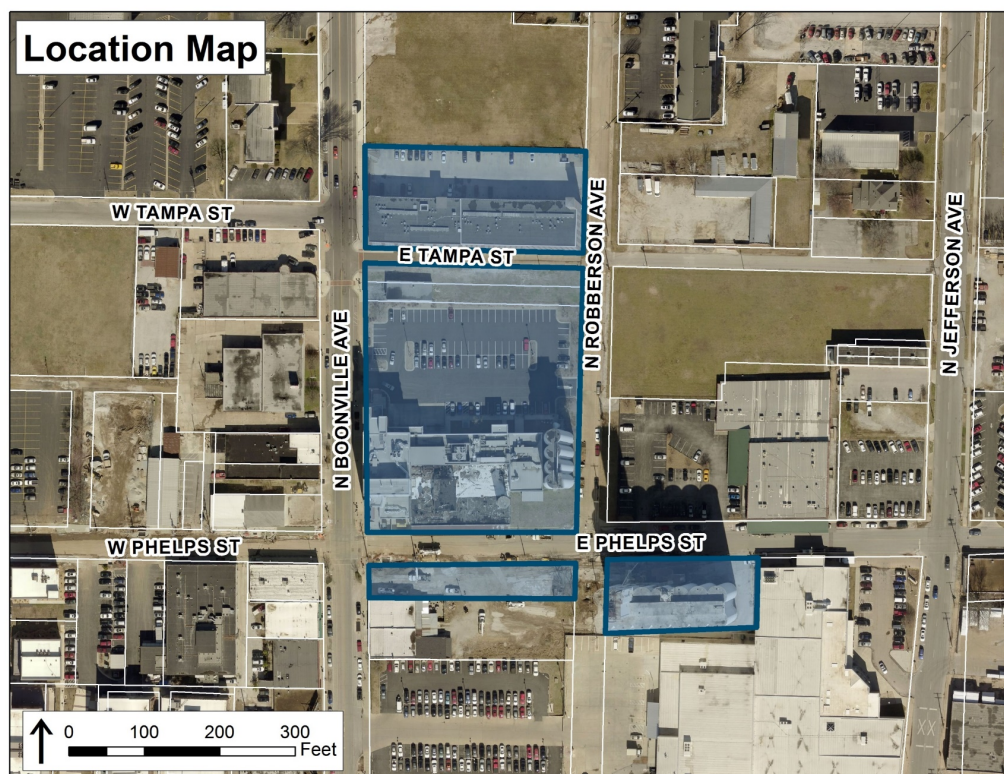
- Acquire and redevelop/rehabilitate former MFA properties.
- Rehabilitate the D.M. Oberman building for loft apartments and commercial/office uses.

2018 Status/Impact of Abatement

Missouri State University acquired the properties south of East Tampa Street as part of the IDEA Commons initiative. This area currently houses the Roy Blunt Jordan Valley Innovation Center (JVIC), located in the former MFA building at the northeast corner of East Phelps Street and North Boonville Avenue. These University-owned properties are tax-exempt and therefore not subject to real property tax abatement.

The D.M. Oberman building, located on the north side of East Tampa Street, has been rehabilitated for loft apartments and offices. It is the only property within the Redevelopment Area that is subject to real property tax abatement (see *project summary on following page*).

	Taxed	Abated	Total
Appraised Value	\$219,400	\$3,038,600	\$3,258,000
Assessed Value	\$70,210	\$548,810	\$619,020



600 North Boonville Avenue

Parcel No. 881313313014

Boonville Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Certified: 5/5/2009

LCRA Resolution No.: 3126

Proposed Land Uses: Multi-family residential, office, and commercial

Project Status

Completed. The D.M. Oberman Building has been rehabilitated for loft apartments and offices in accordance with the approved application.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$219,400	\$3,038,600	\$3,258,000
Assessed Value	\$70,210	\$548,810	\$619,020



Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located northwest and southwest of the intersection of East Madison Street and South Kimbrough Avenue (9.84 acres).

Blighted: 1/10/2011 (Special Ordinance Nos. 25853 & 25854)

Redevelopment Plan

Adopted: 1/10/2011 (Special Ordinance Nos. 25853 & 25854)

Amended: 9/14/2015 (Special Ordinance No. 26625)

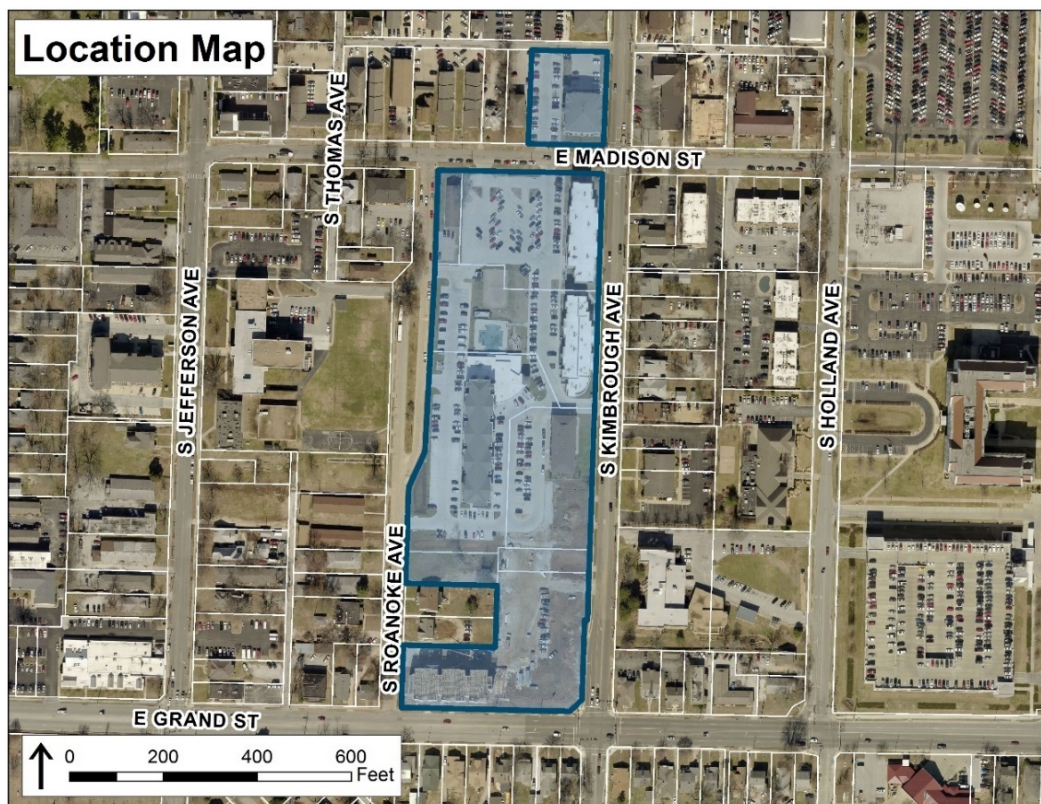
Plan Summary: Redevelop area into a residential and commercial mixed-use development that is marketed to college students.

2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 8

Projects subject to real property tax abatement: 7

	Taxed	Abated	Total
Appraised Value	\$3,858,000	\$16,478,000	\$20,336,000
Assessed Value	\$733,030	\$3,130,820	\$3,863,850



525 East Madison Street

Parcel No. 881324317038

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011

LCRA Resolution No.: 3140

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Beacon Commons, a four-story apartment building consisting of 12 four-bedroom dwelling units that are rented by the bedroom. Units are marketed primarily towards Missouri State University students.

Partial Real Property Tax Abatement

Start: 2011 End: 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$338,300	\$929,300	\$1,267,600
Assessed Value	\$64,280	\$176,560	\$240,840



815 South Kimbrough Avenue

Parcel No. 881324316052

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/5/2012

LCRA Resolution No.: 3162

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase I of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 24-unit apartment building. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$588,900	\$2,677,600	\$3,266,500
Assessed Value	\$111,890	\$508,750	\$620,640



831 South Kimbrough Avenue

Parcel No. 881324316053

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/2/2014

LCRA Resolution No.: 3191

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase II of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 33-unit apartment building and an outdoor pool. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2015 End: 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$440,300	\$2,498,500	\$2,938,800
Assessed Value	\$83,660	\$474,710	\$558,370



840 South Roanoke Avenue

Parcel No. 881324316054

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/17/2014

LCRA Resolution No.: 3193

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase III of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 50-unit apartment building and an adjacent clubhouse. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2015 End: 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$155,900	\$5,000,200	\$5,156,100
Assessed Value	\$29,620	\$950,040	\$979,660



940 South Roanoke Avenue & 943 South Kimbrough Avenue

Parcel No. 881324316056

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/1/2016 & 5/2/2017
LCRA Resolution Nos.: 3221 & 3233
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phases IV and V of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project consists of three, four-story apartment buildings containing a total of 80 dwelling units, which are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Projects were not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$1,139,500	\$0	\$1,139,500
Assessed Value	\$216,510	\$0	\$216,510



909 South Kimbrough Avenue

Parcel Nos. 881324316055 & 881324316032

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/2/2017

LCRA Resolution No.: 3232

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase VI of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 44-unit apartment building. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2018 End: 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,032,400	\$3,332,000	\$4,364,400
Assessed Value	\$196,160	\$633,080	\$829,240



810 South Roanoke Avenue

Parcel No. 881324316006

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/2/2017

LCRA Resolution No.: 3234

Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase VII of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 32-unit apartment building. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2018 End: 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2017 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$162,700	\$2,040,400	\$2,203,100
Assessed Value	\$30,910	\$387,680	\$418,590



O'Neill Suites Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southeast corner of North Summit Avenue and East Webster Street (1.25 acres)

Blighted: 11/14/2011 (Special Ordinance No. 25981)

Redevelopment Plan Adopted: 11/14/2011 (Special Ordinance No. 25981)

Plan Summary:

- Construct a 3-story, 72-bed student housing facility on the Drury University campus. The facility will feature 18 fully-furnished 4-bedroom apartments with private bedrooms and bathrooms that are leased by the bedroom.
- Rehabilitate the Rose O'Neill House (1126 N Summit Ave, located in the center of the Redevelopment Area) for use as a community center for Drury University students, faculty, and staff.
- Provide off-street parking adjacent to the student housing facility and the Rose O'Neill House.



Status/Redevelopment Activity

All projects have been completed according to the adopted Redevelopment Plan

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

Projects certified for and subject to partial real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$48,600	\$1,988,000	\$2,036,600
Assessed Value	\$9,230	\$377,720	\$386,950



1116 North Summit Avenue

Parcel No. 881313117028

O'Neill Suites Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2012

LCRA Resolution No.: 3158

Proposed Land Use: Multi-family residential

Project Status

Complete. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as University Suites, which is an 18-unit, 72-bed student housing development that managed by Drury University.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$48,600	\$1,988,000	\$2,036,600
Assessed Value	\$9,230	\$377,720	\$386,950



Deep Elm Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324108034

Summary

Location: 635 & 701 East Elm Street; north side of East Elm Street approximately 400 ft east of South Kimbrough Avenue (0.88 acres).

Blighted: 12/12/2011 (Special Ordinance No. 25992)

Redevelopment Plan Adopted: 12/12/2011 (Special Ordinance No. 25992)

Plan Summary: Demolish existing structures and construct a new four-story, 195-bed apartment housing facility that is marketed primarily to college students.

Project Certified: 6/5/2012 (LCRA Resolution No. 3163)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$395,100	\$2,582,000	\$2,977,100
Assessed Value	\$75,070	\$490,580	\$565,650



(This page intentionally left blank)

1200 Walnut Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881323221039

Summary

Location: Generally located along the south side of the 1100 and 1200 blocks of West Walnut Street and the north side of the 1200 block of West Elm Street (approx. 2.33 acres).

Blighted: 4/9/2012 (Special Ordinance No. 26035)

Redevelopment Plan Adopted: 4/9/2012 (Special Ordinance No. 26035)

Plan Summary: Demolish existing structures and construct a 36-unit multi-family residential apartment complex consisting of four, two-story buildings oriented around a central green space. The Redevelopment Project will be constructed in accordance with the requirements of the R-LD, Low-Density Multi-Family Residential, District and Conditional Overlay District No. 25.

Project Certified: 11/05/2013 (Resolution No. 3182)



Status/Redevelopment Activity

Completed. Project is in compliance with application approved by the LCRA

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$209,900	\$2,437,800	\$2,647,700
Assessed Value	\$39,880	\$463,180	\$503,060



(This page intentionally left blank)

UMHE Campus Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324401012

Summary

Location: Generally located at the southeast corner of the intersection of East Cherry Street and South Florence Avenue (approx. 0.25 acres).

Blighted: 12/5/1965 (Resolution No. 4513)
9/10/2012 (Special Ordinance No. 26123)

Redevelopment Plan Adopted: 9/10/2012 (Special Ordinance No. 26123)

Plan Summary: Demolish the existing structure and construct a three-story fraternity house that will serve as the residence for approximately 40 students, as well as a location for chapter meetings and activities.

Project Certified: 2/5/2013 (LCRA Resolution No. 3171)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$117,300	\$876,100	\$993,400
Assessed Value	\$22,290	\$166,460	\$188,750



(This page intentionally left blank)

Lantz Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324112073

Summary

Location: Generally located at the north side of the intersection East Elm Street and South Florence Avenue (approx. 0.46 acres).

Blighted: 9/24/2012 (Special Ordinance No. 26130)

Redevelopment Plan Adopted: 9/24/2012 (Special Ordinance No. 26130)

Plan Summary: Demolish the existing structures and construct a three-story sorority house that will serve as the residence for approximately 42 residents, as well as a location for chapter meetings and activities.

Project Certified: 2/5/2013 (LCRA Resolution No. 3170)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$200,700	\$1,262,800	\$1,463,500
Assessed Value	\$38,130	\$239,940	\$278,070



(This page intentionally left blank)

Bears Crossing Apartments Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881219307013

Summary

Location: Located at the northeast corner of the intersection South National Avenue and East Belmont Street (approx. 0.37 acres).

Blighted: 10/8/2012 (Special Ordinance No. 26137)

Redevelopment Plan Adopted: 10/8/2012 (Special Ordinance No. 26137)

Plan Summary: Demolish the existing structure and construct a four-story apartment building containing eight four-bedroom units adjacent to the Missouri State University campus.

