

AGENDA
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF SPRINGFIELD, MISSOURI

February 2, 2022 – 5:00 p.m.

Busch Municipal Building, 840 N Boonville Avenue, Springfield MO

Denny Whayne Conference Room, 4th Floor

The Tax Increment Financing Commission members may attend the meeting in-person or
via Zoom videoconference in case of inclement weather

- 1 Welcome and Introductions
- 2 Election of Officers
- 3 Brody Corners TIF Redevelopment Plan Public Hearing
 - a. Submission of Exhibits to the Commission
 - b. Staff presentation of Blight Study, Redevelopment Plan and Redevelopment Project – Sarah Kerner, Economic Development Director
 - c. Presentation from Developer – Cory L. Collins, Husch Blackwell
 - d. Public Comments
 - e. TIF Commission Questions and Discussion
- 4 Consider Resolution Recommending Approval of TIF Plan, Approval of the Redevelopment Area, Designation of Blight within the Redevelopment Area, Approval of the Redevelopment Project and Approval of the Developer of Record to the City Council
- 5 Any and All Other Business
- 6 Adjourn

Contact person: Sarah Kerner
Economic Development Director
417/864-1035

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.



RESOLUTION NO. 2022-___

A RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI RECOMMENDING APPROVAL OF THE BRODY CORNERS TAX INCREMENT FINANCING PLAN, APPROVAL OF THE REDEVELOPMENT AREA, THE DESIGNATION OF BLIGHT WITHIN THE REDEVELOPMENT AREA, APPROVAL OF THE REDEVELOPMENT PROJECT AND APPROVAL OF THE DEVELOPER OF RECORD TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of the City of Springfield, Missouri (“**TIF Commission**”) has been duly formed by the City Council (“**City Council**”) of the City of Springfield, Missouri (“**City**”) pursuant to Section 99.820.2 of the Revised Statutes of Missouri (“**RSMo**”);

WHEREAS, City staff has worked with West Sunshine Development, LLC, the proposed developer (“**Developer**”), to prepare the Brody Corners Tax Increment Financing Plan (the “**TIF Plan**”), for the redevelopment of the area located at 5505 West Sunshine, Springfield, Missouri, and generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west, containing approximately 26 acres of land (the “**Redevelopment Area**”) that would be developed in a single redevelopment project (the “**Redevelopment Project**”);

WHEREAS, on September 30, 2021, the TIF Plan was filed with the City Clerk;

WHEREAS, on December 17, 2021, written notice of the scheduled TIF Commission public hearing was mailed to all taxing districts from which taxable property is included in the proposed Redevelopment Area (“**Taxing Districts**”), in compliance with Sections 99.825 and 99.830, RSMo;

WHEREAS, in accordance with the written procedures relating to bids and proposals for implementation of redevelopment projects as adopted by the City, the City published in *The Springfield News-Leader* on January 3, 2022 a notice of request for proposals for the implementation of redevelopment projects for the TIF Plan, which provided reasonable opportunity for any person to submit proposals for redevelopment projects in compliance with Section 99.820.1(3), RSMo;

WHEREAS, on January 3, 2022, the City published the first notice in *The Springfield News-Leader* of the scheduled TIF Commission public hearing to consider the merits of the proposed TIF Plan, in compliance with Section 99.830, RSMo;

WHEREAS, on January 21, 2022, the City mailed written notices of the scheduled TIF Commission public hearing to all persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Area, in compliance with Section 99.830, RSMo;

WHEREAS, on January 24, 2022, the City again published notice in *The Springfield News-Leader* of the scheduled TIF Commission public hearing to consider the merits of the proposed TIF Plan, in compliance with Section 99.830, RSMo;

WHEREAS, a copy of the notice of the public hearing has been submitted to the Director of the Department of Economic Development, in compliance with Sections 99.825 and 99.830, RSMo;

WHEREAS, at least four business days prior to the TIF Commission meeting, notice of the TIF Commission meeting at which the public hearing was commenced for consideration of the TIF Plan was posted in compliance with the Missouri Sunshine Law, Sections 610.010 to 610.225, RSMo;

WHEREAS, on February 2, 2022, at 5:00 p.m., the TIF Commission opened the public hearing to consider the proposed TIF Plan, the Redevelopment Area, the designation of blight in the Redevelopment Area, the Redevelopment Project and the proposed developer of record and, after taking evidence and testimony during the hearing, closed the public hearing;

WHEREAS, the public hearing conducted by the TIF Commission to consider the TIF Plan and the Redevelopment Project was open to the public, a quorum of the Commissioners was present and acted throughout, and the proper notice of such hearing was given in accordance with all applicable laws including Chapter 610, RSMo; and

WHEREAS, after considering the evidence and testimony received at the public hearing, the TIF Commission now desires to recommend that the City Council make required findings and take certain actions to adopt and implement the TIF Plan.

NOW, THEREFORE, be it resolved by the Tax Increment Financing Commission of the City of Springfield, Missouri:

1. **Findings.** In accordance with Section 99.810, RSMo, the TIF Commission makes the following findings and recommends that the City Council by ordinance make the following findings regarding the TIF Plan:

A. the TIF Plan sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;

B. the Redevelopment Area is a blighted area, as such term is defined in Section 99.805(1), RSMo, due to the presence of blighting factors as set forth in the Exhibit 3 to the TIF Plan, including that the Redevelopment Area is characterized by unsanitary and unsafe conditions and deterioration of site improvements, and that the area suffers from economic underutilization and is an economic liability for the City and a menace to the public health, safety, morals or welfare in its present condition and use. The TIF Plan is also accompanied by an affidavit, signed by the proposed developer of record for the Redevelopment Project and set forth in Exhibit 13 to the TIF Plan, attesting to the blighting conditions of the Redevelopment Area;

C. the proposed redevelopment satisfies the “but for” test set forth in Section 99.810, RSMo, in that the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. The TIF Plan is accompanied by an affidavit, signed by the proposed developer of record for the Redevelopment Project and set forth in Exhibit 13 to the TIF Plan, attesting to this statement;

D. the TIF Plan is in conformance with the Comprehensive Plan for the development of the City as a whole;

E. the TIF Plan contains estimated dates of completion of the redevelopment project and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving a Redevelopment Project within the Redevelopment Area;

F. a Relocation Plan has been developed for relocation assistance for businesses and residences, and the relocation of any business or residents in the Redevelopment Area, if necessary, will take place in accordance with the Relocation Plan attached to the TIF Plan as Exhibit 4;

G. the TIF Plan is accompanied by a Cost/Benefit Analysis showing the economic impact of the TIF Plan on each taxing district and political subdivision within the Redevelopment Area if the proposed redevelopment project is built pursuant to the TIF Plan or are not built, and the Commission received evidence that the proposed redevelopment project is financially feasible to undertake with TIF assistance in the form of the Developer's Return on Investment Calculations attached to the TIF Plan as part of Exhibit 13;

H. the TIF Plan does not include the initial development or redevelopment of any gambling establishment;

I. the area selected for the Redevelopment Project includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements; and

J. no alternative proposals for redevelopment of the Redevelopment Area have been received in response to the January 3, 2022 advertisement.

2. **Recommendations.** The TIF Commission recommends that the City Council take the following actions with respect to the TIF Plan:

A. adopt an ordinance to make the findings recommended in Section 1 above, designate the Redevelopment Area as a redevelopment area as provided in Section 99.805(11), RSMo, declare that the Redevelopment Area is a blighted area, and approve the TIF Plan;

B. adopt an ordinance which approves the Redevelopment Project and activates the collection of tax increment financing within the Redevelopment Project; and

C. declare the Developer to be the developer of record for Redevelopment Project and enter into a redevelopment agreement with the Developer to provide for the terms and conditions under which the Redevelopment Project will be implemented and reimbursement will be provided to the Developer for eligible reimbursable project costs.

[remainder of page intentionally left blank]

APPROVED BY THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI THIS _____ DAY OF FEBRUARY, 2022.

By: _____

Name: _____

Office: Chairperson

EXHIBIT LIST

BRODY CORNERS TAX INCREMENT FINANCING PLAN

**TAX INCREMENT FINANCING COMMISSION PUBLIC HEARING
(Hearing opened February 2, 2022)**

1. Land Clearance for Redevelopment Authority Positive Blight Recommendation
2. Roster of the Tax Increment Financing Commission for consideration of the Brody Corners Tax Increment Financing Plan
3. Springfield Comprehensive Plan (on file in the office of the City Clerk)
4. Brody Corners Tax Increment Financing Plan
5. Notice of TIF Commission public hearing sent to taxing districts on December 17, 2021, and return receipts
6. Affidavit of Publication for First Published Notice and Notice of Request for Proposals, published in *The Springfield News-Leader* on January 3, 2022
7. Notice of TIF Commission public hearing sent to taxpayers on January 21, 2022
8. Affidavit of Publication for Second Published Notice, published in *The Springfield News-Leader* on January 24, 2022
9. Sunshine Law Notice of TIF Commission Meeting posted at least four business days prior to hearing
10. Slideshow presentation from Hearing

RESOLUTION NO. 2021 - 3274

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, RECOMMENDING THAT AN AREA OF THE CITY BE DECLARED BY THE CITY TO BE A BLIGHTED AREA.

WHEREAS, the City of Springfield, Missouri, pursuant to Sections 99.300, RSMo, et seq., has duly created a Land Clearance for Redevelopment Authority and vested in said Authority the powers authorized by State law; and

WHEREAS, the City Council's policy is to seek the Land Clearance for Redevelopment Authority's recommendation on questions of blight for Tax Increment Financing purposes; and

WHEREAS, the Board of Commissioners of said Authority have received a request in connection with a Tax Increment Financing Qualifications Report ("Blight Report") to consider recommending an area of approximately 27.06 acres generally located at the northwest corner of West Sunshine Street and James River Freeway, more particularly described in the Blight Report described herein, be found by the City Council to be a blighted area, as defined in Section 99.805, RSMo; and

WHEREAS, the Blight Report dated February 2, 2021, and attached hereto as Exhibit A, has been presented to the Board of Commissioners of the Authority at its meeting of July 6, 2021, for consideration; and

WHEREAS, after duly considering both the Blight Report and other information provided to the Board of Commissioners at said meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI AS FOLLOWS:

1. That the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of Springfield, Missouri recommends the area described in Exhibit A, which consists of approximately 27.06 acres generally located at the northwest corner of West Sunshine Street and James River Freeway, be declared a blighted area pursuant to Sections 99.805, RSMo., by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes, which together constitute an economic liability and a menace to the public health, safety, morals, or welfare in its present condition and use.

2. That the Board of Commissioners hereby directs City staff to submit to the Tax Increment Finance Commission of the City of Springfield, Missouri the Blight Report attached hereto as Exhibit A, for possible consideration as a Tax Increment Financing (TIF) Redevelopment Area.

Adopted this 6th day of July 2021.



VICE Chairman

Attest:



Secretary


Roster of TIF Commission Members

for

February 2, 2022 Hearing

<i>Commission Member</i>	<i>Taxing Jurisdiction</i>
Richard Ollis	City of Springfield
Brian Fogle	City of Springfield
Ron Hawley	City of Springfield
Marshall Kinne	City of Springfield
Aaron Jones	City of Springfield
Regina Cooper	Springfield-Greene County Library District
Bob Dixon	Greene County
John Russell	Greene County
Todd Wojciechowski	Republic School District
Dr. Matt Pearce	Republic School District

SPRINGFIELD COMPREHENSIVE PLAN

(on file with City Clerk)

BRODY CORNERS TAX INCREMENT FINANCING PLAN

City of Springfield, Missouri

A PLAN PREPARED BY:

Husch Blackwell LLP
901 St. Louis Street, Suite 1800
Springfield, Missouri 65806

Filed with the City Clerk on September 30, 2021.

TABLE OF CONTENTS

- I. INTRODUCTION..... 1
 - A. The Redevelopment Plan..... 1
 - B. Redevelopment Area 1
 - C. Project Improvements..... 1
 - D. Redevelopment Plan Objectives..... 1

- II. DEFINITIONS..... 2
 - A. Act 2
 - B. Blighted Area 2
 - C. City 2
 - D. City Council 2
 - E. Commission..... 2
 - F. Community Improvement District 3
 - G. Economic Activity Taxes 3
 - H. Gambling Establishment 4
 - I. Obligations 4
 - J. Ordinance 4
 - K. Planned Development..... 4
 - L. Payments in Lieu of Taxes 4
 - M. Redevelopment Area 5
 - N. Redevelopment Plan or Plan 5
 - O. Redevelopment Project..... 5
 - P. Redevelopment Project Costs..... 5
 - Q. Reimbursable Project Costs..... 6
 - R. Special Allocation Fund 7
 - S. Tax Increment Financing..... 7
 - T. Taxing Districts 7
 - U. TIF Revenue 7

- III. TAX INCREMENT FINANCING 7

- IV. FINANCING..... 7
 - A. Estimated Redevelopment Project Costs..... 7
 - B. Anticipated Sources of Funds..... 7
 - C. Evidence of Commitments to Finance 9

- V. EQUALIZED ASSESSED VALUATION..... 9
 - A. Most Recent Equalized Assessed Valuation 9
 - B. Estimated Equalized Assessed Valuation after Redevelopment 10

- VI. GENERAL LAND USE 10

- VII. REQUIRED STATUTORY FINDINGS 10
 - A. Existing Conditions in Redevelopment Area 11

B. Expectations for Development 11
C. Conforms to Comprehensive Plan of City 11
D. Date to Adopt Redevelopment Project..... 12
E. Date to Retire Obligations 12
F. Acquisition by Eminent Domain..... 12
G. Relocation Assistance..... 12
H. Cost-Benefit Analysis..... 13
I. Gambling Establishment 13

EXHIBITS

- 1. MAP OF REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT**
- 2. LEGAL DESCRIPTION OF REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT**
- 3. BLIGHT STUDY**
- 4. RELOCATION ASSISTANCE PLAN**
- 5. BUDGET FOR REDEVELOPMENT PROJECT AND ANTICIPATED COST OF PLANNED DEVELOPMENT**
- 6. SOURCES AND USES SUMMARY**
- 7. BASE PROPERTY DATA WORKSHEETS**
- 8. PROJECTION OF TIF REVENUES**
- 9. AMORTIZATION SCHEDULES**
- 10. PROJECTION OF INCREMENTAL NON-TIF REVENUES**
- 11. COST-BENEFIT ANALYSIS**
- 12. EVIDENCE OF COMMITMENTS TO FINANCE PROJECT COSTS**
- 13. AFFIDAVIT**
- 14. PROPOSED LAND USES IN REDEVELOPMENT AREA**

I. INTRODUCTION

A. The Redevelopment Plan

This Brody Corners Tax Increment Financing Plan (this “Redevelopment Plan”) contemplates the development of a commercial use development located on West Sunshine Street in the City of Springfield, Greene County, Missouri. The potential for retail, nationally franchised quick service restaurants, office space and potential for spacious areas for service industry will provide the economy with shopping, convenient dining opportunities, office space and support the local economy. The Redevelopment Plan land area is comprised of approximately 26 acres with frontage along West Sunshine Street near Highway 60.

B. Redevelopment Area

The boundaries of the Redevelopment Area are generally depicted in Exhibit 1. The legal description of the Redevelopment Area is set forth in Exhibit 2. In the event of any inconsistency between Exhibit 1 and Exhibit 2, Exhibit 2 shall control.

The Redevelopment Area is anticipated to include 7 lots on which retail, restaurant, offices, and space for shopping and services may be constructed.

C. Project Costs

The Redevelopment Plan contemplates the application of tax increment financing and community improvement district sales tax revenues toward the payment of eligible Reimbursable Project Costs, in accordance with Exhibit 5.

D. Redevelopment Plan Objectives

The general objectives of the Redevelopment Plan are:

1. To enhance the tax base of the City and the other Taxing Districts, and encourage private investment in the surrounding area;
2. To increase employment opportunities;

3. To stimulate construction and development and generate tax revenues, including, but not limited to, real estate tax revenues, sales tax revenues, and personal property tax revenues; all of which would not occur without Tax Increment Financing assistance; and

4. To remediate blighting conditions described in the Blight Study (defined and discussed below under **Section VII.A.**).

II. DEFINITIONS

As used in this Redevelopment Plan, the following terms shall have these meanings:

A. Act. The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 et seq., of the Revised Statutes of Missouri, as amended.

B. Blighted Area. An area which, by reason of the predominance of defective or inadequate street layout, unsanitary 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.

C. City. The City of Springfield, Missouri.

D. City Council. The City Council of the City.

E. Commission. The Tax Increment Financing Commission of the City of Springfield, Missouri.

F. Community Improvement District (“CID”). A community improvement district formed under the Community Improvement District Act , Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended.

G. Economic Activity Taxes (EATs). The total additional revenue from taxes which are imposed by the City and other Taxing Districts, and which are generated by economic activities within the Redevelopment Area over the amount of such taxes generated by economic activities within the Redevelopment Area in the calendar year prior to the adoption of the ordinance approving the Redevelopment Project, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660, RSMo., taxes imposed on sales under and pursuant to section 67.700 or 650.399 for the purpose of emergency communication systems, licenses, fees or special assessments other than Payments in Lieu of Taxes and interest and penalties thereon, and any other taxes excluded by Missouri law. If a retail establishment relocates to the Redevelopment Area within one (1) year from a facility within the same county and the governing body of the City passes an ordinance finding that the relocation is a direct beneficiary of Tax Increment Financing, then for purposes of this definition the Economic Activity Taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by the City and other Taxing Districts over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area, as provided in Section 99.845 RSMo.

H. Gambling Establishment. An excursion gambling boat as defined in Section 313.800 RSMo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person

licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, RSMo.

I. Obligations. Bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City, or by other appropriate issuer, approved by the City, to pay or reimburse all or any portion of the Reimbursable Project Costs or to otherwise carry out a Redevelopment Project or to refund outstanding obligations.

J. Ordinance. An ordinance enacted by the City Council of the City.

K. Planned Development. The construction of new commercial buildings and related site improvements for end use as a convenience store, retail, restaurants, office space and/or service industry space, the development of which will be facilitated by the Redevelopment Project.

L. Payments in Lieu of Taxes (PILOTs). Those estimated revenues from real property in the Redevelopment Area, which revenues according to this Plan are to be used for a private use, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the Redevelopment Area exceeds the total initial equalized value of real property in such area, until the designation is terminated pursuant to Subsection 2 of Section 99.850 RSMo. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate located in the Redevelopment Area from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 RSMo.

M. Redevelopment Area. The real property depicted in Exhibit 1 and legally described in Exhibit 2.

N. Redevelopment Plan or Plan. This Brody Corners Tax Increment Financing Plan.

O. Redevelopment Project. The blight remediation, public infrastructure and site development activities and improvements to be undertaken within the Redevelopment Area intended to accomplish the objectives of this Redevelopment Plan, as described in the budget set out in Exhibit 5.

P. Redevelopment Project Costs. Include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and/or a Redevelopment Project. Such costs include, but are not limited to the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the Commission established in Section 99.820, Greene County, Missouri and the City for the administration of Sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan or a Redevelopment Project;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Costs of construction of public works or public and/or private improvements;
6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction

of any Redevelopment Project for which such Obligations are issued and for not more than eighteen (18) months thereafter, and including reasonable reserves related thereto;

7. All or a portion of a Taxing District's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the municipality by written agreement accepts and approves such costs; and

8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law.

Q. Reimbursable Project Costs. A maximum of \$3,442,677 of the Redevelopment Project Costs that may be reimbursed through TIF Revenue, plus interest on such costs at the rate of 6.0% per annum from the date of certification by the City as Reimbursable Project Costs to the date of payment. All Reimbursable Project Costs incurred shall be reimbursable upon their certification and shall not require construction of additional improvements or structures in order to qualify those expenses and costs for reimbursement. A general description of and budget for the Reimbursable Project Costs is set out in Exhibit 5.

R. Special Allocation Fund. The fund maintained by the City, which contains at least two (2) separate segregated accounts for the Redevelopment Plan, maintained by the appropriate department of the City into which Payments in Lieu of Taxes are deposited in one account and Economic Activity Taxes are deposited in the other account.

S. Tax Increment Financing. Tax increment allocation financing as provided pursuant to the Act.

T. Taxing Districts. Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

U. TIF Revenue. All Payments in Lieu of Taxes and all Economic Activity Taxes.

III. TAX INCREMENT FINANCING

This Redevelopment Plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes. A memorandum of this Redevelopment Plan shall be filed of record against all real property in the approved Redevelopment Area.

IV. FINANCING

A. Estimated Redevelopment Project Costs. The estimated schedule for implementation of the Redevelopment Plan contemplates a two (2) year build out of the Redevelopment Area after commencement of construction. The estimated Redevelopment Project Costs are set forth in Exhibit 5. The maximum Reimbursable Project Costs under this Redevelopment Plan are \$3,442,677, plus interest on such costs at the rate of 6.0% per annum from the date of certification by the City as Reimbursable Project Costs to the date of payment. This Redevelopment Plan proposes that Reimbursable Project Costs be reimbursed from Payments in Lieu of Taxes and Economic Activity Taxes generated by the Redevelopment Area.

B. Anticipated Sources of Funds. The Developer will pay all costs of the Redevelopment Project from a mix of Developer and investor equity and private loans. Developer will provide a minimum of 15% cash equity investment in the Redevelopment Project. The terms of this private equity and debt financing are yet to be finalized and are expected to include short-term construction financing and long-term financing arrangements in excess of 20 years. This Redevelopment Plan proposes that reimbursement of Reimbursable Project Costs will occur as funds are collected and available from the TIF Revenues, but not more frequently than quarterly. Anticipated sources and amounts of funds to pay Redevelopment Project Costs are discussed below.

1. Payments in Lieu of Taxes. Projections for Payments in Lieu of Taxes (“PILOTs”) are based on current and anticipated real property assessments and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, the timing of the completion of the projects within the Redevelopment Area and the corresponding timing of their inclusion in the property tax rolls, and the rollback in tax levies resulting from reassessment of classification. The estimated total Payments in Lieu of Taxes generated within the Redevelopment Area while Tax Increment Financing remains in place is approximately \$7,460,306, as shown in Exhibit 8. Under the proposed Plan, twenty-five percent (25%) of all of the Payments in Lieu of Taxes generated by the Redevelopment Area shall be classified as surplus and distributed to the taxing jurisdictions on an annual basis, with the remaining Payments in Lieu of Taxes generated being made available to pay Reimbursable Project Costs. The total surplus Payments in Lieu of Taxes are estimated at \$1,865,077.

All amounts shown as anticipated Payments in Lieu of Taxes are projections based on estimates prepared by the Developer. The market value of the anticipated improvements for the Redevelopment Project and Planned Development, for which PILOT calculations are projected in Exhibit 8, is estimated to be \$20,500,000. Actual amounts generated may be greater or lesser due to variations between actual versus projected project density or market conditions.

2. Economic Activity Taxes. The projected Economic Activity Taxes generated within the Redevelopment Area while Tax Increment Financing remains in place are approximately \$3,502,745 as shown in Exhibit 8. Economic Activity Taxes will be

made available, upon annual appropriation, to pay Reimbursable Project Costs. This Plan assumes that sales tax revenues will increase at a rate of 1.0% per year, after completion.

All amounts shown as anticipated Economic Activity Taxes are projections based on estimates prepared by the Developer. The taxable retail sales resulting from the Planned Development, from which Economic Activity Tax calculations are projected in Exhibit 8, are estimated to be \$10,000,000 once the Planned Development is fully complete. Actual amounts generated may be greater or lesser due to variations between actual versus projected project density or market conditions.

3. Community Improvement District. The projected Community Improvement District within the Redevelopment Area is anticipated to generate a total of \$2,212,657 if in place for the entire duration of Tax Increment Financing as shown on Exhibit 8.

C. Evidence of Commitments to Finance. This Redevelopment Project will be financed through several revenue sources, including private financing. Commitments for financing of the Redevelopment Project are attached hereto as Exhibit 12.

V. EQUALIZED ASSESSED VALUATION

A. Most Recent Equalized Assessed Valuation. The total initial equalized assessed valuation of the Redevelopment Area according to current records at the Greene County Assessor's Office, is approximately \$236,740. The Redevelopment Area consists of the entirety of two tax parcels. The 2021 combined ad valorem property tax levy is projected to be \$6.6324 per \$100 assessed valuation. The 2020 annual ad valorem tax revenue from the Redevelopment Area was approximately \$14,954.00. The initial equalized assessed valuation is further detailed on Exhibit 8.

The Total Initial Equalized Assessed Valuation of a Redevelopment Project area within the Redevelopment Area will be determined by the Greene County Assessor prior to the time the

Redevelopment Project is approved by Ordinance. Payments in Lieu of Taxes measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the Total Initial Equalized Assessed Valuation as defined herein, and deposited in the Special Allocation Fund earmarked for payment of Reimbursable Project Costs as defined herein.

B. Estimated Equalized Assessed Valuation after Redevelopment. When the Redevelopment Project and the Planned Development have been completed, the total assessed valuation of the Redevelopment Area will be determined. Should the Redevelopment Area develop as contemplated as of the date of this Redevelopment Plan, and pursuant to projections provided to the City by its consultants, future equalized assessed valuation for the Redevelopment Area is estimated at approximately \$6,560,000, with property values increasing throughout the duration of Tax Increment Financing. Detailed calculations showing the estimated increase in assessed valuation and the resulting Payments in Lieu of Taxes are shown in Exhibit 8.

VI. GENERAL LAND USE

This Redevelopment Plan contemplates the rezoning of the Redevelopment Area to HC (highway commercial). The development of the Redevelopment Area may necessitate continued or additional efforts related to the planning and platting process, with development progressing pursuant to applicable provisions of the City's zoning code. It is anticipated that such land use applications will occur before development commences. The anticipated general land use within the Redevelopment Area after redevelopment is described on Exhibit 14.

VII. REQUIRED STATUTORY FINDINGS

A. Existing Conditions in Redevelopment Area. The Blight Analysis ("Blight Study") prepared by Southwest Valuation Services, dated February 2, 2021, is attached as Exhibit 3. To meet the statutory definition of blight, a minimum of one blight factor out of five must be found

to be present in the Redevelopment Area. Statutory blight factors, as summarized in the Blight Study, that may be observed on the subject parcels include the following:

1. Factor 1: Unsanitary or unsafe conditions; and
2. Factor 2: Deterioration of Site Improvements.

The Blight Study finds that the Redevelopment Area qualifies as a “blighted area” due to the presence of several factors and provides the evidence of blight as stated within the Act in Section 99.805(1) RSMo.

B. Expectations for Development. The Redevelopment Area, taken as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of this Redevelopment Plan. The Developer has provided a Developer’s Affidavit, attached as Exhibit 13, which reflects this circumstance.

C. Conforms to Comprehensive Plan of City. The Redevelopment Plan is in conformance with the Springfield-Greene Comprehensive Plan (the “Comprehensive Plan”). The Comprehensive Plan designates the Redevelopment Area for Medium-intensity Retail, Office or Housing. This mixed category includes a variety of commercial and/or mid-or high-density housing situated at major intersections along certain road corridors. Appropriate zoning for this land use classification includes the HC, Highway Commercial District, which is intended for commercial uses that depend upon high visibility, generate high traffic volumes, and/or cater to the traveling public. These characteristics generally dictate this district be in areas at that are at least five acres in size that are located along or at the intersections of arterial classification streets or along frontage roads adjacent to freeways or other limited-access streets. The Redevelopment 12 HB: 4812-7644-8227.7 Area, which consists of approximately 28.25 acres located at a major intersection, was rezoned from County M-1, Light Manufacturing District and GR, General Retail

District to HC, Highway Commercial District, on July 12, 2021 by Special Ordinance. The Comprehensive Plan also designates the area surrounding the intersection of West Sunshine Street and James River Freeway as an emerging Activity Center. Activity Centers are areas designated for significant concentrations of commercial and residential activity. The Comprehensive Plan recommends development be focused in and around these areas to optimize use of public infrastructure, improve citizen convenience, inspire investor confidence, and promote a compact growth pattern. The Redevelopment Plan supports this recommendation by proposing new commercial development near this intersection.

D. Date to Adopt Redevelopment Project. In no event shall any ordinance approving a Redevelopment Project be adopted later than ten (10) years from the adoption of the Ordinance approving this Redevelopment Plan.

E. Obligations. No Obligations will be issued by the City to pay Reimbursable Project Costs. The completion of the Redevelopment Project and the reimbursement of the Reimbursable Project Costs will occur no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project. For purposes of this Plan, “Year 1,” as shown in the Exhibits hereto, is anticipated to be calendar year 2022, although actual implementation of this Plan may cause “Year 1” to start in a subsequent calendar year.

F. Acquisition by Eminent Domain. The City will not consider the use of eminent domain to acquire property within the Redevelopment Area.

G. Relocation Assistance. No person or business currently resides or occupies any space in the Redevelopment Area, to the extent any relocation of eligible displaced occupants and business were to exist in the Redevelopment Area, the City will adhere to the Relocation Assistance Plan detailed in Exhibit 4.

H. Cost-Benefit Analysis. A cost-benefit analysis, attached hereto as Exhibit 11, has been prepared for this Redevelopment Plan. This analysis and other evidence submitted to the Commission describe the fiscal impact on every affected Taxing District and provide sufficient information to determine that the Redevelopment Project as proposed, is financially feasible.

I. Gambling Establishment. The Redevelopment Plan does not include the development or redevelopment of any Gambling Establishment.

**BRODY CORNERS TIF PLAN
EXHIBIT 1**

**MAP OF REDEVELOPMENT AREA AND REDEVELOPMENT
PROJECT**

EXHIBIT 2

LEGAL DESCRIPTION OF REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT

TRACT I:

BEGINNING AT A POINT 427.87 FEET EAST OF THE NORTHWEST CORNER OF THE EAST ONE HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL QUARTER (NWFRL1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 907.7 FEET TO THE NORTHEAST CORNER OF THE EAST ONE HALF (E1/2) OF SAID LOT ONE (1); THENCE SOUTH ALONG THE EAST LINE OF THE EAST ONE HALF (E1/2) OF SAID LOT ONE (1), 826 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 166; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 490 FEET; THENCE NORTHWESTERLY MAKING AN ANGLE OF 90° WITH THE LAST DESCRIBED COURSE 362.65 FEET; THENCE WEST MAKING AN ANGLE OF 56°30' TO THE LEFT WITH THE LAST DESCRIBED COURSE 298.4 FEET; THENCE NORTH MAKING AN ANGLE OF 90°59' TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 794.05 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL QUARTER (NWFRL1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI.

TRACT II:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 427.87 FEET; THENCE SOUTH 800 FEET; THENCE WEST 427.87 FEET; THENCE NORTH TO BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

TRACT III:

A TRACT OF LAND LOCATED IN SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE WEST HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ONE (1); THENCE ALONG THE WEST LINE OF THE WEST HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION ONE (1), SOUTH 00°06'27" EAST A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°04'21" EAST A DISTANCE OF 675.90 FEET TO THE POINT FOR CORNER; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 413 THE FOLLOWING DESCRIBED COURSE, SOUTH 55°23'51" WEST A DISTANCE OF 299.98 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 58°40'55" WEST A DISTANCE OF 61.27 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 79°21'47" WEST A DISTANCE OF 54.75 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 57°44'32" WEST A DISTANCE OF 5.28 FEET TO A POINT FOR CORNER; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF THE WEST HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION ONE (1), NORTH 00°06'27" WEST A DISTANCE OF 724.17 FEET TO THE POINT OF BEGINNING.