Project Certified: 5/7/2013 (Resolution No. 3172)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$199,100	\$782,300	\$981,400
Assessed Value	\$37,830	\$148,640	\$186,470



(This page intentionally left blank)

College Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally bounded by Missouri and Northern Arkansas Railroad to the north, West Walnut Street to the south, Grant Avenue to the east, and Kansas Expressway to the west (approx. 52.75 acres)

Blighted: 9/9/2013 (Special Ordinance No. 26306)

Redevelopment Plan Adopted: 9/9/2013 (Special Ordinance No. 26306)

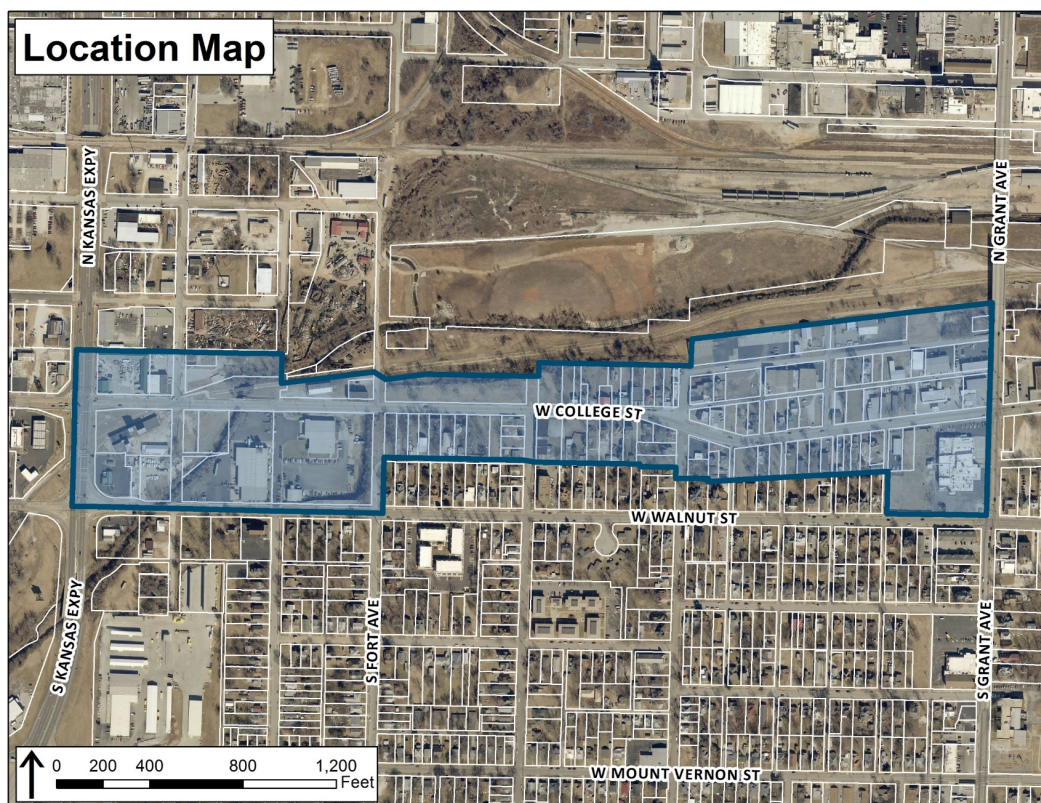
Plan Summary: The purpose of the Redevelopment Plan is to clear blight and redevelop the Area in accordance with the College Street Corridor Plan, which was adopted by City Council on 8/27/2012 by Resolution No. 9981. The Plan envisions the Area being integrated with West Meadows and serving as the western gateway to downtown Springfield. It also envisions redevelopment that includes mixed-uses of appropriate scale that maintain a strong identity to the Area's past being located along historic Route 66.

2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 2

Projects receiving real property tax abatement: 2

	Taxed	Abated	Total
Appraised Value	\$178,900	\$519,600	\$340,700
Assessed Value	\$57,250	\$166,280	\$109,030



1031 West College Street

Parcel No. 881323227009

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: October 1, 2013

LCRA Resolution No.: 3179

Proposed Land Use: Retail

Project Status

Completed. Project is in conformance with the approved application. The property has been redeveloped into a Route 66-themed antique store.

Partial Real Property Tax Abatement

Start: 2013 End: 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$22,600	\$50,200	\$72,800
Assessed Value	\$7,230	\$16,070	\$23,300



1500 West College Street

Parcel No. 881323212008

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/6/2017

LCRA Resolution No.: 3238

Proposed Land Use: Retail

Project Status

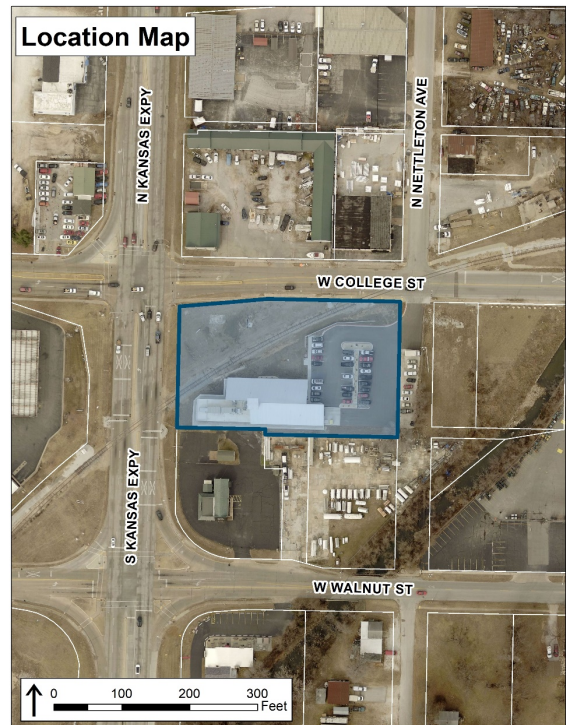
Completed. Project is in conformance with the approved application. It is located on the site of the former Hawkins Mill, which has been demolished. The property has been redeveloped as the new retail location for Cherokee Firearms.

Partial Real Property Tax Abatement

Start: 2018 End: 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$156,300	\$290,500	\$446,800
Assessed Value	\$50,020	\$92,960	\$142,980



(This page intentionally left blank)

"The Q Place" Student Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324320019

Summary

Location: Southwest corner of the intersection East Bear Boulevard and South Holland Avenue (0.73 acres)

Blighted: 12/5/1965 (Resolution No. 4513)

Redevelopment Plan Adopted: 2/10/2014 (Special Ordinance No. 26373)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a new four-story, 29-unit multi-family residential development that will be marketed to college students. The proposed development will house up to 116 residents.

Project Certified: 9/2/2014 (Resolution No. 3190)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$524,700	\$1,946,400	\$2,471,100
Assessed Value	\$99,690	\$369,820	\$469,510



(This page intentionally left blank)

Galloway Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the 3400 to 4100 blocks of South Lone Pine Avenue

Blighted: 5/12/2014 (Special Ord. No. 263407)

Redevelopment Plan Adopted: 5/12/2014 (Special Ord. No. 26407)

Plan Summary: Redevelop the Area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area.



2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 4
Projects receiving real property tax abatement: 2

	Taxed	Abated	Total
Appraised Value	\$1,540,800	\$9,775,600	\$11,316,400
Assessed Value	\$391,330	\$1,936,050	\$2,327,380

3900 South Lone Pine Avenue

Parcel No. 881909301029

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/2/2015
LCRA Resolution No.: 3212
Proposed Land Use: Multi-family residential

Project Status

Completed. The Project is known as the Township 28 Apartments. It consists of seven multi-family residential buildings containing a combined total of 216 residential apartments. The Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$602,800	\$9,170,400	\$9,773,200
Assessed Value	\$114,530	\$1,742,380	\$1,856,910



4058 South Lone Pine Avenue

Parcel No. 881909306001

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/2/2015

LCRA Resolution No.: 3213

Proposed Land Use: Day spa

Project Status

Completed. The project consists of a 9,000 sq ft, two-story commercial building that is currently occupied by the Acacia Day Spa. It is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 End: 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$455,600	\$605,200	\$1,060,800
Assessed Value	\$142,280	\$193,670	\$335,950



3938 South Lone Pine Avenue

Parcel No. 881909307019

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/10/2018
LCRA Resolution No.: 3250
Proposed Land Use: Office, retail, and multi-family mixed-use

Project Status

Completed. The project is known as the Galloway Creek Lofts. It consists of two four-story buildings containing approximately 12,000 sq ft of office and retail space on the first floor and 66 residential apartments units on the upper floors.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$191,900	\$0	\$191,900
Assessed Value	\$61,410	\$0	\$61,410



4006 South Lone Pine Avenue

Parcel No. 881909307021

College Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/7/2018
LCRA Resolution No.: 3252
Proposed Land Use: Office, retail, and multi-family mixed-use

Project Status

Partially completed. The project is known as Quarry Town. It consists of two two-story buildings containing approximately 6,700 sq ft of retail and office space, a 2,900 sq ft single-story building for restaurant use, and a 100-unit residential apartment building.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$290,500	\$0	\$290,500
Assessed Value	\$73,110	\$0	\$73,110



(This page intentionally left blank)

East Cherry Flats Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881219208040

Summary

Location: North side of East Cherry Street between South National Avenue and South Kickapoo Avenue (1235 East Cherry Street, 0.85 acres)

Blighted: 11/10/2014 (Special Ordinance No. 26483)

Redevelopment Plan Adopted: 11/10/2014 (Special Ordinance No. 26483)

Plan Summary: Demolish existing structures and construct a new four story, 24-unit, multi-family residential development that will accommodate up to 96 residents. Project will be marketed primarily to college students.

Project Certified: 5/7/2015 (Resolution No. 3210)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$188,100	\$4,684,300	\$4,872,400
Assessed Value	\$35,740	\$890,020	\$925,760



(This page intentionally left blank)

Hampton Townhouses Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324113119

Summary

Location: Generally located along the west side of South Hampton Avenue between East McDaniel Street and East Walnut Street (0.58 acres)

Blighted: 11/24/2014 (Special Ordinance No. 26490)

Redevelopment Plan Adopted: 11/24/2014 (Special Ordinance No. 26490)

Plan Summary: Demolish the existing structures and construct a new townhouse style multi-family residential development that will consist of up to 15 units among four structures with a maximum height of three stories.

Project Certified: 7/7/2015 (Resolution No. 3214)



Status/Redevelopment Activity

Completed. The project, which is known as City Reserve Premium Townhomes, is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:
100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$133,000	\$562,900	\$695,900
Assessed Value	\$25,280	\$106,940	\$132,220



(This page intentionally left blank)

Greenway Studios Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881313119030

Summary

Location: Near the south side of the intersection of East Webster Street and North Texas Avenue (934 & 940 East Webster Street, 1.61 acres)

Blighted: 4/3/1972 (Resolution No. 5463)
6/4/1979 (Special Ordinance No. 18542)

Redevelopment Plan Adopted: 1/26/2015 (Special Ordinance No. 26509)

Plan Summary: Construct two, three-story, multi-family residential structures containing micro efficiency studio apartments and/or multi-family apartments in accordance with Planned Development District No. 344.

Project Certified: 4/7/2015 (Resolution No. 3208)



Status/Redevelopment Activity

Completed. The project, which is known as Greenway Studios, consists of 84 micro-efficiency apartments located among two three-story multi-family residential buildings. It is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:
100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$263,000	\$2,945,500	\$3,208,500
Assessed Value	\$49,970	\$559,650	\$609,620



(This page intentionally left blank)

So-El District Lofts Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324243055

Summary

Location: Generally located along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue (430 East Elm Street, 0.63 acres)

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)

Redevelopment Plan Adopted:
1/26/2015 (Special Ordinance No. 26510)

Plan Summary: Demolish the existing structures and construct a new four-story, mixed-use building that will contain a combination of commercial space and multi-family residential dwelling units on the first floor and multi-family residential dwelling units on the upper floors. The project will include up to 50 dwelling units.

Project Certified: 4/7/2015 (Resolution No. 3206)

Status/Redevelopment Activity

Completed. The project, which is known as SoEL District Lofts, is in compliance with the application approved by the LCRA.



Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$273,600	\$2,002,900	\$2,276,500
Assessed Value	\$51,990	\$388,530	\$440,520



(This page intentionally left blank)

The One House Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324313020

Summary

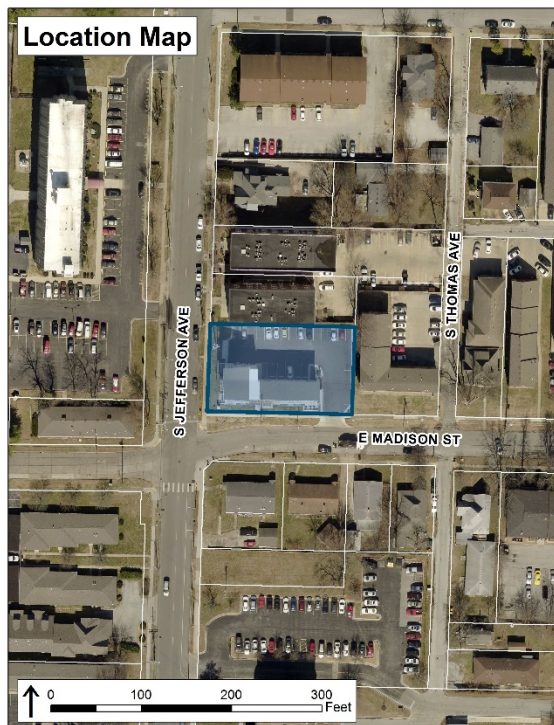
Location: Northeast corner of the intersection of South Jefferson Avenue and East Madison Street (405 East Madison Street, 0.36 acres)

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)

Redevelopment Plan Adopted: 1/26/2015 (Special Ordinance No. 26511)

Plan Summary: Demolish the existing structures and construct a new multi-family residential development consisting of two, four-story structures. Each structure will contain six units.

Project Certified: 4/7/2015 (Resolution No. 3207)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement: 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$193,100	\$417,200	\$610,300
Assessed Value	\$36,690	\$79,270	\$115,960



(This page intentionally left blank)

Madison and Holland Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the north and south sides of the 600 block of East Madison Street and along the west side of the 800 block of South Holland Avenue (2.13 acres).

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)
12/5/1965 (Resolution No. 4513)

Redevelopment

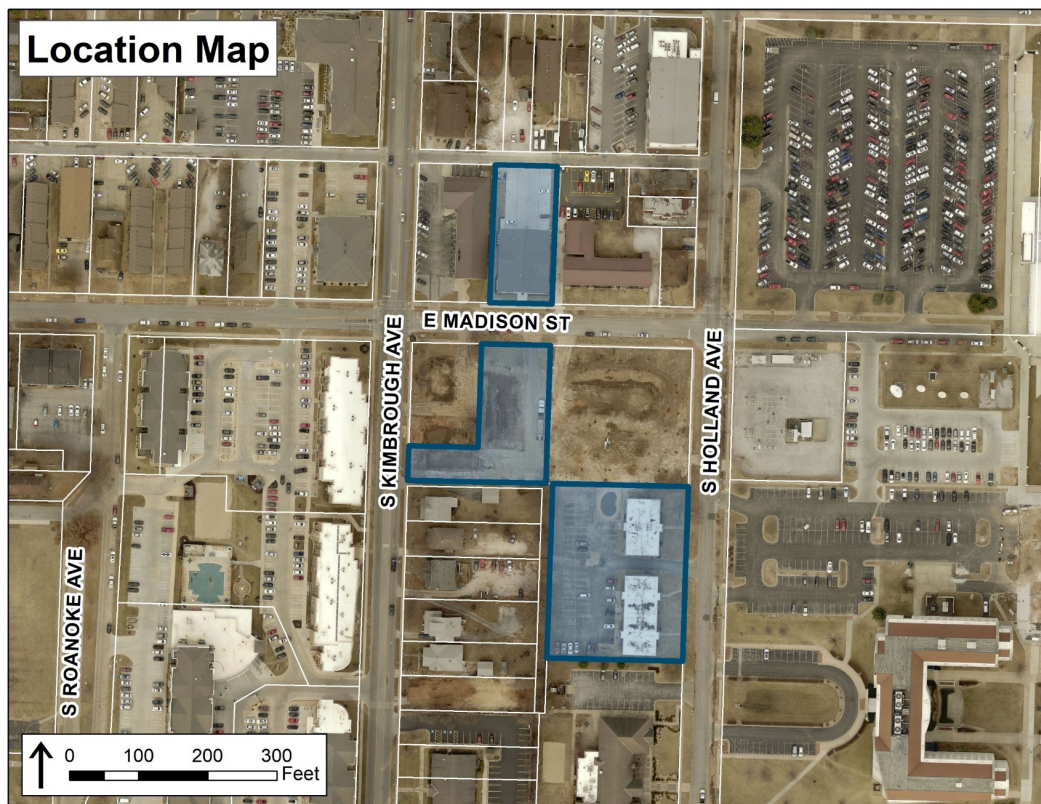
Plan Adopted: 10/1/2015 (Special Ordinance No. 26642)

Plan Summary: Redevelop the area into a phased, multi-family residential development that will be marketed primarily to college students.

2018 Status/Impact of Abatement

Projects certified for/subject to partial real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$176,500	\$609,400	\$785,900
Assessed Value	\$33,540	\$115,780	\$149,320



613 East Madison Street

Parcel No. 881324320020

Madison and Holland Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/1/2015
LCRA Resolution No.: 3218
Proposed Land Use: Multi-family residential

Project Status

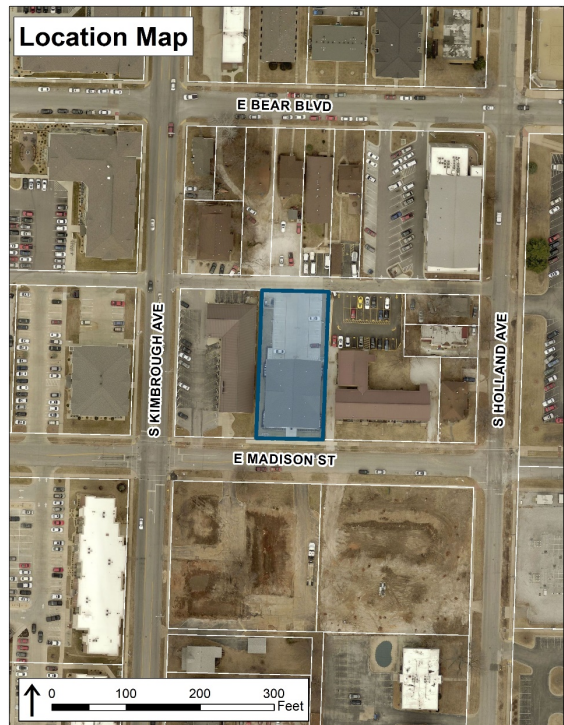
Completed. Project consists of a three-story, 12-unit multi-family residential apartment building. It is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$176,500	\$609,400	\$785,900
Assessed Value	\$33,540	\$115,780	\$149,320



Lantz 1124, LLC Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324110075

Summary

Location: Southwest corner of the intersection of East Elm Street and South Florence Avenue (1124 East Elm Street, 0.32 acres).

Blighted: 11/9/2015 (Special Ordinance No. 26656)

Redevelopment Plan Adopted: 11/9/2015 (Special Ordinance No. 26656)

Plan Summary: Demolish the existing structures and construct a new three-story fraternity house that will serve as the residence for approximately 30 students, as well a location for chapter meetings and activities.

Project Certified: 11/1/2016 (Resolution No. 3224)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$172,300	\$0	\$172,300
Assessed Value	\$32,740	\$0	\$32,740



(This page intentionally left blank)

Cherry Townhouse Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324302004

Summary

Location: South side of East Cherry Street between South Thomas Avenue and South Kimbrough Avenue (516 East Cherry Street, 0.18 acres).

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)

Redevelopment

Plan Adopted: 2/8/2016 (Special Ordinance No. 26693)

Plan Summary: Demolish the existing structures and construct a new townhouse-style multi-family residential structure that will contain between three and five dwelling units and have a maximum height of three stories.

Project Certified: 7/5/2016 (Resolution No. 3223)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$85,700	\$240,300	\$326,000
Assessed Value	\$16,290	\$45,650	\$61,940



(This page intentionally left blank)

Robberson Avenue Multi-Family Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324310059

Summary

Location: East side of South Robberson Avenue between East Madison Street and East Grand Street (820-850 South Robberson Avenue, 1.82 acres).

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794))

Redevelopment Plan Adopted: 6/12/2017 (Special Ordinance No. 26899)

Plan Summary: Demolish the existing structures and construct a new multi-family residential development consisting of three three-story buildings containing a total of 72 dwelling units. This Plan replaces the Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area, which has been repealed.

Project Certified: 6/5/2018 (Resolution No. 3249)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: NA **End:** NA

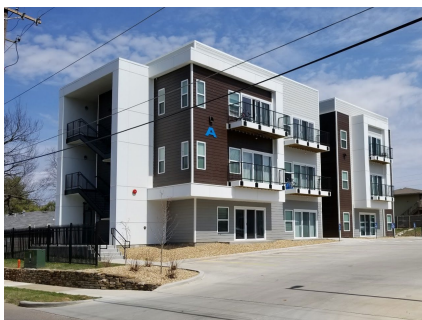
Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$409,900	\$0	\$409,900
Assessed Value	\$77,880	\$0	\$77,880



(This page intentionally left blank)

1325/1329 E. Cherry Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324302004

Summary

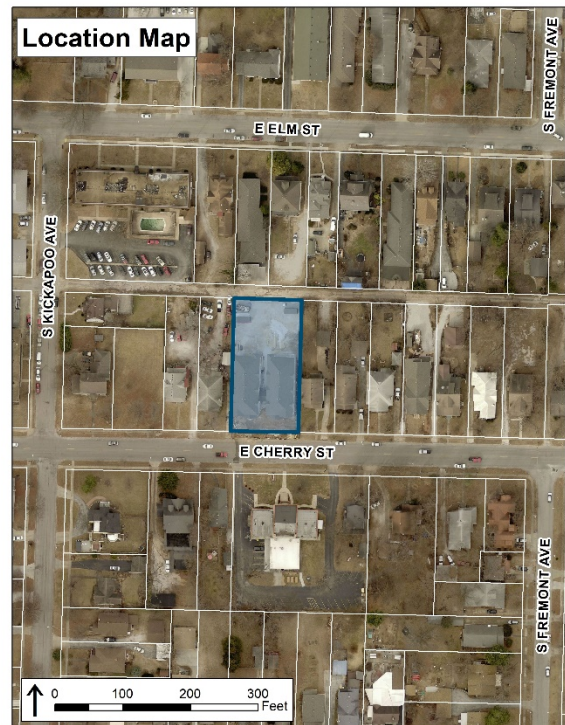
Location: North side of East Cherry Street between South Fremont Avenue and South Kickapoo Avenue (1325 & 1329 East Cherry Street, 0.45 acres).

Blighted: 8/21/2017 (Special Ordinance No. 26940)

Redevelopment Plan Adopted: 8/21/2017 (Special Ordinance No. 26940)

Plan Summary: Demolish the existing structures and construct a new 12-unit multi-family residential development that will consist of two two-story buildings, each containing six units. Both buildings will be oriented towards the street and include facades with traditional porches and front doors providing access to the street-facing units. Access to the other units will be via doors located at the rear and inward facing sides of the buildings. Off-street parking will be located behind the buildings, and vehicular access will be restricted to the alley.

Project Certified: 8/7/2018 (Resolution No. 3253)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2018 Status/Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$45,000	\$0	\$45,000
Assessed Value	\$8,550	\$0	\$8,550



(This page intentionally left blank)

Kearney Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along a three-and-half mile section of Kearney Street that extends east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection North Barnes Avenue and East Kearney Street. (Approx. 388 acres)

Blighted: 7/16/2018 (Special Ordinance No. 27080)

Redevelopment

Plan Adopted: 7/16/2018 (Special Ordinance No. 27080)

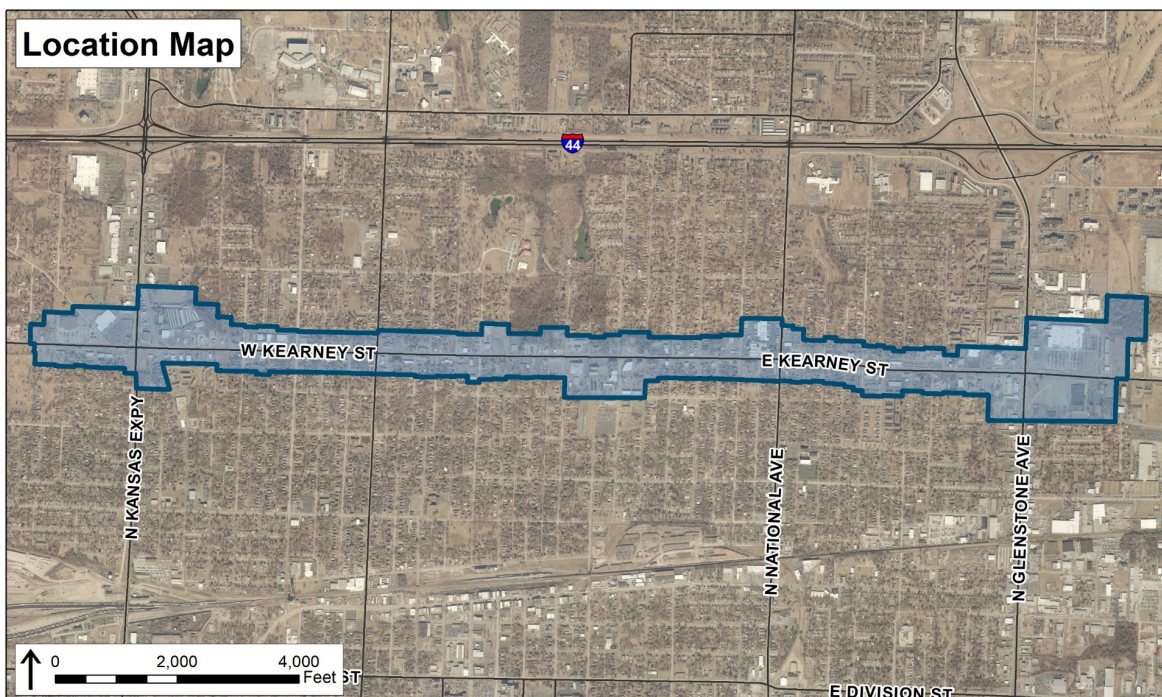
Plan Summary: The purpose of the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area is to remove blight and redevelop the Area into an active and vibrant commercial and retail destination on Springfield's north side. It broadly specifies permitted land uses to allow greater flexibility in addressing prospective redevelopment needs and market conditions, but also prohibits certain undesirable land uses. The Plan requires all projects to conform to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* as well as all applicable codes and ordinances. Additionally, it imposes enhanced design and development standards to help improve traffic and pedestrian safety, improve the appearance of the Area, and promote high-quality commercial development along the Kearney Street Corridor that will be of lasting value to north Springfield.

2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 1

Projects receiving real property tax abatement: 0

	Taxed	Abated	Total
Appraised Value	\$9,095,690	\$0	\$9,095,690
Assessed Value	\$2,910,620	\$0	\$2,910,620



2431 North Glenstone Avenue

Parcel No. 881206401127

Kearney Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/6/2018

LCRA Resolution No.: 3256

Proposed Land Use: Convention center

Project Status

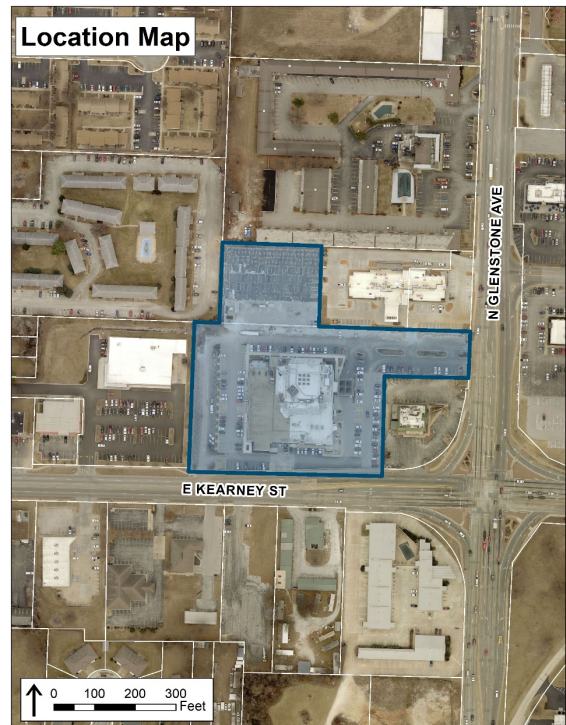
Partially complete. Project consists of a 17,000 sq ft convention center that is attached to the west side of the existing Doubletree Hotel. It includes 10,000 sq ft of meeting space and 7,000 sq ft for common area and a kitchen. Construction of the convention center has been completed. The applicant is currently finishing exterior site work and landscaping.

Partial Real Property Tax Abatement

Start: NA End: NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$9,095,690	\$0	\$9,095,690
Assessed Value	\$2,910,620	\$0	\$2,910,620



Redevelopment/Urban Renewal Areas – No Projects Subject to/Approved for Abatement

Redevelopment/urban renewal areas contained in this section:

- Commercial Street Redevelopment Area
- Grant Avenue Playground Urban Renewal Area
- Silver Springs Urban Renewal Area
- Sherman Avenue Urban Renewal Area
- Halls Center Redevelopment Area
- Historic Patterson House Redevelopment Area
- Elm House Redevelopment Area Redevelopment Area
- 521 Boonville Redevelopment Area
- 600-610 E. Harrison Redevelopment Area
- Talmage Redevelopment Area

(This page intentionally left blank)

Commercial Street Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

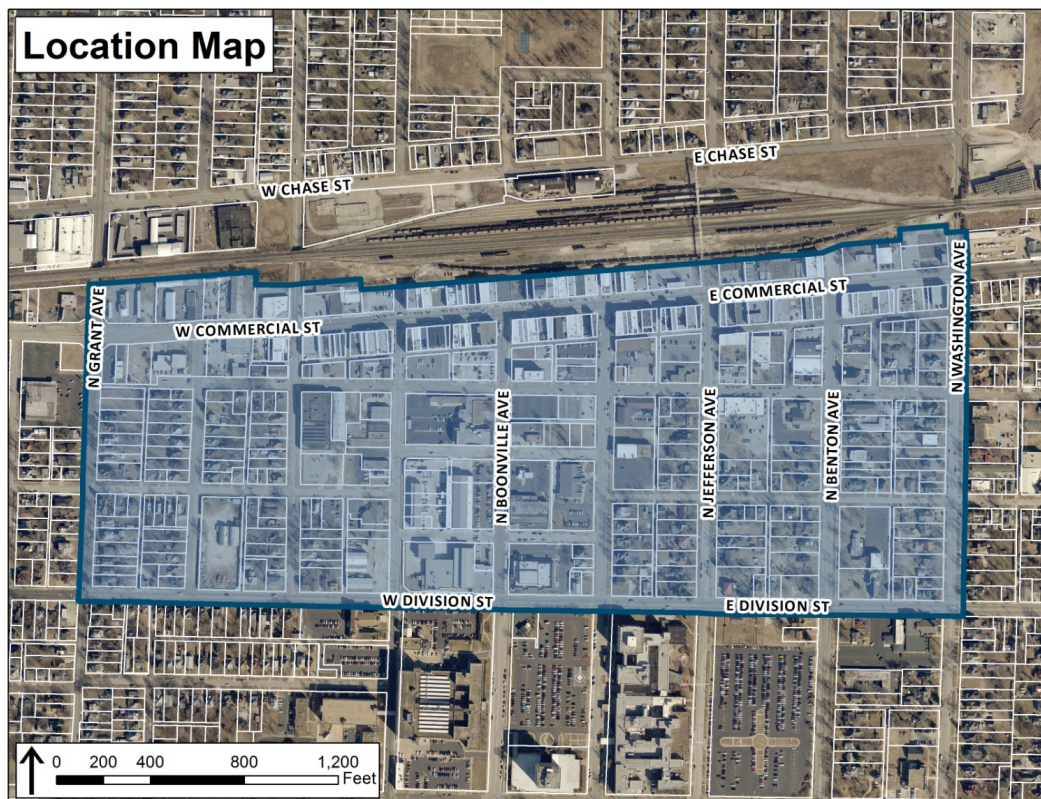
Location: Approximately 125.69 acres generally bounded by the BNSF Railroad to the north, West Division Street to the south, North Washington Avenue to the east, and North Grant Avenue to the west.