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN
EXHIBIT 3
BLIGHT STUDY**

**Blight Study
of
Whispering Lanes Mobile Home Park
Located at the Northwest Quadrant of
James River Freeway and West Sunshine Street
in the City of Springfield
Greene County, Missouri**

**Prepared For:
Cory Collins, Esquire
Husch Blackwell**

**Effective Date:
February 2, 2021**



RICK J. MUENKS, J.D., MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER

CHRISTOPHER P. MUELLER, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER

SETH JOHNSON, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER

CASSANDRA J. SICKMAN
CERTIFIED GENERAL REAL ESTATE APPRAISER



APPRAISAL SERVICES FOR:

- FINANCING
- ACQUISITION
- DISPOSITION
- DEVELOPMENT
- TAX MATTERS
- FORECLOSURE

CONSULTING SERVICES FOR:

- MARKET STUDIES
- FEASIBILITY STUDIES
- TRANSACTION DUE DILIGENCE

LITIGATION SUPPORT FOR:

- CONDEMNATION
- PROPERTY DAMAGE CLAIMS
- PROPERTY DEFECTS
- MARITAL DISSOLUTION
- PROPERTY TAX APPEALS
- ZONING/LAND USE CONTROL HEARINGS

MAIN OFFICE -
3041 SOUTH KIMBROUGH AVE., SUITE 107
SPRINGFIELD, MO 65807

SATELLITE OFFICE -
1103 WEST 2ND STREET
WEST PLAINS, MO 65775

OFFICE 417-866-8300
FAX 417-866-8391
SWVALUATION.COM

August 10, 2021

West Sunshine Development, LLC
c/o Cory Collins, Esquire
Husch Blackwell
901 St. Louis Street, Suite 1800
Springfield, MO 65806

RE: Blight Study- Whispering Lanes Mobile Home Park
NWQ James River Freeway and West Sunshine Street
5505 West Sunshine Street
Springfield, Missouri 65619
Our file number: 34-21

Mr. Collins:

In fulfillment of your request, Southwest Valuation, LLC is pleased to transmit our narrative report developing an opinion of blight as defined in Section 99.805 (1) RSMo. as revised by SB 153 which was signed into law on June 30, 2021 with an effective date of August 28, 2021. The effective date of this report is February 2, 2021.

This study will be used by the you and your client as it pertains to a redevelopment plan application and determination of blight in the area covered by the redevelopment plan. The following report sets forth the most pertinent data gathered, and the reasoning leading to the opinion of blight. The analysis, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis or if Southwest Valuation, LLC can be of further service, please contact us.

Respectfully submitted,

Rick J. Muenks, MAI
General Real Estate Appraiser
Missouri State Certified
RA003286



Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the area or property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined conclusion that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this study.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Rick Muenks has made a personal inspection of the area that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification except the following individuals: report production, None
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Rick Muenks has completed the continuing education program of the Appraisal Institute, and is a licensed commercial real estate appraiser in the State of Missouri.

Rick J. Muenks, MAI
General Real Estate Appraiser
Missouri State Certified
RA003286



Table of Contents

Summary of Study Conclusions	1
Identification of Assignment	3
Identification of Study Area	4
Analysis of Factors Determining Blight	17
Exhibit A.....	28
Exhibit B.....	31

Summary of Study Conclusions

Study Area:	Former Whispering Lanes Mobile Home Park, Springfield, Greene County, Missouri.
Location Description:	The study area is located at the northwest quadrat of James River Freeway and West Sunshine Street. The study area is located in the city of Springfield and a portion of the land area is zoned GR – General Retail and the remaining is zoned MH-1 – Mobile Home District. The study area is in the southwest portion of the City of Springfield limits, within the urban service district for Springfield and is generally surrounded by areas incorporated into the city of Republic to the north and south.
Property Type:	Former Mobile Home Park – closed in 2012.
Report Type:	Narrative
Study Question:	Blighted Area under Section 99.805 (1) RSMo, as revised by SB 153
Report Date:	August 10, 2021
Effective Study Date:	February 2, 2021
Inspection Date:	February 2, 2021
Blight Factor – Insanitary or Unsafe Conditions:	The Whispering Lanes Mobile Home Park exhibits two overwhelming insanitary or unsafe conditions: 1. An onsite wastewater treatment system that has not been removed or remediated as required by a Court Order; and 2. There is an accumulation of debris and trash, as it appears the mobile home park has become a dumping site.
Blight Factor – Deterioration of Site Improvements:	<p>Besides the dilapidated building structure and various mobile home remnants scattered through the area, there are various site improvements that remain in the area that are left over from the former mobile home park use. These site improvements include asphalt streets, a wastewater treatment facility including two lagoon cells situated within a sinkhole, underground water lines, and underground sewer lines, underground electrical lines, an older private water well, water storage tank, and a number of concrete pads. These site improvements have not been in use since 2012, are not in a useable condition and would require removal in order for the area to support any land use.</p> <p>Under the current zoning regulations that apply to the study area, and zoning regulations that would apply to any foreseeable use in the study area, connection to a public water supply is required. The existing on site system is not recognized as a public supply district. The nearest public water supply line is located at the southeast corner of Farm Road 115 and Sunshine Street. This is approximately 3,200 linear feet, and the preliminary cost to extend is in the area of \$400,000 to \$500,000.</p>

<p>Blight Factor – Conditions which Endanger Life or Property:</p>	<p>Since Whispering Lanes Mobile Home Park has been closed since 2012, there are no residents in the area that might be endangered and there are no improvements that are of value. In its present condition, the area could be utilized by homeless persons, and thereby put themselves at danger, the inspection of the area found no direct evidence of the area being used by homeless persons.</p>
<p>Blight Factor – Retards the Provision of Housing Accommodations:</p>	<p>The area in its present condition, including the existing court order to close the wastewater treatment facility, does not and cannot support housing accommodations, without significant redevelopment of the area.</p>
<p>Blight Factor – Constitutes an Economic or Social Liability or Menace to Public Health, etc.</p>	<p>In its present condition the area has a wastewater treatment system that has been ordered closed including two lagoon cells located within a sinkhole. The area has become a dumping ground for various trash and debris, including tires and asphalt shingles. Various site improvements including utility lines, concrete pads and streets are deteriorated and require removal. This present condition represents an economic liability as the area is not currently in any form of a productive state, and regulatory bodies have been unsuccessful in achieving compliance with orders from a court made in 2014 to close the lagoons. The existence of the non-compliant lagoons, dumping, and debris on the site, and overall site conditions clearly have created a menace to public health.</p>
<p>Blight Conclusions:</p>	<p>Based on a complete examination of the blight factors set out in Section 99.805 (1), as revised by SB 153, the area under study known as the Whispering Lanes Mobile Home Park is blighted. Under the statutory scheme, only one factor can justify a blight conclusion, however in this case every factor indicates blight.</p>



Identification of Assignment

Purpose of the Blight Study

To determine whether the area under study meets the definition of a Blighted area as defined in Section 99.805 (1) RSMo and known as the Real Property Tax Increment Allocation Redevelopment Act.

Intended Use

The intended use of this report is the incorporation into an Application for Approval of a Redevelopment Plan to create a Tax Incremental Financing District ("TIF") within the City of Springfield, Greene County, Missouri.

Intended User(s)

This report is for the intended use of the client, Cory Collins, Esquire, his client, its agents and advisors and the City of Springfield, in reaching legislative determinations of a Blighted Area as defined in Section 99.805 (1) RSMo, as revised by SB 153.

Blighted Area Definition

A Blighted Area is defined as: "an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire or 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, or welfare in its present condition and use;" Section 99.805 (1), as revised by SB 153.

Identification of Study Area

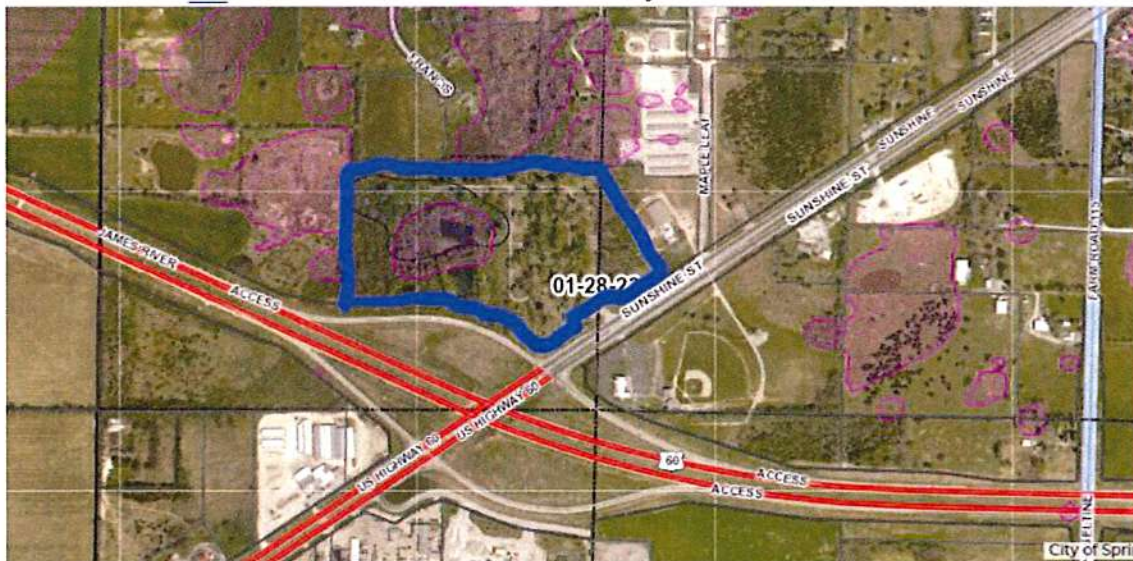
The area consists of two assessor-described tracts of land which are generally situated at the northwest quadrant of James River Freeway and Sunshine Street. Much of this area formerly functioned as the Whispering Lanes Mobile Home Park. The following table summarize the two assessor parcel tracts that make up the study area, followed by a map of the redevelopment area. The legal description for the study area is attached as Exhibit A to this report.

Summary of Parcels Located in Study Area

Address	Assessor Parcel Number	Land Size (Per Assessor Records)	Building Improvement Size	Building Improvement Status
15505 West Sunshine Street, Springfield	881701200099	24.05 acres	1,100 SF	Dilapidated structure with water storage tank. Various other concrete pads and building remnants scattered across site. Abandoned wastewater treatment facility.
Highway 60, Springfield	881701100097	3.01 acres	None	Billboard sign assumed to be leased.
Total		27.06 acres	1,100 SF	

As shown in the above table, the study area contains approximately 27.06 acres of land, improved with a dilapidated 1,100 SF former office structure and a water tank that supported a private water system on the site. There are also various other scattered building remnants on the site, and a wastewater treatment facility consisting of two lagoon cells and an extended aeration plant.

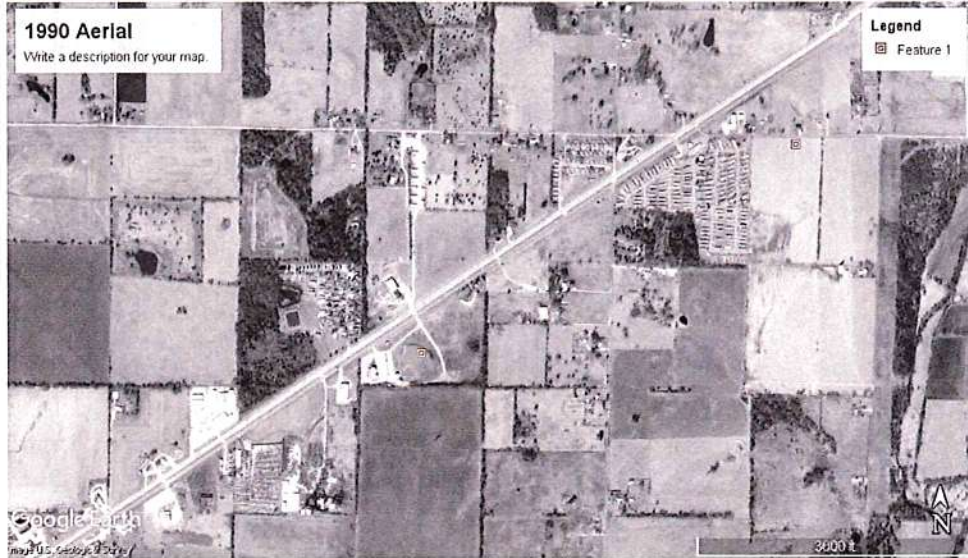
Aerial of Study Area



As noted, the subject study area is the former Whispering Lanes Mobile Home Park. Based on review of historical aerials the Whispering Lanes Mobile Home Park was in existence prior to 1990. In 1990, James River Freeway was not constructed, and Whispering Lanes had access directly from Sunshine Street.

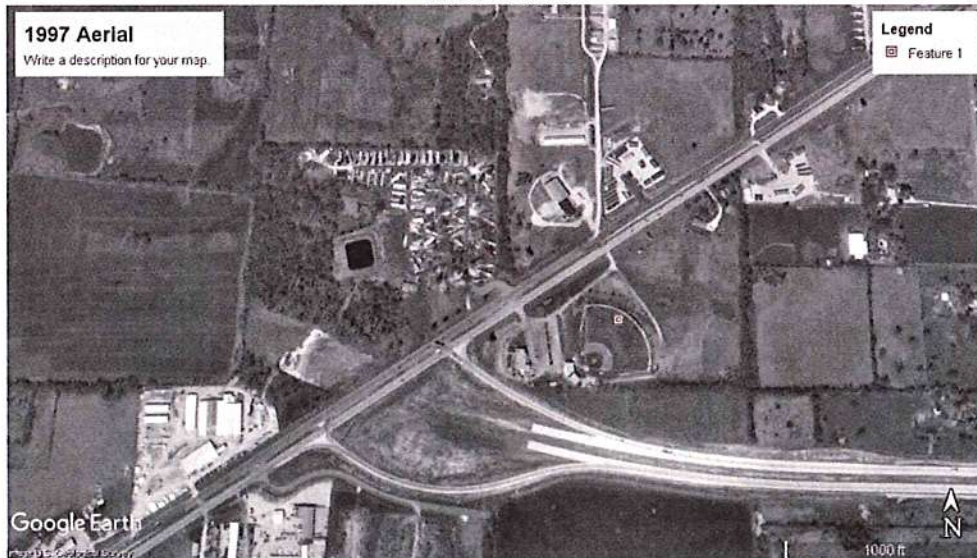
Historical Aerials of Study Area
(Source: Google Earth)

1990 Aerial



The exact date that the Whispering Lanes Mobile Home Park was constructed is not known, but it was fully operational in 1990 so its construction would predate 1990. By 1997, James River Freeway was being constructed, and access to the subject was changed with a jogged, nearly 90 degree access road that was constructed within the Sunshine Street right of way. It appears to have been acquired as part of the James River Freeway right of way acquisition which is reflected in a 2002 aerial.

1997 Aerial



2002 Aerial



Based on the aerials of 2002, 2005, 2008 and 2011, the Whispering Lanes Mobile Home Park appears to have continued to operate as a mobile home park with little changes. Besides the opening of James River Freeway, the immediate adjacent area to Whispering Lanes had a large lot residential subdivision put in place around 2005 to the north; a mini storage facility to the northeast initiated construction around 1997. Otherwise, review of the aerials do not indicate any changes to land use.

2005 Aerial



2008 Aerial



2011 Aerial



2013 Aerial



Sometime around 2013, the Whispering Lanes Mobile Home Park discontinued to function. As will be presented later in this study, an action was initiated by the Missouri Department of Natural Resources (DNR) in 2014 to close the lagoon at Whispering Lanes. The finding of facts contained in the judgment of the court indicate that the Whispering Lanes Mobile Home Park closed in 2012.

2015 Aerial



By 2015 most of the mobile homes located at Whispering Lanes had been removed and the area has remained vacated since that time. It should be noted that Cox Roofing, acquired the former radio station property that was located to the east of Whispering Lanes and made some renovations to this property to support their roofing business operations.