Blighted: 11/22/1965 (Resolution No. 4499)

Urban Renewal Plan: The project was abandoned. No plan was adopted.

Status/Redevelopment Activity

Inactive. The project was abandoned and no plan was adopted. The area remains blighted.



Grant Avenue Playground Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 90.57 acres generally bounded by West State Street to the north, West Grand Street to the south, South Patton Avenue to the east, and South Douglas Avenue to the west

Blighted:

5/6/1968 (Resolution No. 4909)
7/12/1976 (Special Ordinance No. 17406)

Urban Renewal Plan

Adopted: 7/12/1976 (Special Ordinance No. 17406)
Amended: 8/28/1978 (Special Ordinance No. 18254)

Goals/Objectives:

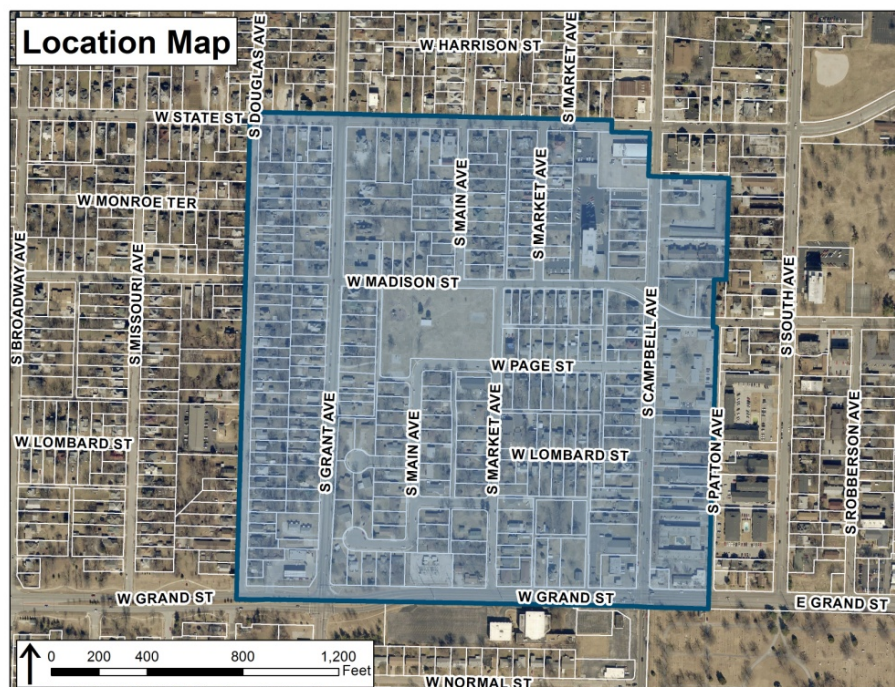
- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences.
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses.
- Make upgrades necessary to bring area into full compliance with applicable codes and ordinances.
- Provide public neighborhood playground.
- Improve public streets, utilities and infrastructure. Specific street improvements include: West Madison Street, West Page Street, West Belmont Street, Belmont Court, Lombard Court, and West Grand Avenue.
- Dispose of acquired properties to permit redevelopment in accordance with the plan.
- Provide relocation assistance for displaced residents.

Approved Land Uses

- Single-family and multi-family residential.
- Playground at southwest corner of South Market Avenue and West Madison Street.
- Plan encourages inward orientation of the neighborhood.
 - Land uses and streets are oriented away from major arterials of West Grant Avenue and South Grand Street.
 - Green-belt plantings and bicycle/pedestrian access to playground.
 - Construct cul-de-sacs.

Status/Redevelopment Activity

Inactive. However, the Urban Renewal Plan and blight designation remain in effect.



Silver Springs Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 74.63 acres generally bounded by East Division Street to the north, East Central Street to the south, North National Avenue to the east, and the BNSF Railroad to the west.

Blighted: 4/3/1972 (Resolution No. 5463)

Urban Renewal Plan

Adopted: 6/7/1976 (Special Ord. No. 17370)

Amended: 3/13/1978 (Special Ord. No. 18063)
9/10/1979 (Special Ord. No. 18655)

Goals/Objectives:

- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences.
- Dispose of acquired properties to permit redevelopment in accordance with the plan.
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses.
- Construct a neighborhood park.
- Improve streets and public infrastructure.
- Offer opportunities for expansion of existing quasi-public facilities (e.g. churches).
- Provide relocation assistance for displaced residents.

Approved Land Uses:

- Single-family residential
- Multi-family residential along North National Avenue.
- Public and quasi-public facilities (parks, churches, lodges).
- General and neighborhood commercial along Central Street.
- Light manufacturing at southwest and north corners of redevelopment area.



Status/Redevelopment Activity

Inactive. However, the Urban Renewal Plan and blight designation remain in effect.

Sherman Avenue Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 81.14 acres generally bounded by East Division Street to the North, East Central Street to the south, the BNSF Railroad to the east, and North Clay Avenue to the west

Blighted: 6/4/1979 (Sp. Ord. No. 18542)

Urban Renewal Plan

Adopted: 6/4/1979 (Special Ord. No. 18542)

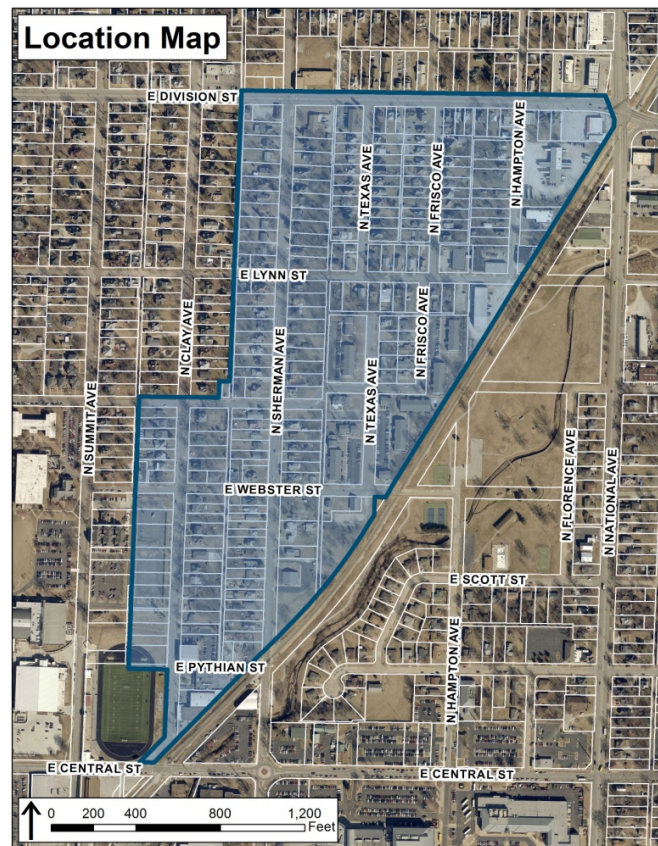
Amended: 3/9/1981 (Special Ord. No. 19051)
12/13/1981 (General Ord. No. 3376)
6/10/1985 (General Ord. No. 3621)
9/16/1985 (Special Ord. No. 20328)
12/22/1986 (Special Ord. No. 20766)

Goals/Objectives:

- Conservation and rehabilitation of existing housing stock
- Acquisition and clearance of substandard properties; replace with single-family and duplex housing, commercial development where allowed by zoning
- Improve streets
- Update/replace utilities

Approved Land Uses:

- Single-family residential
- Multi-family residential
- Commercial
- Manufacturing



Status/Redevelopment Activity

Inactive. However, the Urban Renewal Plan and blight designation remain in effect.

Hall's Center Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

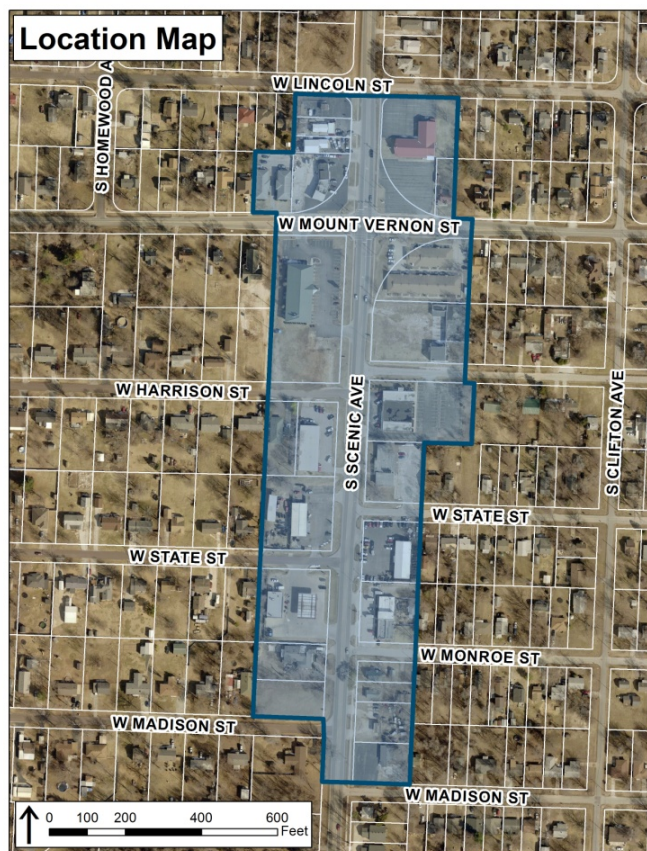
Summary

Location: Approximately 19.14 acres located along the east and west sides of South Scenic Avenue (500 through 800 blocks) between West Lincoln Street and West Madison Street.

Blighted: 12/27/1983 (Resolution No. 7017)

**Redevelopment
Plan Adopted:** 4/2/1984 (Special Ord. No. 19883)

Plan Summary: A copy of the Redevelopment Plan is currently unavailable. The City Council Explanation Sheet and illustrative site plan attached to Special Ordinance No. 19883 indicate that the Redevelopment Plan proposed to redevelop and rehabilitate the Area to accommodate retail, office, and multi-family residential, and institutional/neighborhood-serving land uses in a manner consistent with the Westside Master Plan.



Status/Redevelopment Activity

Inactive. However, the Redevelopment Plan and blight designation remain in effect

Historic Patterson House Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: 1225 North Benton Avenue
Blighted: 5/11/2015 (Special Ordinance No. 26564)

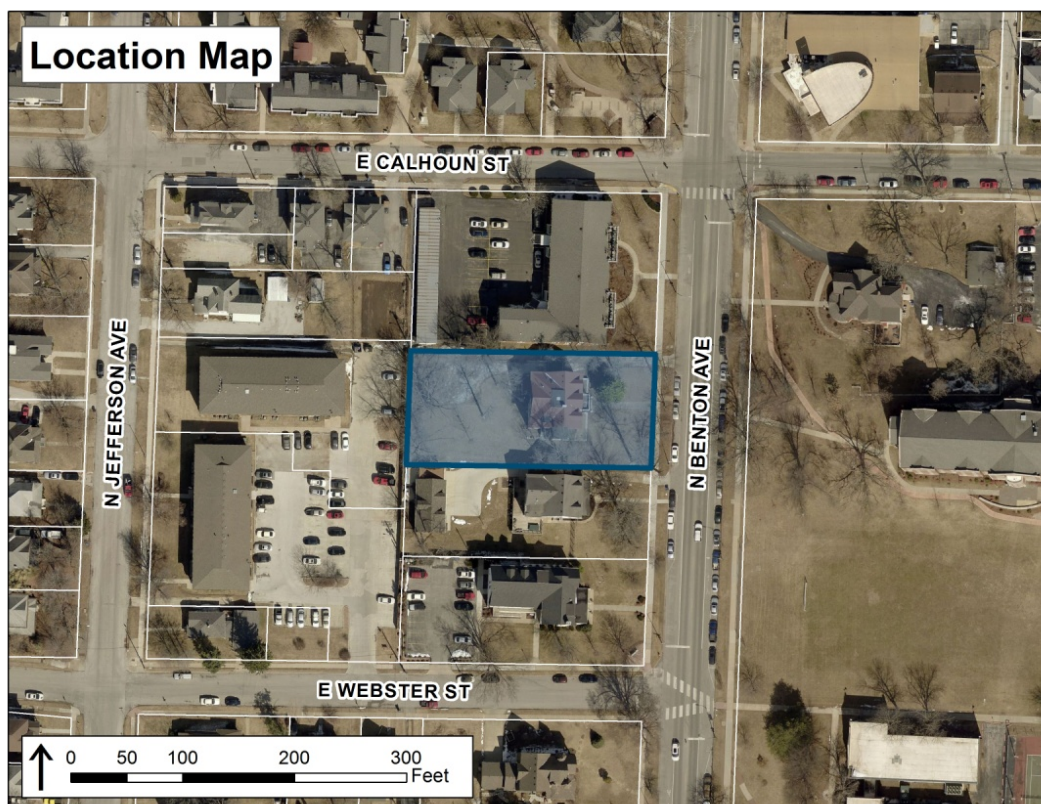
Redevelopment Plan

Adopted: 5/11/2015 (Special Ordinance No. 26564)
Amended: 7/11/2016 (Special Ordinance No. 26762)

Plan Summary: Rehabilitate and reuse the Patterson House as a 10-unit multi-family residential apartment building with the the option to use it use it as a bed and breakfast and restaurant in the future. Rehabilitation will be performed in accordance with Planned Development District No. 348.

Status/Redevelopment Activity

Inactive. However, the Redevelopment Plan and blight designation remain in effect



Elm House Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southeast corner of the intersection of East Madison Street and South Jefferson Avenue (404-420 East Madison Street, 0.57 acres).