2019 Aerial



The regional location of the former Whispering Lanes mobile home park is in the Southwest Springfield/Greene County sub market which has been the primary growth direction in the region in terms of population and housing units for the past several decades. Prior studies by Southwest Valuation suggest that this sub market has been capturing around 50% to 60% of the Greene County population growth since at least 1990. The subject study area is at the intersection of two regional thoroughfares yet little change has occurred in the immediate area in terms of land development. Over the past decade there has been significant development at the intersection of Sunshine Street and West Bypass located approximately 3 miles northeast of the subject. This location is anchored by various large retailers including Wal Mart, Menards, Burlington Coat Factory, Ross, and various commercial users. There has also been significant industrial and distribution development near the intersection of James River Freeway and Highway MM, approximately two miles northwest of the subject study area. This development includes a number of users with the most recent activity being an Amazon fulfillment center and the new facility for Convoy of Hope.

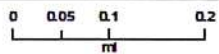
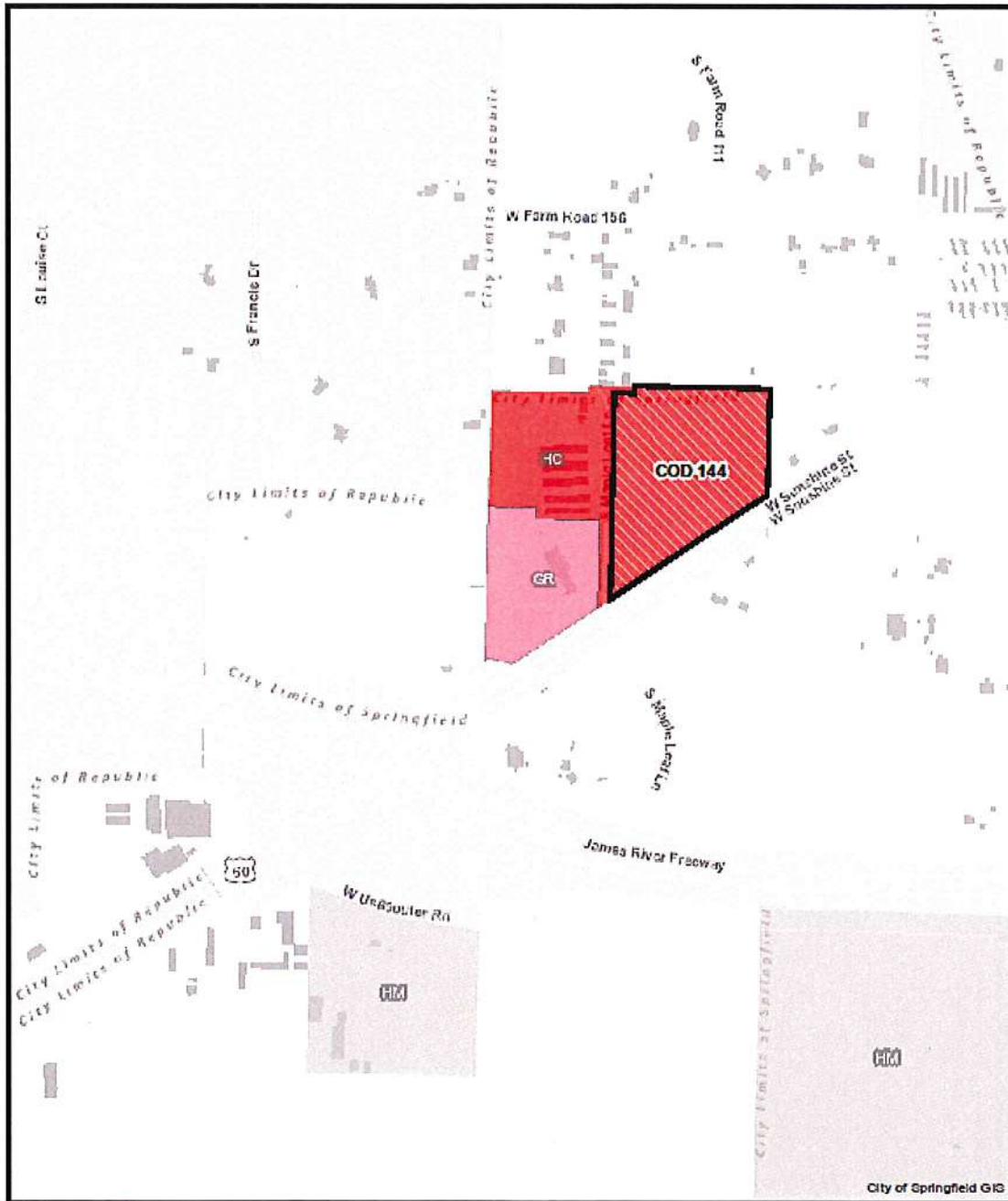
The study area is located in the city of Springfield and a portion is zoned GR – General Retail. The remaining portion is zoned MH-1 Mobile Home by Greene County. City of Springfield sewer services are located in the study area and water services are believed to be at or near the study area.



City of Springfield Zoning Map

(East portion of the subject is in the General Retail – GR District)

Zoning Districts



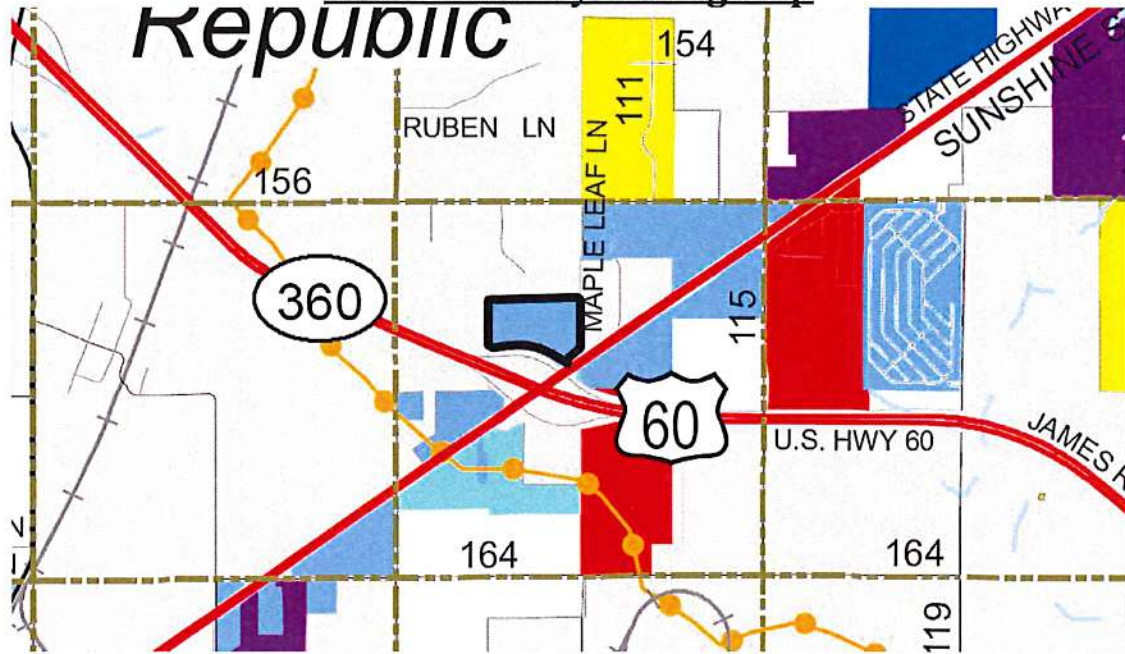
1 inch = 752 feet

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.



2/8/2021

Greene County Zoning Map



Legend	
	Agriculture (A-1)
	Agriculture Residence (A-R)
	Neighborhood Commercial (C-1)
	General Commercial (C-2)
	Rural Commercial (C-3)
	Incorporated (INC)
	Light Manufacturing (M-1)
	Heavy Manufacturing (M-2)
	Mobile Home (MH-1)
	Professional Office (O-1)
	General Office (O-2)
	Plot Assignment District (PAD)
	Suburban Residence (R-1)
	One & Two Family (R-2)
	Multi-Family (R-3)
	Multi-Family (R-4)
	Rural Residence (RR-1)
	Urban Residence (UR-1)
	Major Roads
	Railroads
	Minor Roads
	Streams
	Lakes
	Section Lines
	Urban Service
	Government Parks
	Airport Zones

Sewer Main Map

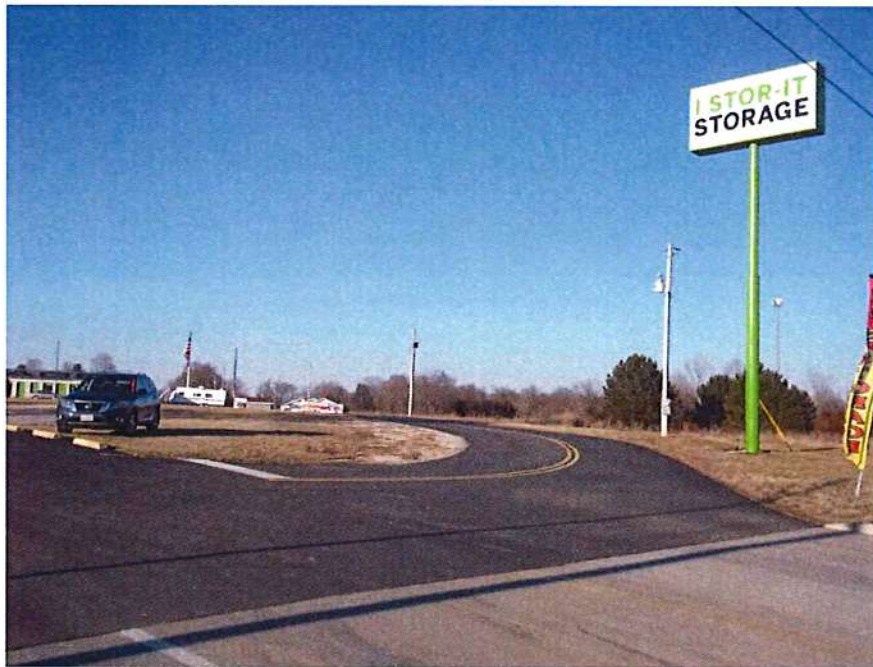
GIS Data



Photographs of Area surrounding Study Area



Looking northeast along Sunshine Street from Maple Street



Looking north at Maple Street from Cox Roofing access point of Sunshine Street. There are various storage and warehouse uses on Maple Street, which turns to a gravel road.



Looking south from the adjacent residential subdivision north of the Study Area. The pine trees are the boundary of the Study Area and the former Whispering Lanes Mobile Home Park.



Looking north at the adjacent residential subdivision to the north.



Looking east from the Sunshine Street access at the American Legion hall and baseball complex.



Looking south along Sunshine Street and James River Freeway.

Analysis of Factors Determining Blight

As noted, the statute defines blight based on reasons of the predominance of:

- Insanitary or unsafe conditions;
- Deterioration of site improvements;
- 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;
- Constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

The following addresses these factors.

Insanitary or Unsafe Conditions

The Whispering Lanes Mobile Home Park exhibits two overwhelming insanitary or unsafe conditions: 1. an onsite wastewater treatment system that has not been removed or remediated; and 2. an accumulation of debris and trash, as it appears the mobile home park has become a dumping site.

Wastewater Treatment Facility

On November 10, 2014, judgment was entered in favor of the State of Missouri/Missouri Department of Natural Resources (DNR) and against the prior owner RLB Properties LLC and Michael Pierce. The judgment ordered injunctive relief that included compliance with the Missouri Clean Water Law, to stop all discharges from the lagoon, to stop operating the lagoon without a permit and to submit a closure plan of the lagoon to DNR for their approval. In addition, the court assessed civil penalties in the amount of \$41,820. A complete copy of the order and the findings of facts is attached as Exhibit B. To date, no compliance with the judgment and order appears to have occurred, as there are subsequent filings to obtain compliance that are also attached as Exhibit B.

The Greene County Circuit Court in its ruling found:

- that Whispering Lanes Mobile Home Park closed on May 31, 2012;
- that the wastewater treatment plant consisted of two lagoon cells and an extended aeration plan;
- that the lagoon cells were built in a sinkhole and leaking;
- inspections dating back to 2005 revealed that large quantities of poorly treated wastewater was coming from the treatment plant and entering the eye of a sinkhole and that samples of wastewater entering the sinkhole exceeded effluent bacteria levels;
- that dye trace from the lagoon showed up in a nearby drinking well and the drinking water tested positive for coliform bacteria;
- that the original lagoon cell experienced a partial collapse at one point and the most recent geological survey gave the lagoon a “severe” rating for collapse potential.



Looking at south lagoon cell

Accumulation of Trash and Debris

The Whispering Lanes Mobile Home Park has been closed since 2012, and since that time the area has been a depository for trash, and debris resulting in insanitary conditions. The following on site photographs show this accumulation.















Deterioration of Site Improvements

Besides the dilapidated building structure and various mobile home remnants scattered through the area, there are various site improvements that remain in the area that are left over from the former mobile home park use. These site improvements include asphalt streets, a wastewater treatment facility including two lagoon cells situated within a sinkhole, underground water lines, and underground sewer lines, underground electrical lines, a private water well and water storage tank, and a number of concrete pads. These site improvements have not been in use since 2012, are not in a useable condition and would require removal in order for the area to support any land use.

Under the current zoning regulations that apply to the study area, and zoning regulations that would apply to any foreseeable use in the study area, connection to a public water supply is required. The existing on site system is not recognized as a public supply district. The nearest public water supply line is located at the southeast corner of Farm Road 115 and Sunshine Street. This is approximately 3,200 linear feet, and the preliminary cost to extend is in the area of \$400,000 to \$500,000.

The following are various photographs of these conditions.





Existence of Conditions which Endanger Life or Property by fire and other causes , or any combination of such factors

Since Whispering Lanes Mobile Home Park has been closed since 2012, there are no residents in the area that might be endangered and there are no improvements that are of value. In its present condition, the area could be utilized by homeless persons, and thereby put themselves at danger, the inspection of the area found no direct evidence of the area being used by homeless persons.

Retards the Provision of Housing Accommodations

The area in its present condition, including the existing court order to close the wastewater treatment facility, and the extension of public water system does not and cannot support housing accommodations, without significant redevelopment of the area.

Constitutes an Economic or Social Liability or Menace to the Public Health, Safety, Morals, or Welfare in its Present Condition and Use

In its present condition the area has a wastewater treatment system that has been ordered closed including two lagoon cells located within a sinkhole. The area has become a dumping ground for various trash and debris, including tires and asphalt shingles. Various site improvements including utility lines, concrete pads and streets are deteriorated and require removal. This present condition represents an economic liability as the area is not currently in any form of a productive state, and regulatory bodies have been unsuccessful in achieving compliance with court orders were made in 2014 to close the lagoons. The existence of the non-compliant lagoons, dumping, and debris on the site, and condition of site improvements clearly have created a menace to public health and welfare..

Conclusion to Blight Factors:

Based on a complete examination of the blight factors set out in Section 99.805 (1), as revised by SB 153, the area under study known as the Whispering Lanes Mobile Home Park is blighted, as the predominance of the factors support this conclusion. Under the statutory scheme, only one factor is necessary to justify a blight conclusion, however in this case every factor indicates blight.



Exhibit A – Legal Description of Blighted Area

Electronically Recorded

041704-16 14 Oct 2016 10:28:27 AM

Book: 2016
Page: 041704-16
3 pages



REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Cheryl Dawson-Spaulding
Cheryl Dawson-Spaulding
Recorder of Deeds

lounnigam

QUIT-CLAIM DEED (Missouri)

THIS INDENTURE is made on this 29th day of September, 2016, by and between 5505 WEST SUNSHINE, LLC, a Missouri limited liability company (the "Grantor") and RLB PROPERTIES, LLC, an Arkansas limited liability company (the "Grantee"), whose mailing address is: c/o Mike Pierce, 7700 North Shore Place, North Little Rock, AR 72118.