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)

Redevelopment

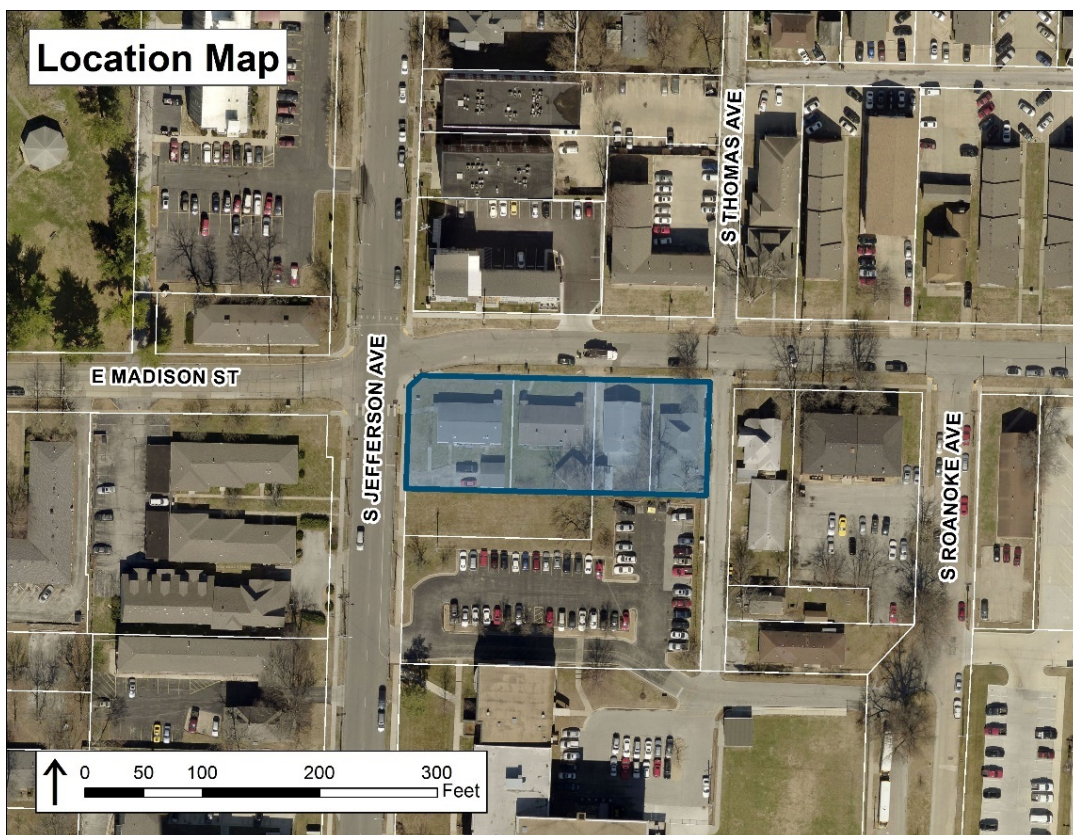
Plan Adopted: 12/12/2016 (Special Ordinance No. 26823)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a fraternity and sorority development consisting of two, three-story buildings. The buildings will be leased to college fraternities and sororities and will each serve as the residence for up to 24 students, as well as a location for chapter meetings and activities.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



521 Boonville Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: West side of North Boonville Avenue between West Tampa Street and West Phelps Street (521 North Boonville Avenue, 0.66 acres).

Blighted: 7/24/2017 (Special Ordinance No. 26916)

Redevelopment

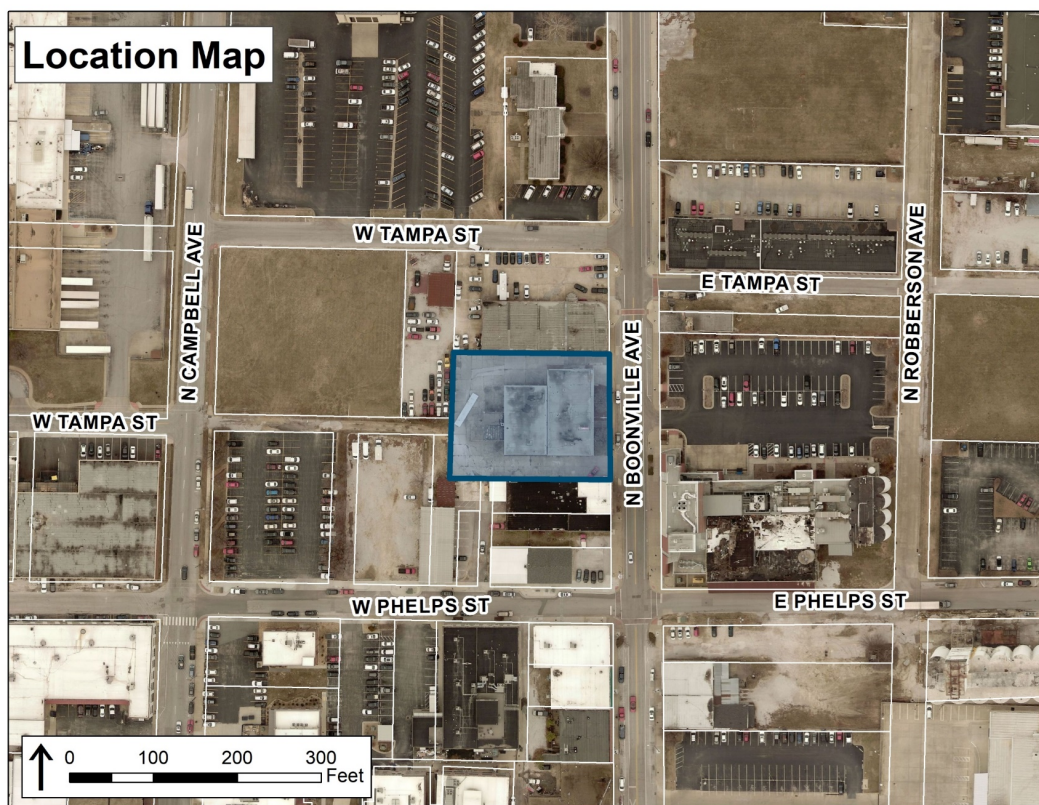
Plan Adopted: 7/24/2017 (Special Ordinance No. 26916)

Plan Summary: Rehabilitate and convert the existing building for office use. The building will be occupied by US Photonics, which is a business that specializes in nanotechnology-related products, services, and research and development.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



600-610 E. Harrison Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324319018

Summary

Location: Southeast corner of the intersection of 3 South Kimbrough Avenue and East Harrison Street (600-610 East Harrison Street, 0.54 acres).

Blighted: 6/22/1964 (Resolution No. 4282)
9/11/1967 (Resolution No. 4794)
12/5/1965 (Resolution No. 4513)

Redevelopment

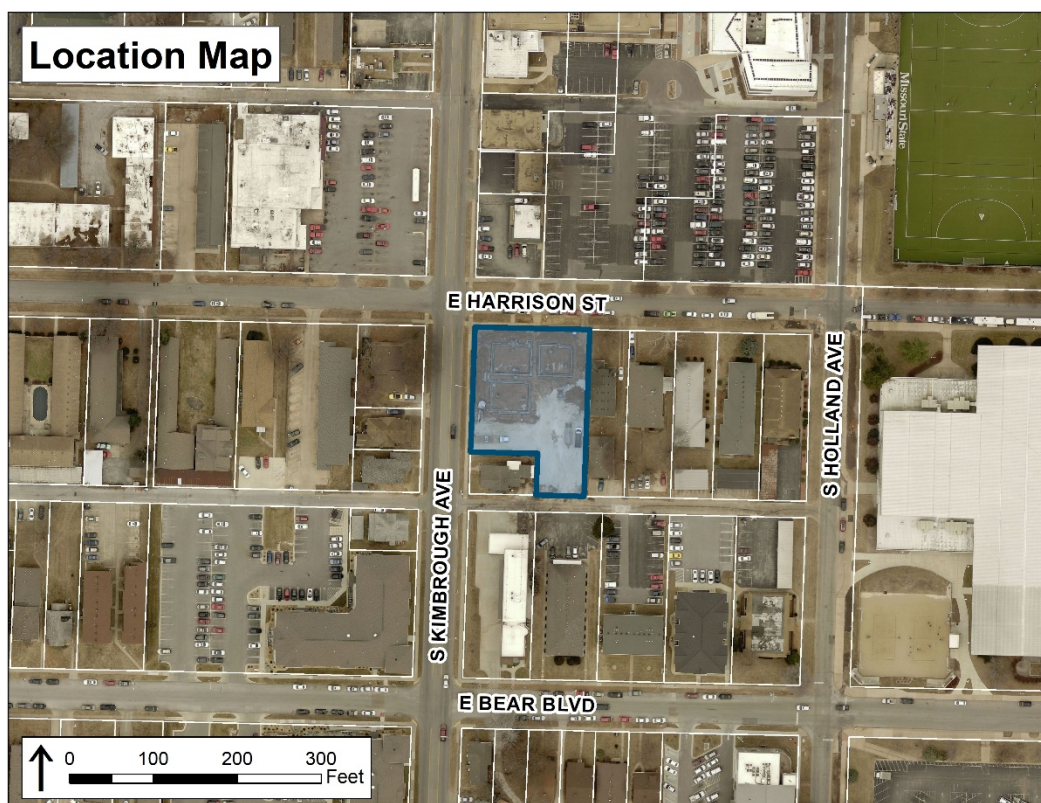
Plan Adopted: 5/7/2018 (Special Ordinance No. 27032)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a new four-story multi-family residential apartment building that will contain 17 dwelling units.

Status/Redevelopment Activity

Redevelopment project is currently under construction.

Projects certified for/subject to partial real property tax abatement: 0



Talmage Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 46.6 acres generally bounded by West Evergreen Street and Interstate 44 to the north, West Talmage Street to the south, North Fort Avenue to the east, and North Kansas Expressway to the west.

Blighted: 7/16/2018 (Special Ord. No. 27082)

Redevelopment

Plan Adopted: 7/16/2018 (Special Ord. No. 27082)

Plan Summary: Redevelop the Area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area. The proposed land uses are broadly specified in the Plan to allow greater flexibility in addressing prospective redevelopment needs and market conditions. However, such land uses shall conform to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan*.



Status/Redevelopment Activity

Construction of a multi-family residential redevelopment project at 1435 West Talmage Street is underway. An application requesting partial real property tax abatement for said project is pending submittal.

Projects certified for/subject to partial real property tax abatement: 0

Repealed Blight Reports and Redevelopment/Urban Renewal Plans

Center City Urban Renewal Area

Location: Approximately 114.16 acres generally bounded by West Mill Street to the north, Walnut Street to the south, Kimbrough Avenue to the east, and Main Avenue to the west.

Blighted: 1/17/1966 (Resolution No. 4528)
3/13/1967 (Resolution No. 4718)

Urban Renewal Plan

Adopted: 4/7/1969 (Resolution No. 5052)
Amended: 4/17/1972 (Resolution No. 5479)
11/12/1974 (Resolution No. 5886)
10/22/1979 (Resolution No. 6593)
2/24/1980 (Resolution No. 6635)
4/16/1984 (Resolution No. 7055)

Status: The Center City Urban Renewal Plan was repealed on 4/14/1989 (Resolution No. 7309) and superseded by the Downtown Redevelopment Plan. *See page 13 for information related to the Downtown Redevelopment Plan.*

Downing Street Apartments Redevelopment Area

Location: Approximately 9.41 acres generally located at the intersection of West Edgewood Street and South Grant Avenue, and along the south side of the 700-900 blocks of West Downing Street

Blighted: 3/26/1990 (Special Ordinance No. 21681)

Redevelopment

Plan Adopted: 3/26/1990 (Special Ordinance No. 21681)

Goals/Objectives

- Demolish the Downing Street Apartments (also known as Winstead Commons), which had become a significant blighting influence and;
- Construct new single-family and two-family (duplex) residential dwelling units.

Approved Land Uses

- Single-family residential
- Two-family (duplex) residential

Status: The Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 10/17/2011 (Sp. Ord. No. 25973)

Southwest Missouri State College Urban Renewal Area

Location: Generally bounded by East Cherry Street to the north, East Grand Street to the south, South Kings Avenue to the east, and South Kimbrough Avenue to the west (approx. 63.94 acres).

Blighted: 12/5/1965 (Resolution No. 4513)

Urban Renewal Plan

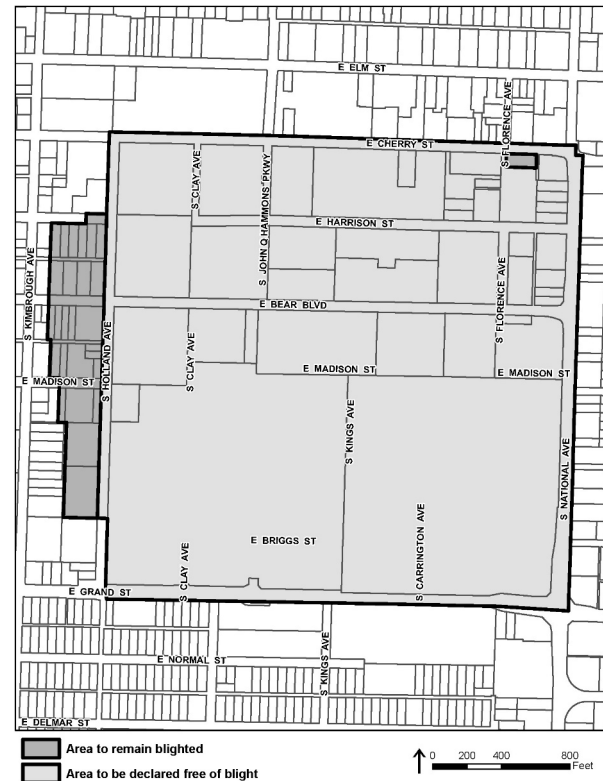
Adopted: 5/30/1972 (Resolution No. 5495)

Amended: 3/4/1974 (Resolution No. 5769)

10/14/1974 (Resolution No. 5866)

2/2/1976 (Resolution No. 6056)

Status: The Southwest Missouri State College Urban Renewal Plan was repealed on 7/29/2013 (Special Ordinance No. 26279). Because the area west of South Holland Avenue continues to exhibit certain blighting conditions and could utilize the existing blight designation to facilitate redevelopment, the blight designation for the entire area remained in effect. In 2015, Staff reexamined this area and concluded that the portion located west of South Holland Avenue continued to exhibit certain blighting conditions. Furthermore, the UMHE Campus Housing Redevelopment Area, located at the southeast corner of the intersection of East Cherry Street and South Florence Avenue, and “The Q Place” Student Housing Redevelopment Area, located at the southwest corner of the intersection of East Bear Boulevard and South Holland Avenue, both utilize the existing blight designation. However, the remainder of this area, which is predominately owned by Missouri State University, had been revitalized and no longer exhibited blighting conditions. City Council declared the blight remediated in this area, as depicted below, on 4/13/2015 (Special Ordinance No. 26547).



Robberson Avenue Panhellenic Redevelopment Area

Location: East side of South Robberson Avenue between East Madison Street and East Grand Street (1.50 acres)

Blighted: 6/22/1964 (Resolution No. 4282)

9/11/1967 (Resolution No. 4794)

Redevelopment

Plan Adopted: 7/13/2015 (Special Ordinance No. 26592)

Status: The City Council repealed the Redevelopment Plan and replaced it with the Redevelopment Plan for the Robberson Avenue Multi-family Redevelopment Area on 6/12/2017 by Special Ordinance No. 26899 (see page 106).

The Monroe Redevelopment Area

Location: 1141 East Monroe Street, located at the northeast corner of East Monroe Street and South Florence Avenue, adjacent to the Missouri State University campus (0.94 acres).

Blighted: 12/5/1965 (Resolution No. 4513)
Area was declared blighted as part of the former Southwest Missouri State College Urban Renewal Area.

Redevelopment Plan Adopted: 5/16/2011 (Special Ord. No. 25907)

Plan Summary: Demolish existing structures and construct a four-story, 122-bed apartment housing development that is marketed primarily towards college students.

Status: The Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated: 4/13/2015 (Special Ord No.26547)

Redevelopment Plan repealed: 11/19/2018 (Special Ord. No. 27132)

Mount Vernon and Market Redevelopment Area

Location: 616 South Market Avenue (0.20 acres).

Blighted: 4/4/2016 (Special Ordinance No. 26710)

Redevelopment Plan Adopted: NA

Plan Summary: No plan was adopted.

Status: The site has been redeveloped with a three-unit multi-family residential apartment building. The redevelopment project did not utilize real property tax abatement.