WITNESSETH, THAT GRANTOR, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto Grantee the following described lots, tracts or parcels of land, lying, being and situate in the County of Greene and State of Missouri, to-wit:

TRACT I:

BEGINNING AT A POINT 427.87 FEET EAST OF THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 907.7 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF (E1/2) OF SAID LOT ONE (1); THENCE SOUTH ALONG THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF SAID LOT ONE (1), 826 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 166; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 490 FEET; THENCE NORTHWESTERLY MAKING AN ANGLE OF 90° WITH THE LAST DESCRIBED COURSE 362.65 FEET; THENCE WEST MAKING AN ANGLE OF 56° 30' TO THE LEFT WITH THE LAST DESCRIBED COURSE 298.4 FEET; THENCE NORTH MAKING AN ANGLE OF 90° 59' TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 794.05 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL



QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI.

TRACT II:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 427.87 FEET; THENCE SOUTH 800 FEET; THENCE WEST 427.87 FEET; THENCE NORTH TO BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

TRACT III:

A TRACT OF LAND LOCATED IN SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ONE (1); THENCE ALONG THE WEST LINE OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION ONE (1), SOUTH 00°06'27" EAST A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°04'21" EAST A DISTANCE OF 675.90 FEET TO THE POINT FOR CORNER; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 413 THE FOLLOWING DESCRIBED COURSE, SOUTH 55°23'51" WEST A DISTANCE OF 299.98 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 58°40'55" WEST A DISTANCE OF 61.27 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 79°21'47" WEST A DISTANCE OF 54.75 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 57°44'32" WEST A DISTANCE OF 5.28 FEET TO A POINT FOR CORNER; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION ONE (1), NORTH 00°06'27" WEST A DISTANCE OF 724.17 FEET TO THE POINT OF BEGINNING, ALL IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto Grantee and unto its successors and assigns forever; so that neither Grantor, its successors and assigns, nor any other entity, person or persons, for it or in its name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.



Exhibit B – Final Judgment and Related Court Filings – Circuit Court of Greene County, Case No. 1331-CC01162

IN THE CIRCUIT COURT OF GREENE COUNTY
STATE OF MISSOURI

STATE OF MISSOURI ex rel.)	
Joshua D. Hawley, the Attorney)	
General of Missouri, and the)	
Missouri Department of)	
Natural Resources,)	
)	
Plaintiff,)	
)	
v.)	Case No. 1331-CC01162
)	
RLB PROPERTIES, LLC and)	
)	
MICHAEL PIERCE,)	
)	
d/b/a Whispering Lanes Mobile)	
Home Park,)	
)	
Defendants.)	

July Filed - Greene - September 05, 2018 - 03:57 PM

Application for Order to Show Cause

Plaintiff, the State of Missouri, by and through Attorney General Joshua D. Hawley and Assistant Attorney General Shawna M. Bligh, requests that this Court require Defendants, RLB Properties, LLC and Michael Pierce d/b/a Whispering Lanes Mobile Home Park to appear before this court to show cause why Defendants should not be adjudged in contempt for failing to comply with this Court's Final Judgment entered on November 10, 2014. In support of its Application, Plaintiff states as follows:

1. On September 6, 2013, Plaintiff filed its *Petition for Injunction and Civil Penalties* against Defendants.



2. On November 10, 2014, the Court entered a Final Judgment against Defendants ordering them to comply with the Missouri Clean Water Law and its implementing regulations with respect to Defendants' wastewater violations at Whispering Lanes Mobile Home Park in Greene County, Missouri. A copy of the Final Judgment is attached hereto as Exhibit A.

3. Specifically, this Court ordered Defendant to pay a civil penalty of Forty-One Thousand Eight Hundred and Twenty Dollars and No Cents (\$41,820.00), as well as undertake certain required injunctive relief set forth on page 6 of the Final Judgment.

4. On July 10, 2018, this Court granted Plaintiff's Motion to Enforce requiring that Defendants comply with the terms of the Final Judgment within thirty days or by August 9, 2018.

5. To-date, Defendants have not complied with the terms of the Final Judgment.

6. Consequently, Plaintiff is left no other recourse than to file the instant Application for a Show Cause Hearing with this Court.

7. Defendants failure to comply with this Court's Final Judgment constitutes a violation of the rights of Plaintiff and is calculated to defeat the rights and remedies of the State of Missouri.



WHEREFORE, Plaintiff requests that this Court issue its Order to Show Cause directed to RLB Properties, LLC and Michael Pierce d/b/a Whispering Lanes Mobile Home Park requiring them to appear and Show Cause why they should not be adjudged in contempt of Court for their failure to comply with the terms of the Final Judgment entered November 10, 2014.

Respectfully submitted,

JOSHUA D. HAWLEY
Attorney General

/s/ Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General
Missouri Bar No. 56079
P.O. Box 899
Jefferson City, MO 65102
Phone: (573)751-8261
Fax: (573) 751-8796
Email: Shawna.Bligh@ago.mo.gov

ATTORNEYS FOR PLAINTIFF

Certificate of Service

I hereby certify that a true and accurate copy of the foregoing was mailed, postage prepaid, by Federal Express, delivery confirmation, this 5th day of September, 2018 to:

RLB Properties, LLC
R/A Dan R. Nelson
910 St Louis Street Suite 100
Springfield, MO 65806

Michael Pierce
7700 N. Shore Place
North Little Rock, Arkansas 72118

/s/Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General



IN THE CIRCUIT COURT OF GREENE COUNTY
STATE OF MISSOURI

State of Missouri, ex. rel.,)
Attorney General, Joshua D. Hawley)
)
Plaintiff,)
)
versus)
)
RLB Properties, LLC and)
Michael Pierce d/b/a Whispering Lanes)
Mobile Home Park,)
)
Defendants.)

Case No.: 1331-CC01162

FILED
DIVISION 3
JUL 10 2018
GREENE COUNTY
CIRCUIT COURT

ORDER GRANTING PLAINTIFF'S MOTION TO ENFORCE

On the 19th day of June 2018, this matter came before the Court Plaintiff's Motion to Enforce Judgment. After a hearing on Plaintiff's Motion to Enforce Judgment, and upon review of said motion and the affidavit filed in support of said motion, the Court hereby grants Plaintiff's Motion to Enforce Judgment and enters the following Findings and Orders.

FINDINGS

1. The State filed its *Verified Petition for Injunctive Relief and Civil Penalties* on September 6, 2013.
2. Defendant RLB Properties, LLC owns the property formerly operated as Whispering Lanes Mobile Home Park, located at 5505 West Sunshine, Springfield, Missouri 65619.
3. On November 10, 2014, this Court entered its Final Judgment in this case.



4. Under the Final Judgment, Defendants were required to comply with the Missouri Clean Water Law and all implementing regulations for any and all future activities in the State of Missouri.

5. Defendants were also required to stop all discharges, including discharges or potential discharges to groundwater.

6. The Final Judgment ordered and enjoined Defendants from operating or maintaining a wastewater treatment facility ("WWTF") without a permit.

7. Defendants were also ordered to submit a closure plan of the WWTF to the Department of Natural Resources ("Department") within 30 days of entry of the Final Judgment and to complete closure of the WWTF within 180 days of the Department's approval of the closure plan.

8. To-date, Defendant has failed to comply with the requirements set forth in the Final Judgment, as provided herein in Paragraphs 4-7 above.

9. Due to Defendant's failure to comply with the terms of the Default Judgment, the Attorney General was left no other recourse than to file the instant Motion to Enforce Judgment.

9. Defendant's failure to comply with this Court's Final Judgment constitutes a violation of the rights of Plaintiff and is calculated to defeat the rights and remedies of the State of Missouri.

ORDERS

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

10. This Court, applying the findings hereby ORDERS Defendants, RLB



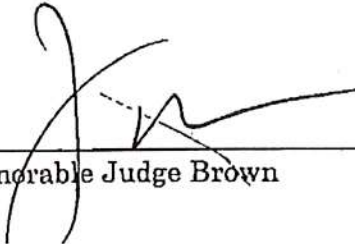
Properties, LLC and Michael Pierce to perform all acts and provide all documentation required under the terms of the Final Judgment within thirty days (30) of entry of this Order, including, but not limited to cessation of all discharges, including discharges or potential discharges to groundwater, cease operating or maintaining the WWTF without a permit; and submit a closure plan of the WWTF to the Department within fifteen (15) days of entry of this Order and complete closure of the WWTF within forty-five (45) days of entry of this Order.

11. Defendant is ORDERED to allow a representative of the Department of Natural Resources to undertake a site visit or inspection to monitor Defendant's progress complying with the orders set forth in Paragraph 10 above.

12. Nothing in this Order shall prevent Plaintiff from applying to this Court for further orders or relief to enforce this Order or the terms of Plaintiff's Default Judgment, including, but not limited to the collection of any civil penalties provided for in the Default Judgment, including that portion suspended pending Defendant's compliance.

SO ORDERED.

Date: 7-10-18



The Honorable Judge Brown



IN THE CIRCUIT COURT OF GREENE COUNTY, MISSOURI

STATE OF MISSOURI <i>ex rel.</i>)	
Attorney General Joshua D. Hawley,)	
)	
Plaintiff,)	
)	
v.)	Case No. 1331-CC01162
)	
)	
RLB PROPERTIES, LLC and)	
)	
MICHAEL PIERCE,)	
)	
d/b/a Whispering Lanes Mobile)	
Home Park,)	
)	
Defendants.)	

Motion to Enforce Judgment

COMES NOW, Plaintiff, State of Missouri ex. rel. Attorney General Joshua D. Hawley (“State”), by and through Assistant Attorney General, Shawna M. Bligh for its Motion to Enforce Judgment against Defendants, RLB Properties, LLC and Michael Pierce d/b/a Whispering Lanes Mobile Home Park, and states the following in support thereof:

1. On September 6, 2013, the State filed its *Petition for Injunctive Relief and Civil Penalties* (“*Petition*”) against Defendants for violations of the Missouri Clean Water Law.

2. Defendant RLB Properties, LLC owns the property formerly operated as Whispering Lanes Mobile Home Park, located at 5505 West Sunshine, Springfield, MO 65619.

3. Defendant RLB Properties, LLC owns and operates property on which there is an extended aeration wastewater treatment plant and two-cell wastewater treatment lagoon (“WWTF”) to serve the property formerly operated as Whispering Lanes Mobile Home Park (“mobile home park”). Defendant RLB Properties, LLC has owned the site since 2002.

4. Defendant Michael Pierce is a member of RLB Properties, LLC and was responsible for operation of the mobile home park.

5. On November 10, 2014, this Court entered its Final Judgment in this case. See Final Judgment attached hereto as Exhibit A.

6. Defendants were required to pay a civil penalty in the amount of \$41,820.00 within thirty days of entry of the Final Judgment. See Exhibit A at P. 7.

7. The Final Judgment also required Defendants to undertake certain injunctive relief. See *Id.*

8. Under the Final Judgment, Defendants were required to comply with the Missouri Clean Water Law and all implementing regulations for any and all future activities in the State of Missouri.



9. Defendants were also required to stop all discharges, including discharges or potential discharges to groundwater.

10. The Final Judgment ordered and enjoined Defendants from operating or maintaining the WWTF without a permit.

11. Defendants were also ordered to submit a closure plan of the WWTF to the Department of Natural Resources ("Department") within 30 days of entry of the Final Judgment and to complete closure of the WWTF within 180 days of the Department's approval of the closure plan.

12. To-date, Defendants have failed to comply with any of the orders set forth in the Final Judgment.

WHEREFORE, the State respectfully moves the Court to order Defendants to comply with the Final Judgment and to (i) commence performance of all acts and provide all documentation required under the terms of the Final Judgment within thirty days of entry of an order on the State's Motion to Enforce Judgment; and (ii) pay all costs of this proceeding and for such other and further relief as this Court deems just and proper.



Respectfully submitted,

JOSHUA D. HAWLEY
Attorney General

/s/ Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General
Missouri Bar No. 56079
P.O. Box 899
Jefferson City, MO 65102
Phone: (573) 751-8261
Fax: (573) 751-8796
Email: Shawna.Bligh@ago.mo.gov

ATTORNEYS FOR PLAINTIFF

Certificate of Service

I hereby certify that a true and accurate copy of the foregoing was sent via Federal Express, delivery confirmation this 13th day of June, 2018 to:

RLB PROPERTIES, LLC
R/A Dan R. Nelson
910 St Louis Street Suite 100
Springfield, MO 65806

Michael Pierce
7700 N Shore Place
North Little Rock, AR 72118

/s/ Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General



IN THE CIRCUIT COURT OF GREENE COUNTY, MISSOURI

STATE OF MISSOURI ex rel.)
 Attorney General Chris Koster and)
 Missouri Department of)
 Natural Resources,)
)
 Plaintiff,)
)
 v.)
)
 RLB PROPERTIES, LLC and)
)
 MICHAEL PIERCE,)
)
 d/b/a Whispering Lanes Mobile)
 Home Park,)
)
 Defendants.)

FILED 11/10/2014
GREENE COUNTY CIRCUIT COURT
DIVISION 1

Case No. 1331-CC01162

ly Filed - Greene - November 10, 2014 - 10:25 AM

FINAL JUDGMENT

On November 10, 2014, the above matter came before this Court for trial. Plaintiff appeared by counsel Timothy A. Blackwell. Defendants appeared not.

The Court, having considered the evidence adduced at trial, together with the pleadings herein, enters these findings of fact, conclusions of law, judgment and order.

Findings of Fact

1. Defendant RLB Properties, LLC owns the property formerly operated as Whispering Lanes Mobile Home Park, located at 5505 West



Sunshine, Springfield, MO 65619. Defendant RLB Properties, LLC has owned the site since 2002.

2. Defendant Michael Pierce is a member of the LLC and has been responsible for operation of the mobile home park.

3. The wastewater treatment facility (WWTF) at the site consists of two lagoon cells and an extended aeration plant.

4. Defendants closed the mobile home park on May 31, 2012. Defendants have never submitted a closure plan for approval by the Department, and have failed to close the WWTF in accordance with a closure plan approved by the Department.

5. Defendants have never obtained an operating permit from the Missouri Department of Natural Resources for the WWTF at the site.

6. The lagoon cells have been shown to be leaking, and dye studies performed by the Department have revealed that wastewater from the system was entering groundwater supplies through sinkholes located on the property. The lagoon is built on a sinkhole.

7. An inspection in 2005 revealed that a large quantity of poorly treated wastewater was coming from the wastewater treatment plant and entering the eye of a sinkhole on the property. A water quality analysis of samples of the wastewater being discharged into the sinkhole showed that effluent limits for bacteria were exceeded.

8. A dye trace from the lagoon showed up in a nearby drinking water well and the drinking water tested positive for coliform bacteria.

9. The original lagoon cell experienced a partial collapse at one point, and the most recent geological survey gave the lagoon a “severe” rating for collapse potential.

Conclusions of Law

1. This Court has jurisdiction over the subject matter herein and of the parties pursuant to section 644.076.1, RSMo.

10. The WWTF is a “water contaminant source” as that term is defined by § 644.016(25), RSMo.

11. Untreated, undertreated, and treated discharges of wastewater from the lagoon are “water contaminants,” as that term is defined in § 644.016(24), RSMo.

12. Subsurface groundwater is part of the “water[s] of the state” as defined in § 644.016(23), RSMo.

Count I – Failure to Close WWTF

13. Missouri Clean Water Regulation 10 CSR 20-6.010(12)(A) requires persons who cease operation of waste, wastewater, and sludge handling and treatment facilities to close the facilities in accordance with a closure plan approved by the Department.