Blight declared remediated: 11/19/2018 (Special Ord No.27133)

Redevelopment Plan repealed: NA

(This page intentionally left blank)

Section II: Chapter 353 - Urban Redevelopment Corporations Law

(This page intentionally left blank)

Urban Redevelopment Corporations Law

Chapter 353, RSMo

The purpose of the Urban Redevelopment Corporations Law is to encourage the redevelopment of blighted areas through partial real property tax abatement. It authorizes the City of Springfield to grant up to 25 years of partial real property tax abatement on properties located within designated blighted areas that are acquired by Urban Redevelopment Corporations and are redeveloped and used in accordance with an approved redevelopment plan.

There are 71 parcels (including condominium units) located within 16 redevelopment areas that were either recently approved or are currently subject to real property tax abatement pursuant to Chapter 353, RSMo.

Requirements/Procedures for Obtaining Tax Abatement:

An Urban Redevelopment Corporation must prepare a detailed application requesting City Council adopt a redevelopment plan and declare the proposed redevelopment area a blighted area. The application must include a Blight Report, Tax Impact Statement, a “But For” Analysis, and a Redevelopment Plan. The Land Clearance for Redevelopment Authority reviews the Blight Report and makes a recommendation to City Council regarding blight. The Planning and Zoning Commission reviews the Redevelopment Plan for consistency with the Comprehensive Plan. All documents, including a City-prepared Redevelopment Agreement, are then forwarded to the City Council which conducts a public hearing, followed by adoption of an ordinance declaring the redevelopment area blighted, approving the Redevelopment Plan and Redevelopment Agreement, and authorizing real property tax abatement.

Blight Report: This document must be sufficient to prove blight. Section 353.020(2), RSMo defines a “blighted area” as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

Tax Impact Statement: This is a written statement of the impact on ad valorem taxes the proposed tax abatement will have on the taxing jurisdictions. At a minimum, the statement must include an estimate of the amount of ad valorem tax revenues of each jurisdiction that will be affected by the abatement.

Redevelopment Plan: This document identifies the proposed redevelopment area, the redevelopment projects, the program to be implemented in order to remove blighting influences, and the estimated project costs.

“But For” Analysis: This consists of two 25-year project *pro forma* financial statements (one with tax abatement, one without) along with supporting documentation, each providing yearly cash flows, debt coverage ratios, and internal rate of return analyses (IRR). The projections provided within these statements help determine whether a project would or would not occur “*but for*” receiving partial real property tax abatement.

Redevelopment Agreement: This document outlines the Urban Redevelopment Corporation’s obligations for implementing the Redevelopment Plan. It typically includes the following:

- Procedures for acquiring property;
- Payments in lieu of taxes (PILOTS);
- The period for which the tax abatement will be provided;
- The time period in which the Urban Redevelopment Corporation will operate; and
- Procedures for the corporation to transfer title to property in the redevelopment area.

After the abatement period starts, the Urban Redevelopment Corporation may dispose of properties located in the redevelopment area. Tax abatement may continue, provided the new property owner(s) complies with the contractual obligations on an ongoing basis.

Partial Real Property Tax Abatement:

The typical abatement profile is described below:

- Years 1-10:** Based on 100% of the assessed value of the improvements and 100% of the increase in the assessed value of land. Property taxes continue to be paid on assessed value of the land for the calendar year prior to being acquired by the Urban Redevelopment Corporation.
- Years 11-25:** Typically based on 50% of the current assessed value of land and improvements. As an incentive to encourage sustainability, City Council may grant a 25% bonus abatement (total 75% abatement) on projects that achieve a Silver rating or higher from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
- PILOTS:** Payments in lieu of taxes (PILOTS) are typically required during the first ten years in an amount that is equal to the real property taxes based on 100% of the assessed value of the improvements for the calendar year prior to the redevelopment corporation acquiring the property. Such payments ensure real property tax revenues within the redevelopment area do not decrease as a result of granting tax abatement.

Active/Approved Redevelopment Areas

Redevelopment areas contained in this section:

- Franciscan Villa Redevelopment Area
- College Station Redevelopment Area
- Brick City Redevelopment Area
- Big Windows Redevelopment Area
- Stray Dog Redevelopment Area
- Ozark Mountain Redevelopment Area
- Springfield Tire Exchange Redevelopment Area
- Frisco Redevelopment Area
- Solo Redevelopment Area
- Woodruff Redevelopment Area
- Heer's Redevelopment Area
- Brewery District Lofts Redevelopment Area
- Aspen Springfield Redevelopment Area
- Boomertown Lofts Redevelopment Area
- Bailey School House Redevelopment Area
- Beverly Lofts Redevelopment Area

(This page intentionally left blank)

Franciscan Villa Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Northeast and southeast corners of North Concord Avenue and West Scott Street (approx. 3.05 acres)

Blighted: 8/30/2004 (Special Ordinance No. 24635)

Redevelopment Plan Adopted: 8/30/2004 (Special Ordinance No. 24635)

Plan Summary: Renovate existing structure to accommodate up to 104 multi-family residential dwelling units and provide off-street parking.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2029

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Not required.

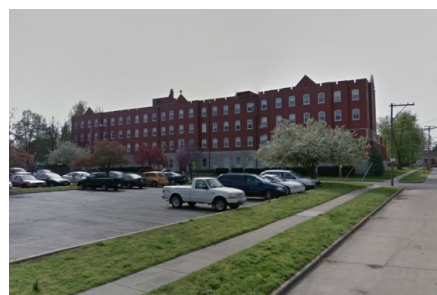
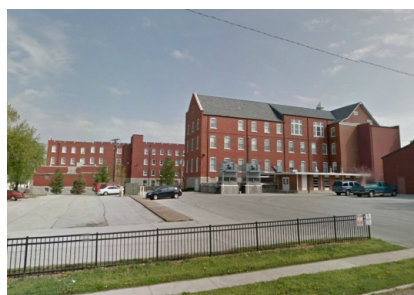


2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$800,300	\$2,777,300	\$3,577,600
Assessed Value	\$152,060	\$527,680	\$679,740

Project Status

Completed. Project is in compliance with the Redevelopment Plan.



College Station Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: 400 block of West College Street (3.98 acres)

Blighted: 3/6/2006 (Special Ordinance No. 24952)

Redevelopment Plan

Adopted: 3/6/2006 (Special Ordinance No. 24952)

Plan Summary:

North Tract: Construct approximately 91,200 square feet of mixed-use development including retail, entertainment, and office space.

South Tract: Construct a multi-level parking deck that will provide approximately 417 parking spaces and 35,000 square feet of retail space on the ground level. Also construct a multi-level building with first-floor non-residential uses at the southeast corner of the South Tract.

Partial Real Property Tax Abatement

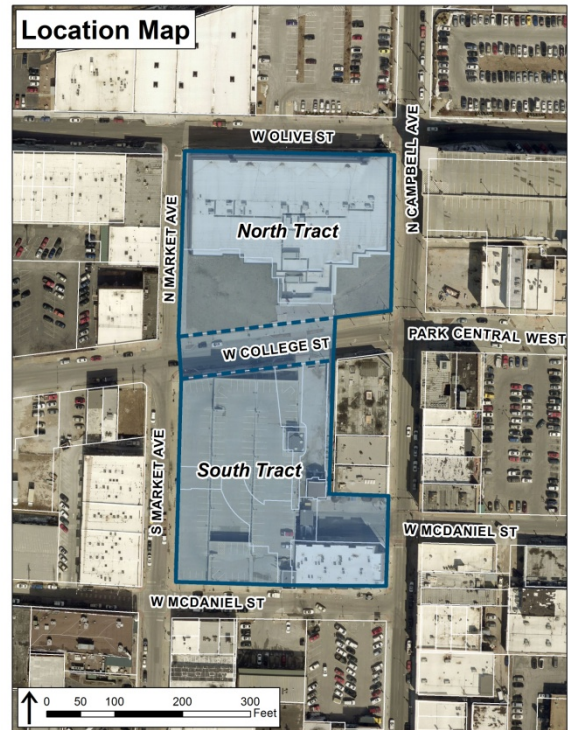
Start: North Tract: 2006 **End:** North Tract: 2030
South Tract: 2009 South Tract: 2033

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 100% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Not required.

Parking Deck Participation Payment: Property owners in the Redevelopment Area are required to make annual parking deck participation payments to the City of Springfield that are equal to the amount of real property taxes that would have been payable on land and improvements had real property tax abatement not been granted. Proceeds are used to service the debt on the parking deck.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$3,100	\$10,483,000	\$10,486,100
Assessed Value	\$990	\$3,226,150	\$3,227,140

Project Status

Partially completed. The parking deck and movie theater have been constructed and are in operation. Construction has also been completed on a commercial/residential mixed-use building adjoining the southeast corner of the parking deck. Some infill has occurred in a portion of the retail condominiums, which are located on the ground level of the parking deck. Infill development has yet to occur in the remaining condominium space, as well as on the vacant parcels located adjacent to the movie theater. Completed portions are in compliance with the Redevelopment Plan.

Photographs of the Redevelopment Area are provided on the following page

College Station Redevelopment Area Photographs

Movie Theater (North Tract)



College Station Parking Deck (South Tract)

Southwest corner of parking deck at the corner of West McDaniel Street and South Market Avenue



Northeast corner of parking deck



Commercial/residential mixed-use building at the northwest corner of West McDaniel Street and South Campbell Avenue; parking deck is in the background



Brick City Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Generally located along the 200 and 300 blocks of West Mill Street and West Phelps Street (3.55 acres)

Blighted: 9/18/2006 (Special Ordinance No. 25071)

Redevelopment Plan

Adopted: 9/18/2006 (Special Ordinance No. 25071)

Amended: 9/19/2011 (Special Ordinance No. 25961)

Plan Summary: Rehabilitate existing buildings for land uses permitted by the Springfield Zoning Ordinance. Buildings 5 and 6, which are located in the northwest corner of the Redevelopment Area, may be demolished to accommodate new development.

Partial Real Property Tax Abatement

Start: 2006 **End:** 2030

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$5,212,600	\$7,056,600	\$12,269,200
Assessed Value	\$1,668,030	\$2,192,770	\$3,860,800

Project Status

Completed. All buildings in the Area have been rehabilitated and are being used in conformance with the Redevelopment Plan. The Redevelopment Area includes retail and office space. It also houses Missouri State University's Art and Design Department and the University of Missouri, Kansas City School of Pharmacy's Springfield campus.



Big Windows Redevelopment Area

Summary

Location: Southwest corner, North National Avenue and East Chestnut Expressway (3.02 acres)

Blighted: 1/29/2007 (Special Ordinance No. 25139)

Redevelopment

Plan Adopted: 1/29/2007 (Special Ordinance No. 25139)

Plan Summary: Historic rehabilitation of the existing structures and conversion to mixed-use development with retail, office, and loft apartments/condominiums

Partial Real Property Tax Abatement

Start: 2008 **End:** 2032

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$3,087,500	\$3,090,200	\$6,177,700
Assessed Value	\$683,920	\$684,360	\$1,368,280

Project Status

Completed. Project is in compliance with adopted Redevelopment Plan.



Stray Dog Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: West side of the intersection of North Boonville Avenue and West Phelps Street (0.42 acres)

Blighted: 12/14/2009 (Special Ordinance No. 25700)

Redevelopment Plan

Adopted: 12/14/2009 (Special Ordinance No. 25700)

Amended: 9/19/2011 (Special Ordinance No. 25960)

Plan Summary: Rehabilitate properties for warehouse use and retail, office, and residential mixed-use development

Partial Real Property Tax Abatement

Start: 2010 **End:** 2034

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$40,400	\$507,200	\$547,600
Assessed Value	\$12,930	\$162,300	\$175,230

Project Status

Partially completed. Completed portions are in compliance with adopted Redevelopment Plan. In 2015, the property at 221 W Phelps St was sold to Advocates for a Healthy Community, Inc, a non-profit organization that operates the Jordan Valley Community Health Center. This property became tax-exempt in 2016. The Amended and Restated Redevelopment Agreement between the Developer and the City of Springfield requires all proposed redevelopment to be completed by May 30, 2014. City staff is working with the Developer to resolve this issue.



Ozark Mountain Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: South side of the intersection of South Grant Avenue and West College Street (4.24 acres)

Blighted: 11/1/2010 (Special Ordinance No. 25831)

Redevelopment Plan Adopted: 11/1/2010 (Special Ordinance No. 25831)

Plan Summary: Rehabilitate and convert former bakery into a production micro-brewery

Partial Real Property Tax Abatement

Start: 2010 **End:** 2034

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):
Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$241,100	\$854,600	\$1,095,700
Assessed Value	\$75,840	\$273,320	\$349,160

Project Status

Completed. Project is in compliance with the adopted Redevelopment Plan.



Springfield Tire Exchange Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

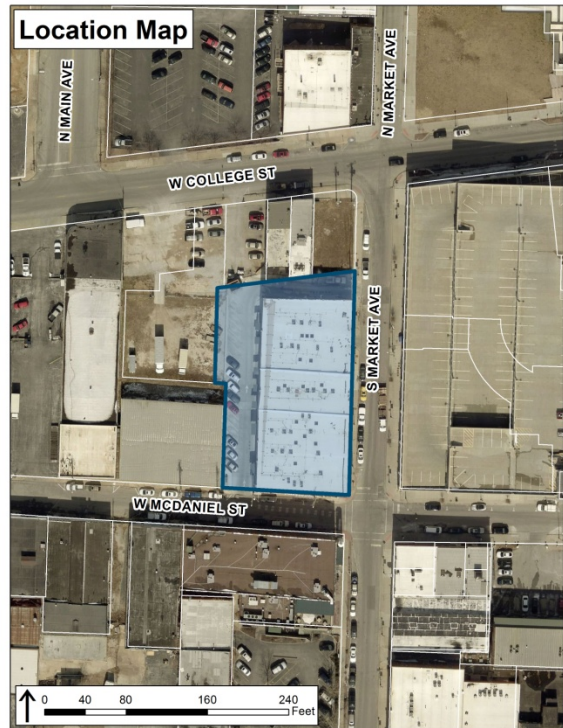
Summary

Location: Northwest corner of South Market Street and West McDaniel Street (0.62 acres)

Blighted: 5/7/2012 (Special Ordinance No. 26050)

Redevelopment Plan Adopted: 5/7/2012 (Special Ordinance No. 26050)

Plan Summary: Rehabilitate and convert the former warehouse and automotive garage into a residential and commercial mixed-use development that will feature three commercial spaces and 23 residential loft apartments with indoor parking. Ground-level residential loft apartments are prohibited along South Market Street.



Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$104,900	\$2,019,900	\$2,124,800
Assessed Value	\$33,570	\$445,020	\$478,590

Project Status

Completed. Project is in compliance with the adopted Redevelopment Plan.



Frisco Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: South side of the intersection of South Grant Avenue and West College Street (4.24 acres)

Blighted: 11/19/2012 (Special Ordinance No. 26163)

Redevelopment Plan Adopted: 11/19/2012 (Special Ordinance No. 26163)

Plan Summary: Rehabilitate and convert the existing multi-tenant office building (also known as the Landmark Building) into a 68-unit affordable housing development.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

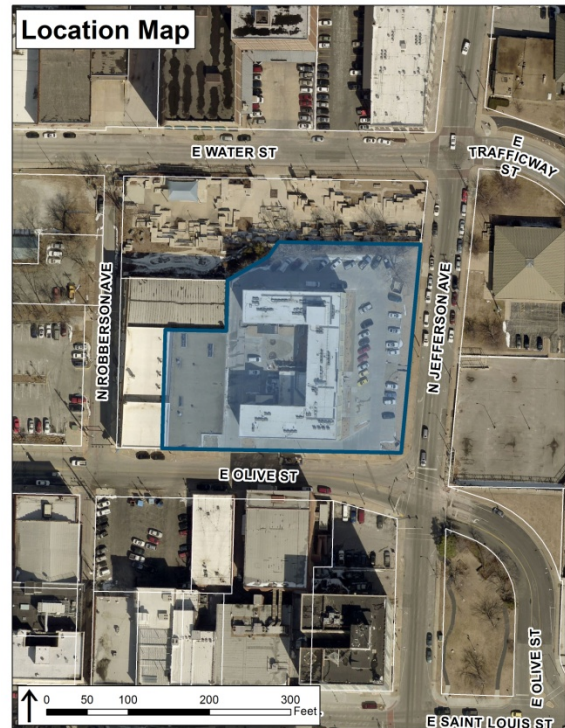
Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Years 1-10 - Amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

Years 11-25 - Amount equal to 100% of the real property taxes based on the assessed value of the parking garage.



2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$181,900	\$3,217,000	\$3,398,900
Assessed Value	\$58,210	\$611,230	\$669,440

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Solo Redevelopment Area

Summary

Location: Along the east side of the 1100 block of North Glenstone Avenue and the north side of the 2000 block of East Pythian Street (80.87 acres)

Blighted: 12/17/2012 (Special Ordinance No. 26168)

Redevelopment Plan Adopted: 12/17/2012 (Special Ordinance No. 26168)

Plan Summary: Make improvements to the warehouse building facing West Chestnut Expressway and rehabilitate and subdivide the former Solo Cup manufacturing facility into a multi-tenant facility that will accommodate mixed-use industrial and office flex space, warehousing, and light manufacturing uses. Projects are planned to be completed in phases over a six-year period.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$4,429,600	\$19,438,800	\$23,868,400
Assessed Value	\$1,417,470	\$6,220,410	\$7,637,880

Project Status

Building improvements and rehabilitation have been completed. Warehouse buildings facing East Chestnut Expressway and East Pythian Street are currently occupied. The mixed-use industrial and office flex space inside the former Solo Cup manufacturing facility has been fully-leased.



Woodruff Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the west side of North Jefferson Avenue between East Olive Street and Park Central East (0.42 acres)

Blighted: 5/6/2013 (Special Ordinance No. 26233)

Redevelopment Plan

Adopted: 5/6/2013 (Special Ordinance No. 26233)

Amended: 2/9/2015 (Special Ordinance No. 26519)

Plan Summary: Rehabilitate and convert the Woodruff Building into a residential and commercial mixed-use development that will feature commercial/retail space and an outdoor pool on the first floor and 90 residential apartments on the upper floors.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2040

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

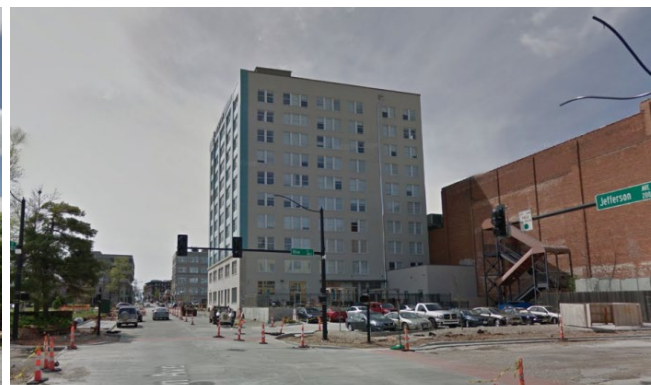
Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$159,000	\$8,199,100	\$8,358,100
Assessed Value	\$50,880	\$1,633,610	\$1,684,490

Project Status

Completed in August 2015. The project, also known as Sky Eleven, is in compliance with the Redevelopment Plan.



Heer's Redevelopment Area

Summary

Location: Northwest corner of the intersection of West Park Central Street and Park Central Square (0.68 acres)

Blighted: 8/30/2004 (Special Ordinance No. 24638)
12/12/2005 (Special Ordinance No. 24912)
8/26/2013 (Special Ordinance No. 26287)

Redevelopment

Plan Adopted: 8/26/2013 (Special Ord. No. 26287)

Plan Summary: Rehabilitate and convert the Heer's building into a mixed-use development with approximately 85 to 95 market rate apartments and limited commercial/retail space on the ground level.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2040

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$161,500	\$9,434,200	\$9,595,700
Assessed Value	\$51,680	\$2,258,190	\$2,309,870

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Brewery District Lofts Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the north side of West Walnut Street between South Main Avenue and South Market Avenue (1.06 acres)

Blighted: 11/4/2013 (Special Ordinance No. 26328)

Redevelopment Plan

Adopted: 11/4/2013 (Special Ordinance No. 26328)

Amended: 7/13/2015 (Special Ordinance No. 26593)

Plan Summary:

- Demolish the buildings on the west side of the Redevelopment Area and construct a three-story commercial and residential mixed-use building that will include 3,271 square feet of commercial space and 25 market rate residential apartments.
- Rehabilitate the buildings on the east side of the Redevelopment Area for a distillery and for production and event space for Springfield Brewing Company.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2039

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,868,800	\$2,450,300	\$4,319,100
Assessed Value	\$598,020	\$583,760	\$1,181,780

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Aspen Springfield Redevelopment Area

Summary

Location: Approximately 4.65 acres bounded by East Saint Louis Street to north, East McDaniel Street to the south, South Hampton Avenue to the east, and South McAllister Avenue to the west (1028 East Saint Louis Street)

Blighted: 5/12/2014 (Special Ordinance No. 26409)

Redevelopment

Plan Adopted: 5/12/2014 (Special Ordinance No. 26409)

Plan Summary: The Redevelopment Plan proposes to demolish the existing structures and construct a \$38.3 million, 166-unit student housing development that will house approximately 564 students. The development will consist of four five-story residential buildings, as well as a four-story parking deck and surface parking lot that will provide a combined total of approximately one off-street parking space per bedroom. The development will also include an outdoor pool and a clubhouse with a fitness room, computer room, and study space.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2041

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2018 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$968,800	\$27,685,700	\$28,654,500
Assessed Value	\$184,070	\$5,260,290	\$5,444,360

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Boomertown Lofts Redevelopment Area

Summary

Location: Along the east side of South National Avenue between East Madison Street and East Page Street and at the northwest corner of the intersection of East Page Street and South McCann Avenue (1.68 acres)

Blighted: 7/24/2017 (Special Ordinance No. 26917)

Redevelopment

Plan Adopted: 7/24/2017 (Special Ordinance No. 26917)

Plan Summary: Demolish the existing structures along South National Avenue and construct a new multi-family residential and commercial mixed-use development that will consist of two four-story buildings containing 70 micro-efficiency residential apartments and approximately 4,850 square feet of first-floor retail space. Also rehabilitate the two single-family dwellings located along South McCann Avenue for single-family occupancy.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Years 1-10: 100% of assessed value of land and improvements, excluding assessed value land prior to redevelopment

Years 11-25: No abatement. The project is authorized to receive real property tax abatement only for the initial 10-year period, after which the Redevelopment Plan shall be repealed and the abatement be terminated.

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment. If the Plan and abatement cannot be terminated after year 10, the Developer shall make annual payments in lieu of taxes during the remaining years 11-25 in an amount equal to the abated taxes.

2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$1,178,000	\$0	\$1,178,000
Assessed Value	\$248,440	\$0	\$248,440

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Bailey School House Redevelopment Area

Summary

Location: Along the north side of West Central Street between North Main Avenue and North Campbell Avenue (501 W Central Ave, 1.95 acres)

Blighted: 4/3/2017 (Special Ordinance No. 26865)

Redevelopment

Plan Adopted: 4/3/2017 (Special Ordinance No. 26865)

Plan Summary: Rehabilitate and adaptively reuse the former Bailey School as a multi-family residential building that will contain a mixture of 25 one-, two-, and three-bedroom market-rate residential dwelling units. The project will include off-street parking and amenities such as a community room and landscaped open space.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Years 1-10: 100% of assessed value of land and improvements, excluding assessed value land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Developer is required to make annual payments of \$1,818 in years 1-10.

2017 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$294,800	\$0	\$294,800
Assessed Value	\$56,020	\$0	\$56,020

Project Status

Under construction. Project is anticipated to be completed by spring 2019.



Beverly Lofts Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the north side of east Cherry Street near the northeast corner of the intersection of east Cherry Street and south Kimbrough Avenue (0.68 acres)

Blighted: 4/3/2017 (Special Ordinance No. 26866)

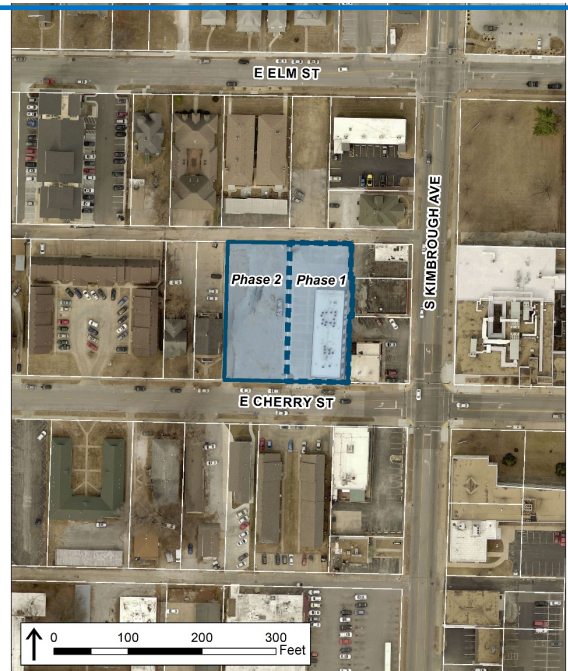
Redevelopment Plan

Adopted: 4/3/2017 (Special Ordinance No. 26866)

Amended: 8/21/2017 (Special Ordinance No. 26939)

Plan Summary:

- Phase one: Rehabilitate and convert the structure at 529 East Cherry Street into a multi-family residential apartment building containing 16, two-bedroom dwelling units, and demolish the remainder of the site.
- Phase two: Construct a new 24- to 26-unit multi-family residential apartment building. Plans for this phase have not yet been finalized. The Redevelopment Plan must be amended prior to constructing this phase.



Partial Real Property Tax Abatement

Start: NA **End:** NA

Years 1-10: 100% of assessed value of land and improvements, excluding value land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Developer is required to make annual payments of \$1,398 in years 1-10.

2017 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$351,100	\$0	\$351,100
Assessed Value	\$66,710	\$0	\$66,710

Project Status

Phase one is has been completed in accordance with the Redevelopment Plan. Construction of phase two is pending.



(This page intentionally left blank)

Redevelopment Areas with Projects that are No Longer Subject to Abatement

Silver Springs Manor Redevelopment Area (Located inside the Sherman Avenue Urban Renewal Area)

Location: Generally located near the intersection of East Calhoun Street and North Texas Avenue, adjacent to the BNSF Railroad (6.18 acres).

Blighted: 6/4/1979 (Special Ord. No. 18542)

Urban Renewal Plan:

Adopted: 6/4/1979 (Special Ordinance No. 18542)

Amended: 3/9/1981 (Special Ordinance No. 19051)

12/13/1981 (Special Ordinance No. 3376)

6/10/1985 (Special Ordinance No. 3621)

9/16/1985 (Special Ordinance No. 20328)

12/22/1986 (Special Ordinance No. 20766)

Plan Summary: Construct a multi-family residential development in accordance with Planned Development No. 38.

City Council passed General Ordinance No. 3621 on June 10, 1985, which amended the Sherman Avenue Urban Renewal Plan to allow multi-family residential uses in Planned Development No. 38. It also authorized the Land Clearance for Redevelopment Authority to dispose of real property to Urban Redevelopment Corporations for the purpose of granting partial real property tax abatement pursuant to Chapter 353, RSMo.

Status: Completed. The Redevelopment Project returned to full assessment in 2011 and is no longer subject to real property tax abatement. The Sherman Avenue Urban Renewal Area, which includes the Silver Springs Manor Redevelopment Area, remains blighted, and the Urban Renewal Plan remains in effect. *See page 100 for information regarding the Sherman Avenue Urban Renewal Area.*

(This page intentionally left blank)

Repealed Blight Studies and Redevelopment Plans

Juris Building Redevelopment Area

Location: 821 North Boonville Avenue (0.30 acres)

Blighted: 12/16/1985 (Special Ordinance No. 20413)

Redevelopment

Plan Adopted: 12/16/1985 (Special Ordinance No. 20413)

Plan Summary: Redevelop the former Postal Employees Credit Union Building as an office building.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25970)

University Plaza Redevelopment Area

Location: Generally located between the 600-1000 blocks of East Saint Louis Street and East Walnut Street, and along the 400-500 blocks of South John Q. Hammons Parkway (26.72 acres).

Blighted: 3/23/1981 (Special Ordinance No. 19060)
5/18/1981 (Special Ordinance No. 19119)

Redevelopment Plan:

Adopted: 5/18/1981 (Special Ordinance No. 19119)

Amended: 7/28/2008 (Special Ordinance No. 25451)

Plan Summary: Acquire and clear properties for the phased construction of a hotel and convention center, a high-rise residential condominium complex, a high-rise office building, and retail shopping space.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25971)

University Towers Redevelopment Area

Location: Located near the northeast corner of South John Q. Hammons Parkway and East Cherry Street (1.34 acres).

Blighted: 5/13/1983 (Resolution No. 19060)
10/17/1983 (Special Ordinance No. 19794)

Redevelopment

Plan Adopted: 10/17/1983 (Special Ordinance No. 19794)

Plan Summary: Acquire properties, demolish existing structures, and construct a high-rise condominium tower with a health spa on the ground level and a private dinner club on the top level.

Status: Redevelopment Project was abandoned, and the proposed residential condominium tower was not constructed. The Area was redeveloped into a parking lot.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25973)

Hammons Tower Redevelopment Area

Location: Generally located at the intersection of East Saint Louis Street and John Q. Hammons Parkway (8.35 acres).

Blighted: 12/27/1983 (Resolution No. 7016)
8/6/1984 (Special Ordinance No. 19993)
9/4/1984 (Special Ordinance No. 20021)
9/16/1985 (Special Ordinance No. 20327)
9/26/1986 (Special Ordinance No. 20677)
6/5/1989 (Special Ordinance No. 21471)

Redevelopment Plan:

Adopted: 8/6/1984 (Special Ordinance No. 19993)
Amended: 8/6/1984 (Special Ordinance No. 19993)
9/4/1984 (Special Ordinance No. 20021)
9/6/1985 (Special Ordinance No. 20327)
9/26/1986 (Special Ordinance No. 20677)
6/5/1989 (Special Ordinance No. 21471)
8/21/1995 (Special Ordinance No. 22785)

Plan Summary: Acquire and clear properties for the construction of a 22-story office building with retail shops on the first and second floors, a private club/lounge on the top floors, and off-street parking facilities. Subsequent plan amendments enabled construction of the U.S. Federal Courthouse and the John Q. Hammons Enterprise Center, which houses the Springfield Area Chamber of Commerce.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25972)

University Terrace Redevelopment Area

Location: Near the southeast corner of South John Q. Hammons Parkway and East Cherry Street (1.34 acres).

Blighted: 7/31/1985 (Resolution No. 7213)

Redevelopment Plan:

Adopted: 8/5/1985 (Special Ordinance No. 20295)

Plan Summary: Acquire properties, demolish existing structures, and construct a multi-level student dormitory that will house approximately 616 students with supporting uses on the ground level.