14. Section 644.076.1, RSMo Supp. 2013, provides:

It is unlawful for any person to cause or permit any discharge of water contaminants from any water contaminant or point source located in Missouri in violation of sections 644.006 to 644.141, or any standard, rule or regulation promulgated by the commission. In the event the commission or the director determines that any provision of sections 644.006 to 644.141 or standard, rules, limitations or regulations promulgated pursuant thereto, or permits issued by, or any final abatement order, other order, or determination made by the commission or the director, or any filing requirement pursuant to sections 644.006 to 644.141 or any other provision which this state is required to enforce pursuant to any federal water pollution control act, is being, was, or is in imminent danger of being violated, the commission or director may cause to have instituted a civil action in any court of competent jurisdiction for the injunctive relief to prevent any such violation or further violation or for the assessment of a penalty not to exceed ten thousand dollars per day for each day, or part thereof, the violation occurred and continues to occur, or both, as the court deems proper.

15. Since 2012, when Defendants abandoned the WWTF, Defendants have failed to submit a closure plan for the WWTF to the Department and failed to close the WWTF, including the lagoon.

16. Defendants violated 10 CSR 20-6.010(12)(A) by failing to submit a closure plan for the WWTF to the Department for review and approval.

17. Defendants violated 10 CSR 20-6.010(12)(A) by failing to properly close the WWTF in accordance with an approvable closure plan.

Count II—Operating or Maintaining the WWTF Without a Permit

18. Section 644.051.2, RSMo, provides that it shall be unlawful for any person to operate, use or maintain any water contaminant or point



source in this state that is subject to standards, rules or regulations promulgated pursuant to the provisions of sections 644.066 to 644.141, RSMo, unless such person holds an operating permit from the Clean Water Commission.

19. The Court hereby finds and concludes that Defendants have been in continuing violation of § 644.051.2, RSMo Supp. 2013, since at least 2002, and continuing to the present, by operating and/or maintaining the WWTF without a permit.

**COUNTS III and IV – Causing Pollution to Waters of the State and
Introducing Water Contaminants into the Subsurface Waters of the
State through a Sinkhole**

20. Section 644.051.1(1), RSMo, makes it “unlawful for any person to cause pollution of any waters of the state or to place or cause or permit to be placed any water contaminant in a location where it is reasonably certain to cause pollution of any waters of the state.”

21. The Missouri Cave Resources Act, § 578.215.1, RSMo, prohibits any person from purposely introducing into any cave, cave system, sinkhole, or subsurface waters of the state any substance that will or could violate any provision of the Missouri Clean Water Law.

22. In 2005, a water quality analysis of samples of the wastewater being discharged into the sinkhole showed that effluent limits for bacteria were exceeded.

23. Defendants violated § 644.051.1(1), RSMo, by causing and permitting the discharge of water contaminants from the WWTF in a location where those water contaminants were reasonably certain to cause pollution to the waters of the state, and Defendants violated § 578.215.1, RSMo, by introducing water contaminants into the subsurface waters of the state through a sinkhole.

24. Pursuant to § 644.076.1, RSMo, Defendants are subject to the imposition of injunctive relief and a civil penalty not to exceed \$10,000 per day for each day, or part thereof, that each violation of the Missouri Clean Water Law occurred.

Judgment

The Court hereby enters judgment in favor of Plaintiff and against Defendants, jointly and severally.

The provisions of this Judgment and order shall be binding upon Defendants, as well as their agents, servants, employees, heirs, successors, assigns, and upon all persons, firms, corporations and other entities who are, or who will be, acting in concert or privity with, or on behalf of Defendants or his agents, servants, employees, heirs, successors, and assigns.

Order

A. Injunctive Relief

1. Defendants are hereby ordered and enjoined to comply with the Missouri Clean Water Law and all implementing regulations for any and all future activities in the State of Missouri.
2. Defendants are hereby ordered and enjoined to stop all discharges, including discharges or potential discharges to groundwater.
3. Defendants are hereby ordered and enjoined from operating or maintaining the WWTF without a permit.
4. Defendants are hereby ordered and enjoined to submit a closure plan to DNR within 30 days of entry of this judgment and to complete closure of the WWTF within 180 days of DNR's approval of the closure plan.

B. Civil Penalty

The Court may assess a penalty of up to \$10,000 per violation for each day, or part thereof, that the violation continued or continues without abatement. Section 644.076.1, RSMo Supp. 2013. In considering the penalty amount, the Court has considered Defendants' bad faith and the economic benefit of non-compliance. The Court hereby assesses against Defendants a civil penalty of \$41,820.00. Within thirty days after entry of the Judgment, Defendants shall pay the civil penalty by check made payable to the "*State of Missouri (Green County)*." Defendants shall mail the check to Collections



Specialist, Missouri Attorney General's Office, P.O. Box 899, Jefferson City,
MO 65102-0899 for deposit or credit to the proper account.

Modification

15. Except as otherwise specified herein, this Judgment may be modified or amended only with the approval of the Court.

Costs

16. Defendants shall pay all court costs in this action.

SO ORDERED.

Judge, Greene County

Date: 11/10/2014



**Curriculum Vitae
Rick J. Muenks**

EDUCATION

Texas Wesleyan University School of Law
Ft. Worth, Texas
Juris Doctor, August 1998

University of North Texas
Denton, Texas
Master of Science Applied Economics, August 1991

Central Missouri State University
Warrensburg, Missouri
Bachelor of Science Economics, Finance Minor, May 1988

PROFESSIONAL DESIGNATIONS AND LICENSES

MAI Designation, Appraisal Institute #9956
Missouri State Certified General Real Estate Appraiser -- RA003286
The Missouri Bar #50835
Springfield Metropolitan Bar Association - Member
Missouri Real Estate Appraisers Commission – Member – 2005-2007
Ozark Mountain Chapter Appraisal Institute – President 2004 and 2005
Approved Course and Seminar Instructor – Appraisal Institute

EXPERIENCE

Rick J. Muenks, Attorney at Law, LLC
Solo Practice Springfield, Missouri
1999 to Present

Solo practitioner firm with a focus in real estate transactions, real estate zoning and land use controls, real estate litigation, commercial law, and probate.

Southwest Valuation, LLC
Managing Member Springfield, Missouri
2000 to Present

Southwest Valuation serves a variety of clients with real estate valuation services including appraisal studies, market studies, feasibility studies, economic impact studies, data support, litigation support and dispute resolution support.

Fanning and Associates
Senior Analyst Denton, Texas
1988-1999

Served as the primary analyst for numerous valuation assignments, feasibility and market studies including mixed use developments, raw land with near term urban development potential, special purpose properties including golf courses and parking garages, office buildings, shopping centers, and specialized commercial properties.

PUBLICATIONS

Highest and Best Use and Property Rights – Does it Make a Difference?, The Appraisal Journal, Summer 2018, co-authored with Stephen F. Fanning, and Larry T. Wright.



PRESENTATIONS

Highest and Best Use, 2014 Appraisal Seminar, MoDot Central District Office, April, 2014.

Exactions and Inverse Condemnation, Missouri Bar Real Estate Seminar Series, 2010.

Real Estate Appraisal and Evaluation Review, Various Real Estate Lenders, 2007

Meth Labs and Potential Impact on Real Estate Value, Ozark Mountain Chapter of the Appraisal Institute, September 2005.

Appraiser Legals and Liabilities, Knowledge Sharing Real Estate Appraisal Symposium, Ozarks Technical College, March 2004.

HIGHLIGHTS OF EXPERIENCE

Prepared valuation appraisals for property tax, estate tax and gift tax purposes.

Prepared and reviewed market studies, land plans and valuation appraisals for acquisition and eminent domain proceedings by cities, counties, public utility districts, state and federal agencies for such purposes as: utility easements, road and highway right of ways, and other public use projects.

Expert Witness as to opinion of fair market value and other relevant questions in various condemnation, administrative, marital dissolutions, bankruptcy, and civil litigation proceedings and trials.

Prepared numerous market, marketability, valuation, and feasibility studies of mixed use developments, recreational land, agricultural and ranch land, residential estates, residential subdivisions, multi family complexes, office center, shopping/retail centers, country clubs/golf courses, theaters, industrial facilities, convenience stores, storage facilities, bowling alleys, lodging, restaurants, medical offices, environmentally impacted property, ethanol plants, and various other residential and commercial properties and projects.

Notable projects include:

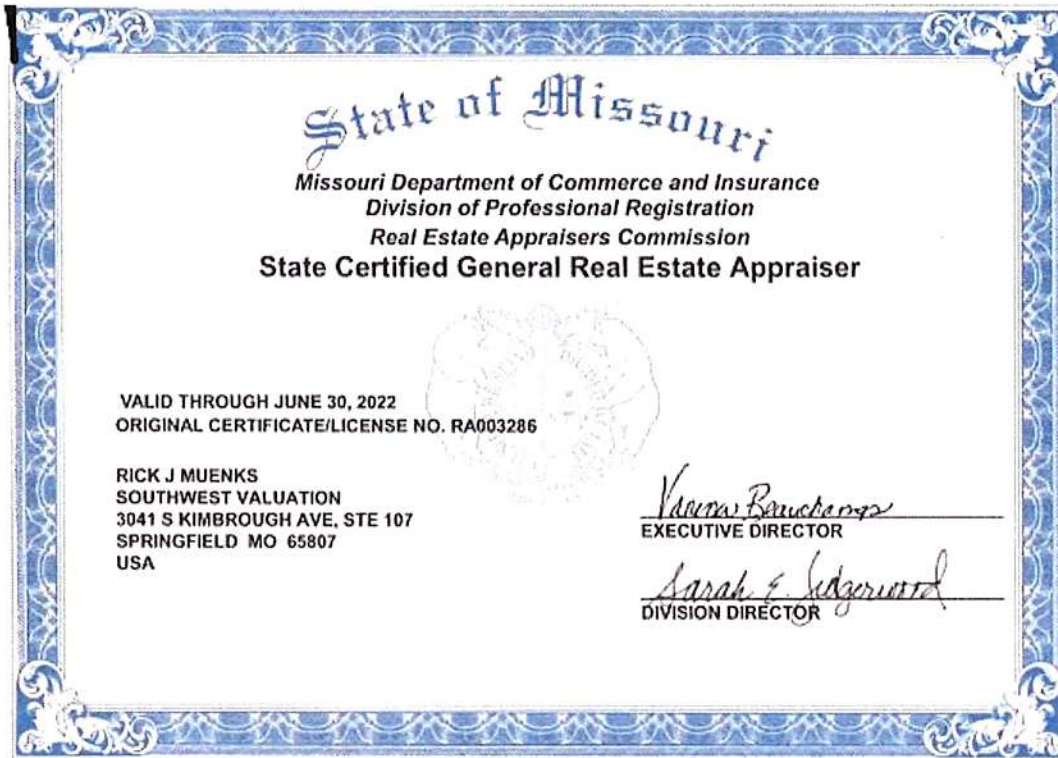
- Franciscan Promenade, Los Angeles, California. A 45-acre power center retail site that involved various market and environmental issues as the tract was partially contaminated.
- Valley Ranch, Irving, Texas. A mixed use development that served as home of the Dallas Cowboys. The study included the valuation of raw land suited for single family, residential and retail uses.
- Texas Motor Speedway, Ft. Worth, Texas. An economic and land use impact study of the 125,000 seat facility and the area surrounding the speedway.
- Northgate (North Natomas), Sacramento, California. A 1,000 acre mixed use development located near Sacramento's Arco Arena. The valuation and market study was used for bankruptcy proceedings and involved complex development impact fee allocations, and environmental issues.



- **Shangri-La, Afton, Oklahoma.** Valuation and market study on a lodging resort and two 18-hole golf facilities.
- **CityPlace, Dallas, Texas.** A valuation and market study involving a mixed use 128 acre holding in the central city which was being revitalized as part of a TIF district.
- **Hermosa Center, Hermosa Beach, California.** An existing multi-story retail and office center anchored by a movie theater.
- **Downtown Springfield Market Study.** A market study addressing the demand for owned condo units in the downtown market.
- **Downtown Springfield Market Study, Springfield, Missouri.** A market study of loft apartments, office and retail uses in downtown Springfield, Missouri.
- **Southwest Greene County.** Valuation and market study of a 700 + acre mixed use potential land tract.
- **Whisper Cove, Branson, Missouri.** Market study on proposed residential development fronting Table Rock Lake.
- **Golden Triangle Energy Ethanol Facility, Holt County, Missouri.** Extensive valuation assignment for an operating ethanol and industrial alcohol production facility.
- **Aspen Heights, downtown Springfield, Missouri.** A market study and valuation analysis on a proposed large student housing project.
- **Hammons Field, downtown Springfield, Missouri.** Valuation analysis of baseball stadium that was the home of the Springfield Cardinals minor league team.
- **Real Estate Market and Sales Study of the Rio Grande Valley of Texas** to support Border Wall construction project in Starr, Hidalgo and Cameron counties of Texas.



Appraiser's License



**BRODY CORNERS
TAX INCREMENT FINANCING PLAN
EXHIBIT 4**

RELOCATION ASSISTANCE PLAN

Clerk's Note: Per City Attorney's Office, this will be numbered in the City Code as Section 36-2. (See lines #12-13)

Pub. Imp. _____
Govt. Gmt. _____
Emer. _____
P. Hrngs. _____
Pgs. 16
Filed: 1-2-07

Sponsored by: Carlson

First Reading: January 8, 2007

Second Reading: January 29, 2007

COUNCIL BILL NO. 2007-007

GENERAL ORDINANCE NO. 51648

AN ORDINANCE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

ADOPTING a Relocation Plan for the City of Springfield, Missouri as required by and in accordance with subsection 523.205.2 RSMo.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 - That the City Council adopts the Relocation Plan attached hereto as "Exhibit A" for the City of Springfield, Missouri as required by and in accordance with subsection 523.205.2 RSMo.

Section 2 - This ordinance shall be included in the Springfield City Code and numbered as determined by the City Attorney.

Section 3 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: January 29, 2007

Thomas Carlson
Mayor

Attest: Bush M. White, City Clerk

Filed as Ordinance: January 29, 2007

Approved as to form: Oliver K. Wilson, City Attorney

Approved for Council action: Bob Cumby City Manager

Aff. Agcy. Noticed _____
Emergency Required _____
P. Hrings. Required _____
Fiscal Note Required _____
Board Rec. Required _____

EXPLANATION TO COUNCIL BILL NO. 2007 -

ORIGINATING DEPARTMENT: Law

PURPOSE: Adopt a Relocation Plan for the City of Springfield, Missouri as required by and in accordance with subsection 523.205.2 RSMo.

REMARKS: HB 1944 that amended the laws of the State of Missouri with respect to land acquisition requires the City to adopt a relocation plan that meets requirements of state law. This plan applies city-wide whereas in the past relocation payments were required when acquiring property and when the project included federal funds that triggered payment under the Federal Uniform Relocation Law.

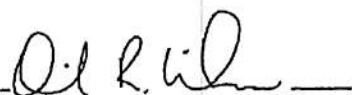
This plan is very similar to the Federal Uniform Relocation Law with some exceptions specifically adopted by the General Assembly in HB 1944. For the most part, relocation payments are simply a matter of determining what is covered and getting estimates of the cost for relocation. Payments over \$150,000 are required to be approved by the City Council.

Submitted by:



Special Counsel

Approved by:


City Attorney

Revised 12/25/06

EXHIBIT "A"
RELOCATION PLAN
CITY OF SPRINGFIELD

Section I - Relocation Program

A. Administrative Organization – Scope of Plan

1. Name of Agency and Scope of Plan

The administration of relocation activities will be undertaken by the Relocation Staff of the City of Springfield, Missouri. This Plan shall apply to all acquisitions made in the City of Springfield, Missouri pursuant to subsection 523.205.2 RSMo.

2. Description of Organization

The City of Springfield may contract for the necessary Relocation Staff assistance to carry out all relocation activities for the Project Area required by Section 523.205 RSMo. 2000, as amended (the "Relocation Statute") and the implementing regulations adopted pursuant thereto, as amended.