Status: The Redevelopment Plan has been fully implemented, and the blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ord. No. 25974)

Frances Vandivort Centre Redevelopment Area

Location: Generally located at the northeast corner of East Walnut Street and South Robberson Avenue and at the southwest corner of East McDaniel Street and South Robberson Avenue (0.91 acres)

Blighted: 4/29/1985 (Resolution No. 7185)

Redevelopment Plan

Adopted: 3/31/1986 (Special Ordinance No. 20503)

Amended: 6/21/1986 (Special Ordinance No. 20617)

11/20/1989 (Special Ordinance No. 21604)

Plan Summary: Rehabilitate structure located on East Walnut Street; demolish structures and provide public parking on two tracts of land located along the south side of East McDaniel Street.

Status: Partial real property tax abatement pursuant to Chapter 353 ended in 2011. A new owner acquired the property in 2013 and proposed to rehabilitate and convert the building into a boutique hotel. The City of Springfield issued (Chapter 100) industrial development revenue bonds to finance the project. Rehabilitation is currently in progress

Redevelopment Plan repealed: 7/29/2013 (Special Ordinance No. 26278)

Heer's Tower Redevelopment Area

Location: Generally located in the northwest quadrant of Park Central Square and at the southeast corner of North Campbell Avenue and West Olive Street

Blighted: 8/30/2004 (Special Ordinance No. 24638)
12/12/2005 (Special Ordinance No. 24912)

Redevelopment

Plan Adopted: 12/12/2005 (Special Ordinance No. 24912)

Plan Summary: Rehabilitate the Heer's Tower for Class A office space, retail and restaurant space, and 23 residential condominiums. Construct multi-level parking deck adjacent to the Heer's Tower

Status: The parking deck has been constructed and is owned and operated by the City of Springfield. A new owner acquired the Heer's building in 2013. City Council repealed the Redevelopment Plan and adopted a new redevelopment plan that proposes to rehabilitate and convert the Heer's building into a mixed-use development with approximately 85 to 95 market rate apartments and limited commercial/retail space on the ground level. Rehabilitation is currently in progress (*see page 104, Heer's Redevelopment Area*).

Redevelopment Plan repealed: 7/29/2013 (Special Ordinance No. 26278)

University Plaza Exhibition Hall and Trade Center Redevelopment Area

Location: Generally located along the 600 and 700 blocks of East Saint Louis Street (7.37 acres).

Blighted: 6/27/1983 (Special Ordinance No.19692)
6/5/1989 (Special Ordinance No. 21470)

Redevelopment Plan

Adopted: 6/27/1983 (Special Ordinance No.19692)
Originally named, "Center City Exhibition Hall and Trade Center."

Amended: 6/5/1989 (Special Ordinance No. 21470)
Renamed, "University Plaza Exhibition Hall and Trade Center."

Plan Summary:

- Rehabilitate former Sear's Department Store into an exhibition hall and trade center.
- Demolish the University Inn and construct a new 20,000 ft² exhibition hall and trade center designed to handle events that cannot be housed at the exhibition hall and trade center located on the former Sear's Department Store site.

Status: The Redevelopment Plan has been fully implemented, and the blight within the Redevelopment Area has been remediated. The buildings in the Area are known today as the Springfield Expo Center and the University Plaza Convention Center. The Redevelopment Area received 25-years of partial real property tax abatement, which ended in 2013.

Blight declared remediated and Redevelopment Plan repealed: 4/13/2015 (Sp. Ord. No. 26546)

Index

(This page intentionally left blank)

Index

	<u>Page</u>
1200 Walnut Redevelopment Area	53
Walnut Street, 1200 West	53
1325/1329 E. Cherry Redevelopment Area	91
Cherry Street, 1325 East	91
521 Boonville Redevelopment Area	104
600-610 E. Harrison Redevelopment Area	105
Aspen Springfield Redevelopment Area	130
Bailey School House Redevelopment Area	132
Bears Crossing Apartments Redevelopment Area ..	59
National Avenue, 920 South	59
Beverly Lofts Redevelopment Area	133
Big Windows Redevelopment Area	121
Boomertown Lofts Redevelopment Area	131
Boonville Corridor Redevelopment Area	39
Boonville Avenue, 600 North	40
Brewery District Lofts Redevelopment Area	129
Brick City Redevelopment Area	120
Center City Urban Renewal Area	107
Cherry Townhouse Redevelopment Area	87
Cherry Street, 516 East	87
College Station Redevelopment Area	118
College Street Corridor Redevelopment Area	61
College Street, 1031 West	62
College Street, 1500 West	63
Commercial Street Urban Renewal Area	97
Deep Elm Redevelopment Area	51
Elm Street, 701 East	51
Downing Street Apartments Urban Renewal Area ..	107
Downtown Redevelopment Area	13
Campbell Avenue, 220 South	24
Campbell Avenue, 318 South	30
College Street, 610 East	33
Jefferson Avenue, 310 North	34
Jefferson Avenue, 426 South	36
McDaniel Street, 515 West	37
Olive Street, 213 West	19
Olive Street, 500 West	20
Park Central Avenue, 222 North	16
Park Central Square, 134	29
Park Central Square, 137	23
Park Central Square, 154	38
Park Central West, 305	22
Park Central West, 311	31
Park Central East, 312	32
Park Central East, 316	28
Patton Avenue, 323 North	27
South Avenue, 309	17
South Avenue, 325	25
South Avenue, 400	21
South Avenue, 401	15
South Avenue, 412	26

	<u>Page</u>
Trafficway Street, 505 East	35
Walnut Street, 450 East	18
Walnut Street, 609-623 West	14
East Cherry Flats Redevelopment Area	73
Cherry Street, 1235-1243 East	73
Elm House Redevelopment Area	103
Frances Vandivort Centre Redevelopment Area	137
Franciscan Villa Redevelopment Area	117
Frisco Redevelopment Area	125
Galloway Redevelopment Area	67
Lone Pine Avenue, 3900 South	68
Lone Pine Avenue, 3938 South	70
Lone Pine Avenue, 4006 South	71
Lone Pine Avenue, 4058 South	69
Grant Avenue Playground Urban Renewal Area	98
Greenway Studios Redevelopment Area	77
Webster Street, 922-934 East	77
Hall's Center Redevelopment Area	101
Hammons Tower Redevelopment Area	136
Hampton Townhouses Redevelopment Area	75
Hampton Avenue, 311 South	75
Heer's Redevelopment Area	128
Heer's Tower Redevelopment Area	137
Historic Patterson House Redevelopment Area	102
Juris Building Redevelopment Area	135
Kearney Street Corridor Redevelopment Area	93
Glenstone Avenue, 2431 North	94
Lantz 1124, LLC Redevelopment Area	85
Elm Street, 1124 East	85
Lantz Housing Redevelopment Area	57
Elm Street, 1141 East	57
Madison & Kimbrough Redevelopment Area	41
Kimbrough Avenue, 815 South	43
Kimbrough Avenue, 831 South	44
Kimbrough Avenue, 909 South	47
Kimbrough Avenue, 943 South	46
Madison Street, 525 East	42
Roanoke Avenue, 810 South	48
Roanoke Avenue, 840 South	45
Roanoke Avenue, 940 South	46
Madison and Holland Redevelopment Area	83
Madison Street, 613-617 East	84
Mount Vernon and Market Redevelopment Area	109
O'Neill Suites Redevelopment Area	49
Summit Avenue, 1116 North	50
Ozark Mountain Redevelopment Area	123
Robberson Avenue Multi-Family Redevelopment Area	89

Index

	<u>Page</u>		<u>Page</u>
Robberson Avenue, 820-850 South	89	Stray Dog Redevelopment Area	122
Robberson Avenue Panhellenic Redevelopment Area	108	Talmage Redevelopment Area	106
Sherman Avenue Urban Renewal Area	100	The Monroe Redevelopment Area	109
Silver Springs Manor Redevelopment Area	133	The One House Redevelopment Area	81
Silver Springs Urban Renewal Area	99	Madison Street, 405-415 East	81
So-El District Lofts Redevelopment Area	79	"The Q Place" Redevelopment Area	65
Elm Street, 430-444 East	79	Bear Boulevard, 626 East	65
Solo Redevelopment Area	126	UMHE Campus Housing Redevelopment Area	55
South Central "A" Urban Renewal Area	5	Florence Avenue, 602 South	55
Bear Boulevard, 415 East	8	University Plaza Exhibition Hall and Trade Center Redevelopment Area	138
Bear Boulevard, 530 & 533 East	11	University Plaza Redevelopment Area	135
Jefferson Avenue, 506 South	10	University Terrace Redevelopment Area	136
Jefferson Avenue, 520 South	6	University Towers Redevelopment Area	135
Jefferson Avenue, 835 South	9	Woodruff Redevelopment Area	127
Walnut Street, 400 West	7		
Southwest Missouri State College Urban Renewal Area	108		
Springfield Tire Exchange Redevelopment Area	124		

MEMORANDUM

To: Mayor and Members of City Council
From: Sarah Kerner, Economic Development Director
Date: March 20, 2019
Subject: Annual Reporting for Workable Program – Calendar Year 2018

The Workable Program for Chapter 99 Property Tax Abatement Incentive was adopted by City Council on March 26, 2018 by General Ordinance No. 6437, and codified at Chapter 40, Section 2 of the Springfield City Code. Section 40-18 requires City Council to review all projects approved for tax abatement under the Workable Program by March 31 of each year, to ensure that said projects are compliant with each project's respective redevelopment plan.

Three new Redevelopment Plans have been approved since the adoption of the Workable Program.

Redevelopment Plan for the **600-610 East Harrison Redevelopment Area**

- Redevelopment Plan Approved, S.O. No. 27032, May 7, 2018.
- No projects were submitted to LCRA for approval of abatement in 2018. Application anticipated in 2019.
- This project was exempted from compliance with the Workable Program.

Redevelopment Plan for the **Kearney Street Corridor Redevelopment Area**

- Designated as a Multi-Project Redevelopment Area, Res. 10383, July 2, 2018.
- Redevelopment Plan Approved, S.O. No. 27080, July 16, 2018.
- Project approved for abatement:
 - **Glendalough Conference Center** at Doubletree Hotel, 2431 North Glenstone Avenue, O'Reilly Hospitality Management, LLC, Applicant.
 - This project was constructed in compliance with the Redevelopment Plan.
 - No Redevelopment Agreement was executed since project is within a Multi-Project Area and the project is not subject to the collection of PILOTs.
 - Staff finds project complies with Redevelopment Plan; see attached report for further details.

Redevelopment Plan for the **Talmage Redevelopment Area**

- Designated as a Multi-Project Redevelopment Area, Res. 10384, July 2, 2018.
- Redevelopment Plan Approved, S.O. No. 27082, July 16, 2018.
- No projects were submitted to LCRA for approval of abatement in 2018. Application(s) anticipated in 2019.

Please contact me at skerner@springfieldmo.gov or 864-1035 if you have questions about this information.

CC: Jason Gage, City Manager
Maurice Jones, Deputy City Manager
Collin Quigley, Deputy City Manager
Anita Cotter, City Clerk
Mary Lilly Smith, Planning Director
Rhonda Lewsader, City Attorney

Kearney Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

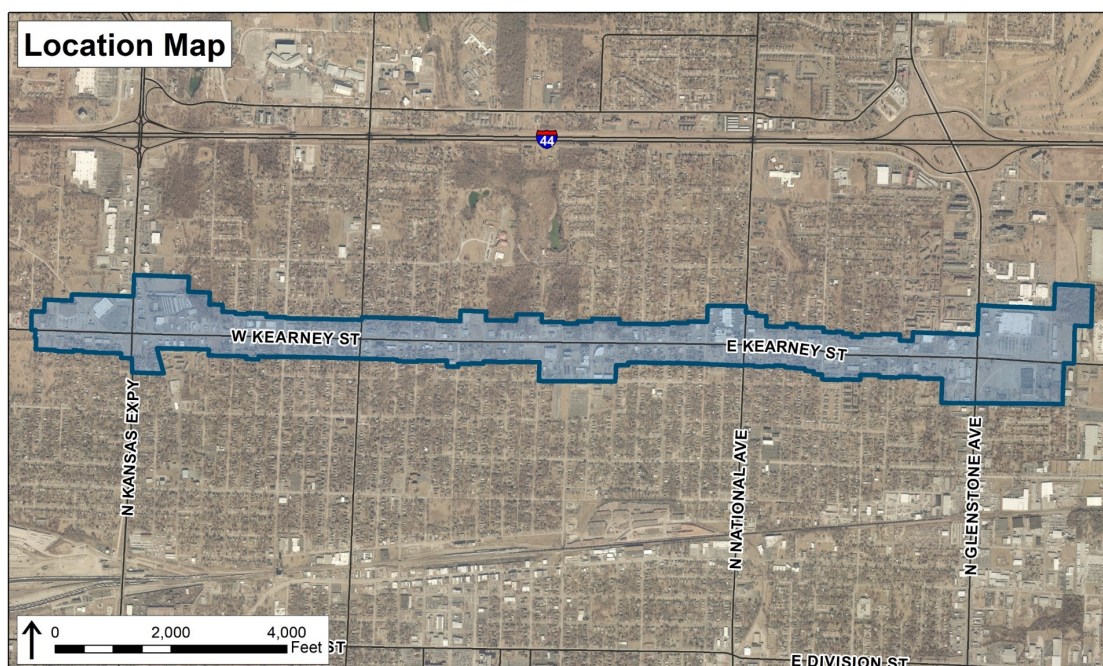
Summary

- Location:** Generally located along a three-and-half mile section of Kearney Street that extends east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection North Barnes Avenue and East Kearney Street. (Approx. 388 acres)
- Blighted:** 7/16/2018 (Special Ordinance No. 27080)
- Redevelopment Plan Adopted:** 7/16/2018 (Special Ordinance No. 27080)
- Plan Summary:** The purpose of the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area is to remove blight and redevelop the Area into an active and vibrant commercial and retail destination on Springfield's north side. It broadly specifies permitted land uses to allow greater flexibility in addressing prospective redevelopment needs and market conditions, but also prohibits certain undesirable land uses. The Plan requires all projects to conform to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* as well as all applicable codes and ordinances. Additionally, it imposes enhanced design and development standards to help improve traffic and pedestrian safety, improve the appearance of the Area, and promote high-quality commercial development along the Kearney Street Corridor that will be of lasting value to north Springfield.

2018 Status/Impact of Abatement

Projects certified for real property tax abatement: 1
Projects receiving real property tax abatement: 0

	Taxed	Abated	Total
Appraised Value	\$9,095,690	\$0	\$9,095,690
Assessed Value	\$2,910,620	\$0	\$2,910,620



2431 North Glenstone Avenue

Parcel No. 881206401127

Kearney Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/6/2018

LCRA Resolution No.: 3256

Proposed Land Use: Convention center

Project Status

Partially complete. Project consists of a 17,000 ft² convention center that is attached to the west side of the existing Doubletree Hotel. It includes 10,000 ft² of meeting space and 7,000 ft² for common area and a kitchen. Construction of the convention center has been completed. The applicant is currently finishing exterior site work and landscaping.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

Location Map



2018 Impact of Abatement

Project was not subject to abatement in 2018. Abatement is anticipated to begin in 2019.

	Taxed	Abated	Total
Appraised Value	\$9,095,690	\$0	\$9,095,690
Assessed Value	\$2,910,620	\$0	\$2,910,620