The Relocation Staff will provide technical assistance and counseling services to business concerns being displaced which will need financial assistance in the purchasing of replacement properties as a relocation resource. More specifically, the Relocation Staff shall:

- a. Conduct a final survey of every site occupant to be displaced to determine the relocation requirements of each business concern.
- b. Disseminate informational newsletters and material to site occupants and develop better understanding of the purposes, scope and objectives of the Project and operations of relocation activities.
- c. Maintain close contact with the business concerns and advise them of the acquisition of their property, the necessity of moving and assistance that will be made available.
- d. Aid and counsel business concerns relative to their specific relocation problems.
- e. Cause to be maintained adequate records of contacts with site occupants to be displaced and records of relocation of each site occupant.
- f. Maintain a current inventory of commercial vacancies and offer referral services to project residents of these vacancies.

- g. Inspect commercial spaces and thoroughly analyze the location before referral is made to the site occupant as a relocation resource.
- h. Make available relocation payments to all eligible displacees in accordance with the Relocation Statute.
- i. Assist business concerns that want to purchase properties in obtaining the necessary financing.

No decision or recommendation of the Relocation Staff shall be final or binding until approved by the City Manager or his or her designee, except that the payment of relocation costs in excess of \$150,000 must be approved by the City Council.

3. Experience of the Local Public Agency (City)

The Relocation Staff has been actively involved in the acquisition of real property and the relocation of families, individuals and business concerns under federal, state and city relocation programs, including but not limited to Urban Renewal and Community Development Programs, since 1968.

The Relocation Staff has been involved in numerous projects involving relocation, including, but not limited to, three (3) Redevelopment Projects under the Community Development Program in the City of Springfield and three (3) Redevelopment Projects by Urban Redevelopment Corporations.

B. Relocation Standards

1. Physical Standards

All replacement structures shall be inspected by the Relocation Staff for code compliance.

An Informational Statement for Business Concerns and Other Non-Residential Establishments is attached hereto as Exhibit "1".

2. Standards for Displacees Ability to Pay

In locating relocation resources for business concerns displaced by the project, the City will consult with the site occupant to determine their ability to pay for replacement facilities.

3. Location Standards

Relocation resources will be properly zoned to meet the needs of displaced persons and shall have public utilities and facilities available as in the area in which they currently are located.

4. Temporary Relocation

Temporary relocation will be used only when it becomes necessary to expedite the Project.

C. Relocation of Site Occupants

1. An informational program was developed during the planning of the Project and will continue in order to notify site occupants of relocation assistance which the City will offer. Pamphlets, newsletters and Informational Statements were prepared during the planning of the Project. A letter will be mailed to each business concern to be relocated informing them of the relocation assistance the City will offer.
2. The City office is located at 840 Boonville Avenue, which is centrally located to the Project Area. The Relocation Office will be located at:

Office of Housing and Redevelopment
3rd Floor
Busch Municipal Building
840 Boonville Ave.
Springfield, Mo. 65802

Regular office hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday. However, office hours will be arranged for the convenience of the site occupants. Site occupants will be informed of the Relocation Office and that office hours will be arranged for their convenience.

D. Eviction Procedure

Eviction of site occupants will not take place until all other reasonable efforts have failed. The City shall offer relocation services to site occupants prior to eviction. Should eviction become necessary as a result of code enforcement, rehabilitation, or acquisition by a public body other than the City, the City will attempt to work out a satisfactory agreement to all concerned prior to eviction.

E. Relocation Payments

1. Eligibility of Relocation Payment

Business concerns within the Project Area which are to be displaced may be eligible for relocation payments. Relocation payments shall be made in accordance with the Relocation Statute to all eligible site occupants.

Business concerns being displaced will be informed through an Informational Statement (Exhibit "1") of the availability of relocation payments and where the written conditions under which relocation payments will be made are available.

2. Claims for relocation payments must be made to the City within a period not to exceed eighteen (18) months after displacement. Claims for relocation payments must be filed on forms provided by the City.

B. Relocation of Business Concerns

1. The following relocation services shall be provided to business concerns:

- a. An informational program has been developed with respect to business concerns and this program will continue to provide information to advise business concerns of relocation assistance which the City will offer.
 - (1) Business concerns and other nonresidential establishments located in the Project Area will be notified through pamphlets, newsletters, and Information Statements, of the general nature and scope of the project.
 - (2) Upon final project approval, business concerns and other nonresidential establishments being displaced will be notified through an Informational Statement of relocation assistance which will be offered by the City as well as the conditions under which Relocation payments will be made.
- b. The Relocation Staff will maintain a listing of available commercial space. The listing will be updated by consultation with local Real Estate Agencies. The availability of commercial space will be for the exclusive use of business concerns proposed to be relocated under the Project Plan. Arrangements shall also include provisions for listing which business concerns may be referred for assistance in obtaining commercial space.
- c. Upon submission of the Project for execution, SBA will be requested to visit the City to discuss with any small business concerns that are interested, the technical and financial assistance which will be available.

Section II - Final Decisions and Appeals

A. Final Decision

- 1. After receiving the approval of the City Manager or his or her designee or the City Council if required, the Relocation Staff shall send a written statement of its final decision regarding any claim for relocation payments. Such final decision shall be mailed to the claimant by certified mail, return receipt requested to the address for the claimant stated in its claim for relocation assistance, or if none, then to the claimant's last known address.

B. Right of Appeal.

- 1. Any business or non-residential establishment aggrieved by the final decision of the Relocation Staff regarding relocation payments shall be entitled to appeal such decision to the Board of Commissioners of the Land Clearance for Redevelopment Authority (LCRA).

C. Appeal Procedures

- 1. Filing Appeal—Time Limitations

a. Any appeal from a final decision of the Relocation Staff must be filed within 60 days after the final decision of the Relocation Staff is sent to the business or non-residential establishment by certified U.S. mail, return receipt requested. Unless appealed within said time period, the final decision of the Relocation Staff shall be final and binding on all parties.

b. An appeal of a final decision of the Relocation Staff shall be commenced by the filing of a notice of appeal with the office of the Board of Commissioners of the LCRA. The notice of appeal shall contain a statement of the aggrieved parties' request for appeal and the reasons for the appeal, and a copy of the decision of the Relocation Staff from which the appeal is requested shall be attached thereto. The notice of appeal shall be filed by delivering a copy thereof to the Board of Commissioner of the LCRA at the following address:

Board of Commissioners
Land Clearance for Redevelopment Authority
Office of Housing and Redevelopment
3rd Floor
Busch Municipal Building
840 Boonville Ave.
Springfield, Mo. 65802

2. Procedures on Appeal

a. The Board of Commissioners of the LCRA shall promptly send a copy of the notice of appeal and a notice of the institution of the appeal to the Relocation Staff and the claimant as provided in Section 536.067 RSMo. 2000, as amended.

a. All appeals relating to relocation assistance shall be subject to the rules for a contested case as set out in the Missouri Administrative Procedures Act (Chapter 536, RSMo. 2000, as amended)

3. Judicial Review

a. The decision of the Board of Commissioners of the LCRA shall be subject to judicial review as provided in the Missouri Administrative Procedures Act (Chapter 536 RSMo. 2000, as amended).

EXHIBIT "1" To Plan A

CITY OF SPRINGFIELD, MISSOURI

INFORMATIONAL STATEMENT FOR BUSINESS

CONCERNS AND OTHER NON-RESIDENTIAL ESTABLISHMENTS

1. General

The basic purpose of this Statement is to inform you of the benefits and services that will be offered to you as a result of displacement from your present location.

If your building is among those that will have to be vacated, it will be necessary for you to consider a move to another location. However, every occupant will be given as much advance notice as possible of the time the City expects to acquire possession of the property, and no one lawfully occupying property within the project area will be required to surrender possession without at least 90 days written notice from the City of the date on which possession will be required or such time as required by state law if longer than 90 days. This notice will not be given until after the City has entered into a contract with the owners to buy the property or the City has acquired the property by condemnation. You should not, under any circumstances, move or make any financial commitment concerning a move from your present location without first checking with the City. A premature move could make you ineligible for relocation payments.

Please be assured that we will try to help you find other facilities suitable to your needs and requirements, and that we will provide other aids and services to each problem of relocation that you may encounter.

Relocation and other activities in connection with the project will be handled by the City through the Relocation Staff.

2. Acquisition of Real Property

Every owner of property to be acquired for the project will be afforded a full opportunity to sell his property directly to the City without litigation. When purchasing property, it is the policy of the City to pay fair prices and to treat all owners fairly and impartially. The compensation that will be offered to each owner will be based on appraisals of the property made by competent independent appraisers. In negotiating the terms of the agreement to purchase the property, the City will, to the extent permitted by scheduled activities, allow the owner to set the times for closing the sale and for delivery of the right of possession to the City. Condemnation will not be instituted unless necessary and no property will be condemned until after every reasonable effort to purchase the property by negotiation has been exhausted and the requirements of Missouri Law have been satisfied.

3. Eligibility for Relocation Payments

For the purpose of establishing eligibility for any relocation payment, a business concern or nonprofit organization which moves from real property within a project area or moves his personal property from such real property on or after the date of the pertinent contract for financial assistance for the project for the following reason may be eligible for certain relocation payments and assistance:

The City's acquisition of all or part of the real property from which it moves, and issuance of a Notice of Displacement.

TYPES OF RELOCATION PAYMENTS

A business concern (with the exception of owners of outdoor advertising displays) may be entitled to a relocation payment for either one of the following at the option of the business:

- A. An amount to cover:
1. Actual and reasonable moving costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering similar signs and similar replacement stationery; and
 2. Reestablishment expenses of up to an additional \$10,000, which are limited to the actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

or

- B. In lieu of actual and reasonable moving expenses, a fixed moving expense payment of \$3,000, and up to an additional \$10,000 for reestablishment expenses, which shall be limited to the costs incurred for physical improvements to the replacement property to accommodate the particular business at issue (excluding all owners of outdoor advertising displays).

NON-REIMBURSEABLE EXPENSES

Expenses which are not eligible for reimbursement include the following:

- a. Additional expense incurred because of doing business in a new area.
- b. Moving structures or other real property in which the displaced person retains ownership.
- c. Interest on loans to cover moving expenses.
- d. Loss of good will.
- e. Loss of profit.
- f. Loss of trained employees.
- g. Personal injury.
- h. Cost of preparing claims for moving expenses, including legal fees and other costs.
- i. Any addition, improvement, or other physical change in or to the replacement structure or its premises.
- j. Any other items the City determines are not reasonable and necessary.

- k. The cost for storage of personal property on real property owned or leased by the displaced business before displacement.
- l. Any additional operating expenses of a business incurred because of operating in a new location.
- m. Physical changes to the real property at the replacement location.

The Moving Process

Each displaced business must notify the City, in writing, of its intention to move at least 45 days before the move will begin. This notice should include the following information:

- A. The dates of the anticipated move and/or disposal of personal property.
- B. A statement indicating whether or not the business will perform a self-move.
- C. Assurance that prior to invitations for bids the business will furnish to the City a detailed inventory of property to be moved and scope of work required to complete the move.

Submission of Bids for Moving and Related Expenses

Before you move, you must obtain two written bids from reputable movers. The bids must be submitted to us at least 15 days before you start your move.

If you estimate that your moving expenses will be less than \$1,000, you may, after obtaining the approval of the City, proceed without the bids. Prior confirmation of your estimate by the City is required.

The bids submitted should include the following information:

- A. Name and address of the mover and the name of the bidder.
- B. Origin and destination points of the move, estimated date(s) of the move, and the estimated time required to carry out the move.
- C. Identification of the items to be moved, number of loads or cubic feet to be moved, and the hourly rate for labor and vehicles to be used in the move.
- D. If applicable, identification of any estimates covering unusual charges, such as for packing, unpacking or other costs.

Bids must be obtained from reliable sources, covering charges for electrical, plumbing, carpentry, or other services needs for the disassembly, moving, reassembly, reconnecting, or reinstallation of machinery and equipment. The City will furnish approved bid forms and the amount of the relocation payment will be based on the lowest acceptable bid.

The bids should be broken down by number of persons required to perform the services and costs for labor and material. Lump sum estimates are not acceptable.

Failure to provide acceptable bids and to otherwise observe required procedures may result in forfeiture of the entire claim.

Self-Moves

A business which elects to move itself may be reimbursed for certain out-of-pocket expenses. As in the case of other moves the City must be notified in writing 45 days prior to the start of the move. The City will obtain necessary bids or estimates to be used as basis for reimbursement.

Generally, the business may be reimbursed, up to the amount of the low bid for labor, equipment, and related costs with little or no documentation in support of the claim. As certain situations may require complete documentation, however, it is very important that each business discuss its proposed self-move with Relocation personnel well in advance of the move.

Filing of Claim

Any relocation payment for your moving expense or direct loss of property because of the move, or an in lieu of payment, will be made only after the completion of your move, or the discontinuance of your business.

After you move, or upon discontinuance of your business operations, you must submit a completed claim form to the Relocation Office. Receipted bills or other evidence of costs incurred or property loss sustained must be documented and submitted with the claim.

You must certify that your claim is true and accurate.

A claim for payment for moving expenses, actual direct loss of property, or an in lieu of payment must be filed within 18 months after completion of your move or the date you discontinue operation.

You are invited to call or visit the Relocation Office for assistance in filing your claim. We will help you in every way we can. A visit to our office should result in a claim properly made out and hence one which we can process in the shortest possible time so as to speed up the payment to you. The City Relocation Office is located at:

Housing and Redevelopment Office
3rd Floor, Busch Municipal Building
840 Boonville Ave.
Tel: 417-864-1039

Rent

As stated earlier, if the property you are occupying is acquired by the City, you will be given at least 90 days written notice of the time you will have to vacate the property, and such notice will not be given until the City has entered into a contract with the owner to buy the property or has acquired the property by condemnation.

After the property is acquired, an equitable rental rate will be established.

The rent will be payable at our office in advance, monthly, on or before the first day of each month. The office location is Housing and Redevelopment Office, 3rd Floor, Busch Municipal Building, 840 Boonville Ave.

Eviction

Legal action to compel a business concern to move from the acquired property may be taken as permitted at law or pursuant to any agreement with the City permitting continued occupancy of the property after it is acquired by the City.

Eviction will not affect your eligibility for any relocation payment to which you may otherwise be entitled. The Relocation Staff will locate, inspect, and refer relocation sites or space for your consideration. The Relocation Staff will also assist in the processing of any forms required by lending institutions, the Small Business Administration (SBA), and others in connection with the purchase or leasing of new premises. If you so desire, the City will arrange for the SBA to send you a letter describing the assistance available from that agency.

Waiver of Relocation Payments

Any displaced person who is also the owner of the premises affected by the project may waive relocation payments as part of the negotiations for the acquisition of the interest held by such person. Such waiver shall be in writing, shall disclose the person's knowledge of the provisions of the Relocation Statute and this plan and his entitlement to payment. Such waiver shall be filed in the office of the Relocation Staff. No waiver shall include any waiver of the notice provisions of the Relocation Statute or this plan.

Final Decisions and Appeals

A. Final Decision

1. The Relocation Staff shall send a written statement of its final decision regarding any claim for relocation payments. Such final decision shall be mailed to the claimant by certified mail, return receipt requested to the address for the claimant stated in its claim for relocation assistance, or if none, then to the claimant's last known address.

B. Right of Appeal.

1. Any business or non-residential establishment aggrieved by the final decision of the Relocation Staff regarding relocation payments shall be entitled to appeal such decision to the Board of Commissioners of the Land Clearance for Redevelopment Authority (LCRA).

C. Appeal Procedures

1. Filing Appeal—Time Limitations

- a. Any appeal from a final decision of the Relocation Staff must be filed within 60 days after the final decision of the Relocation Staff is sent by it to the business or non-residential establishment by certified or registered U.S. mail. Unless appealed within said time period, the final decision of the Relocation Staff shall be binding on all parties.

b. An appeal of a final decision of the Relocation Staff shall be commenced by the filing of a notice of appeal with the office of the Board of Commissioners of the LCRA. The notice of appeal shall contain a statement of the aggrieved parties' request for appeal and the reasons for the appeal, and a copy of the decision of the Relocation Staff from which the appeal is requested shall be attached thereto. The notice of appeal shall be filed by delivering a copy thereof to the office of the Board of Commissioner of the LCRA at the following address:

Board of Commissioners
Land Clearance for Redevelopment Authority
Office of Housing and Redevelopment
3rd Floor
Busch Municipal Building
840 Boonville Ave.
Springfield, Mo. 65802?

2. Procedures on Appeal

- a. The Board of Commissioners of the LCRA shall promptly send a copy of the notice of appeal and a notice of the institution of the appeal to the Relocation Staff and the claimant as provided in Section 536.067 RSMo. 2000, as amended.
- a. All appeals relating to relocation assistance shall be subject to the rules for a contested case as set out in the Missouri Administrative Procedures Act (Chapter 536, RSMo. 2000, as amended)

3. Judicial Review

- a. The decision of the Board of Commissioners of the LCRA shall be subject to judicial review as provided in the Missouri Administrative Procedures Act (Chapter 536 RSMo. 2000, as amended).

Revisions

This information presented above is subject to certain revisions and modifications as may be determined by the City from time-to-time.

Transfer of Ownership

A claimant shall be deemed to have transferred to the City ownership of any tangible personal property that has not been moved, sold or traded in by the claimant prior to the date the City actually receive possession of the real property.

Advertising Signs

The amount of a payment for direct loss for an advertising sign which is tangible personal property shall be the lesser of: (i) the depreciated replacement cost of the sign, as determined by the relocation staff, less the proceeds from its sale; or (ii) the estimated cost of moving the sign, but with no allowance for storage.

Notification and Inspection

The following requirements apply to payments under this plan.

1. The Relocation Staff shall inform the displaced person in writing of the requirements of this plan as soon as possible after the initiation of negotiations.
2. The displaced business must provide the Relocation Staff with reasonable advance written notice of the approximate date of the start of the move or disposition of the personal property and a list of the items to be moved; provided, however, that the Relocation Staff may waive this requirement after they secure sufficient documentation concerning the move.
3. The displaced business must permit the Relocation Staff to make a reasonable and timely inspection of the personal property at both the displacement and replacement sites and to monitor the move. The displaced person should notify the Relocation Staff at least 45 days before the commencement of any move and permit the Relocation Staff, or their representative, to thoroughly inspect and document all personal property as to which the claimant makes a claim under the plan and all fixtures which are deemed to be part of the real estate and, therefore, are not subject to relocation payments under the plan.

Dated this ___ day of _____, 2007.

City Manager

Acknowledgment

I hereby acknowledge that the preceding Informational Statement, including the Grievance Procedure, has been delivered and explained to me by the person delivering it.

Signature of Business Owner

Date

Signature of Business Owner

Date

Address of Business

Relocation Officer

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN
EXHIBIT 5**

**BUDGET FOR REDEVELOPMENT PROJECT
AND ANTICIPATED COST OF PLANNED
DEVELOPMENT**

	Cost of the Planned Development	Redevelopment Project Costs	Reimbursable Project Costs
1. Land Acquisition Costs	\$0.00	\$1,800,000.00	\$0.00
2. Cost of Buildings	\$20,500,000.00	\$0.00	\$0.00
3. Professional Fees	\$0.00	\$150,000.00	\$150,000.00
4. Financing Fees	\$0.00	\$300,000.00	\$300,000.00
5. Parking Lot	\$0.00	\$500,000.00	\$0.00
6. Lighting	\$0.00	\$125,000.00	\$0.00
7. Signage	\$0.00	\$75,000.00	\$0.00
8. Sitework:			
a) Excavation	\$0.00	\$801,399.00	\$406,553.00
b) Landscape	\$0.00	\$77,700.00	\$25,160.00
c) Utilities	\$0.00	\$35,000.00	\$35,000.00
d) Sewer and stormwater	\$0.00	\$390,445.00	\$390,445.00
e) Water	\$0.00	\$428,128.00	\$428,128.00
f) Roadway	\$0.00	\$680,050.00	\$680,050.00
g) Demolition	\$0.00	\$102,165.00	\$102,165.00
h) General conditions & Mobilization	\$0.00	\$226,975.00	\$145,725.00
i) Soft costs	\$0.00	\$278,363.00	\$223,936.00
9. Offsite Fresh Water	\$0.00	\$303,048.00	\$303,048.00
10. Offsite Road Improvements	\$0.00	\$252,467.00	\$252,467.00
TOTAL:	\$20,500,000.00	\$6,525,740.00	\$3,442,677.00
Percentage of Total Development Costs (\$27,025,740) to Total Reimbursable Costs (\$3,442,677)			7.8%

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN
EXHIBIT 6**

SOURCES AND USES SUMMARY

Sources

Developer will provide all funding necessitated by the costs related to the implementation of this Redevelopment Project. Developer will use a mix of cash and financing for this purpose and Developer's financial ability to proceed with this Redevelopment Project is evidenced by and through the commitment letter set forth in Exhibit 12. These sources include capital or equity available to the Developer through cash reserves, financing sources or potential investment. If the Redevelopment Plan is approved, TIF and CID revenues will be used for reimbursement of up to \$3,442,677 of the Developer's Reimbursable Costs pertaining to public improvements.

Uses	Cost of the Planned Development	Redevelopment Project Costs	Reimbursable Project Costs
1. Land Acquisition Costs	\$0.00	\$1,800,000.00	\$0.00
2. Cost of Buildings	\$20,500,000.00	\$0.00	\$0.00
3. Professional Fees	\$0.00	\$150,000.00	\$150,000.00
4. Financing Fees	\$0.00	\$300,000.00	\$300,000.00
5. Parking Lot	\$0.00	\$500,000	\$0.00
6. Lighting	\$0.00	\$125,000.00	\$0.00
7. Signage	\$0.00	\$75,000.00	\$0.00
8. Sitework:	\$0.00	\$3,020,225.00	\$2,437,162.00
9. Offsite Fresh Water	\$0.00	\$303,048.00	\$303,048.00
10. Offsite Road Improvements	\$0.00	\$252,467.00	\$252,467.00
TOTAL:	\$20,500,000.00	\$6,525,740.00	\$3,442,677.00
Total Cost of Project: \$27,025,740.00			
Total Reimbursable Costs: \$3,442,677.00			

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN**

EXHIBIT 7

BASE PROPERTY DATA WORKSHEETS

**BRODY CORNERS TAX INCREMENT FINANCING PLAN
BASE PROPERTY DATA WORKSHEETS**

Base Property Data

Parcel	Tax Parcel	Owner	Address	Acres
1	1701100099	West Sunshine Development, LLC	5505 West Sunshine, Springfield, MO	23
2	1701100097	West Sunshine Development, LLC	5505 West Sunshine, Springfield, MO	3

**BRODY CORNERS TAX INCREMENT FINANCING PLAN
BASE PROPERTY DATA WORKSHEETS**

Base Property Data

Parcel	ESTIMATED ACTUAL VALUE			ASSESSED VALUE		
	Land	Improvements	Total	Land	Improvements	Total
1	\$611,800	\$2,000	\$613,800	\$195,780	\$380	\$196,160
2	\$126,800		\$126,800	\$40,580		\$40,580
Totals	\$738,600		\$740,600	\$236,368		\$236,740

EXHIBIT 8

PROJECTION OF TIF REVENUES

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN**

BRODY CORNERS TAX INCREMENT FINANCING PLAN

TIF REVENUE PROJECTIONS

**TAX
ASSUMPTIONS**

<u>Real Property Assumptions</u>	
<u>Assessment Ratios</u>	
Commercial	32%
Residential	19%
Agricultural	12%
Bi-annual Growth/Inflation Rate	1.00%

<u>Personal Property Assumptions</u>	
Assessment Ratio	33%
Base Market Value	\$0
Annual Growth & Inflation Rate: 1%	
110% replacement value, 7 year replacement life	

<u>Real Property Levy Rates Subject to TIF</u>			
Taxing District	Rate	Captured Rate	% of Total
Republic R-3 School District	4.1546%	4.1546%	75.3%
Library	0.2434%	0.2434%	4.4%
City of Springfield	0.6196%	0.6196%	11.2%
OTC College	0.1996%	0.1996%	3.6%
County Road	0.1248%	0.1248%	2.3%
County General Revenue	0.1248%	0.1248%	2.3%
County Senior Citizens' Services	0.0493%	0.0493%	0.9%
Totals	5.5157%	5.5157%	100%
<u>Real Property Levy Rates Not Subject to TIF</u>			
Mo Blind Pension	0.0300%		
Replacement Tax	1.0400%		
Dev Disability Tax	0.0467%		
Total of All Tax Levies	6.6324%		

<u>Sales Projection Assumptions</u>			
Period	Year	Open	Growth
Year 1	2023	25%	0.0%
Year 2	2024	50%	0.0%
Year 3	2025	50%	0.0%
Year 4	2026	75%	0.0%
Year 5	2027	100%	0.0%

<u>Assumed Reimbursement Interest Rate</u>
6.00%

<u>Personal Property Rates (not subject to TIF)</u>	Rate	% of Total
<u>Taxing District</u>		
Republic R-3 School District	4.1546%	74.3%
Library	0.2434%	4.4%
City of Springfield	0.6196%	11.1%
OTC College	0.1996%	3.6%
County Road	0.1248%	2.2%
County General Revenue	0.1248%	2.2%
County Senior Citizens' Services	0.0493%	0.9%
County Dev. Disability Programs	0.0467%	0.8%
MO Blind Pension	0.0300%	0.5%
Total	5.5924%	100.0%

Notes:

- TIF does not capture Blind Pension Tax, taxes Imposed for development disability or Merchants And Manufacturers Replacement Tax.
- The City of Springfield's Temporary General Revenue Levy, which is included in the Real Estate Levy Rates for City of Springfield, above, (\$0.2665/\$100), expires in 2025.
- The City Pension Sales Tax terminates on 3/31/2025
- After Year 5, the growth in the Sales Projection Assumptions is 1% per year.

<u>Sales Taxes Subject to TIF</u>		
Taxing District	Rate	Captured Rate
City – General	1.000%	0.500%
City – Transportation	0.125%	0.0625%
City - Capital Improvements	0.250%	0.125%
City – Pension Sales Tax	0.750%	0.375%
Proposed Community Improvement District	1.000%	0.500%
County Parks	0.250%	0.125%
County Law Enforcement	0.375%	0.188%
County 911	0.125%	0.063%
County General Revenue	1.000%	0.500%
Rate Subject to TIF	4.875%	2.438%

BRODY CORNERS TAX INCREMENT FINANCING
 PLAN DEVELOPMENT ASSUMPTIONS WORKSHEET

PAGE 2 OF 6

Base Assessed Valuations (2021 County Data)

<u>Parcel</u>	<u>Appraised Value</u>	<u>Assessed Value</u>
1701200099	\$613,800	\$196,160
1701100097	\$126,800	\$40,580

Estimated Post Construction Assessed Valuations

<u>Land Use</u>	<u>Market Value</u>	<u>Assessed Value</u>
Commercial Mixed-use	\$20,500,000	\$6,560,000

Sales Projections

<u>Land Use</u>	<u>Total Annual Sales</u>
Commercial Mixed-use	\$10,000,000

Personal Property Assumption

<u>Land Use</u>	<u>Personal Prop Value</u>
Commercial Mixed-use	\$500,000

**BRODY CORNERS TAX INCREMENT FINANCING PLAN
TIF REVENUE PROJECTIONS
PAGE 3 OF 6
REAL PROPERTY VALUES**

Year	Base		After Redevelopment		
	Market Value	Assessed Value	Market Value	Assessed Value	Incremental Increase in Assessed Value
1	\$740,600	\$236,740	\$5,125,000	\$1,640,000	\$1,403,260
2	\$740,600	\$236,740	\$10,250,000	\$3,280,000	\$3,043,260
3	\$740,600	\$236,740	\$15,375,000	\$4,920,000	\$4,683,260
4	\$740,600	\$236,740	\$20,500,000	\$6,560,000	\$6,323,260
5	\$740,600	\$236,740	\$20,500,000	\$6,560,000	\$6,323,260
6	\$740,600	\$236,740	\$20,705,000	\$6,625,600	\$6,388,860
7	\$740,600	\$236,740	\$20,705,000	\$6,625,600	\$6,388,860
8	\$740,600	\$236,740	\$20,912,050	\$6,691,856	\$6,455,116
9	\$740,600	\$236,740	\$20,912,050	\$6,691,856	\$6,455,116
10	\$740,600	\$236,740	\$21,121,171	\$6,758,775	\$6,522,035
11	\$740,600	\$236,740	\$21,121,171	\$6,758,775	\$6,522,035
12	\$740,600	\$236,740	\$21,332,382	\$6,826,362	\$6,589,622
13	\$740,600	\$236,740	\$21,332,382	\$6,826,362	\$6,589,622
14	\$740,600	\$236,740	\$21,545,706	\$6,894,626	\$6,657,886
15	\$740,600	\$236,740	\$21,545,706	\$6,894,626	\$6,657,886
16	\$740,600	\$236,740	\$21,761,163	\$6,963,572	\$6,726,832
17	\$740,600	\$236,740	\$21,761,163	\$6,963,572	\$6,726,832
18	\$740,600	\$236,740	\$21,978,775	\$7,033,208	\$6,796,468
19	\$740,600	\$236,740	\$21,978,775	\$7,033,208	\$6,796,468
20	\$740,600	\$236,740	\$22,198,562	\$7,103,540	\$6,866,800
21	\$740,600	\$236,740	\$22,198,562	\$7,103,540	\$6,866,800
22	\$740,600	\$236,740	\$22,420,548	\$7,174,575	\$6,937,835
23	\$740,600	\$236,740	\$22,420,548	\$7,174,575	\$6,937,835

**BRODY CORNERS TAX INCREMENT FINANCING PLAN
TIF REVENUE PROJECTIONS
PAGE 4 OF 6
PILOTS PROJECTION**

Year	Base Real Property Taxes	Real Property Taxes After Redevelopment	PILOTS	PILOTS Surplus	Net PILOTS
1	\$13,058	\$90,457	\$77,400	\$19,350	\$58,050
2	\$13,058	\$180,915	\$167,857	\$41,964	\$125,893
3	\$13,058	\$271,372	\$258,315	\$64,579	\$193,736
4	\$12,427	\$344,348	\$331,921	\$82,980	\$248,940
5	\$12,427	\$344,348	\$331,921	\$82,980	\$248,940
6	\$12,427	\$347,791	\$335,364	\$83,841	\$251,523
7	\$12,427	\$347,791	\$335,364	\$83,841	\$251,523
8	\$12,427	\$351,269	\$338,842	\$84,710	\$254,131
9	\$12,427	\$351,269	\$338,842	\$84,710	\$254,131
10	\$12,427	\$354,782	\$342,355	\$85,589	\$256,766
11	\$12,427	\$354,782	\$342,355	\$85,589	\$256,766
12	\$12,427	\$358,329	\$345,902	\$86,476	\$259,427
13	\$12,427	\$358,329	\$345,902	\$86,476	\$259,427
14	\$12,427	\$361,913	\$349,486	\$87,371	\$262,114
15	\$12,427	\$361,913	\$349,486	\$87,371	\$262,114
16	\$12,427	\$365,532	\$353,105	\$88,276	\$264,829
17	\$12,427	\$365,532	\$353,105	\$88,276	\$264,829
18	\$12,427	\$369,187	\$356,760	\$89,190	\$267,570
19	\$12,427	\$369,187	\$356,760	\$89,190	\$267,570
20	\$12,427	\$372,879	\$360,452	\$90,113	\$270,339
21	\$12,427	\$372,879	\$360,452	\$90,113	\$270,339
22	\$12,427	\$376,608	\$364,181	\$91,045	\$273,136
23	\$12,427	\$376,608	\$364,181	\$91,045	\$273,136
TOTAL	\$287,713	\$7,748,019	\$7,460,306	\$1,865,077	\$5,595,230

Notes: Does not include Blind Pension, Development Disability or Replacement Tax

BRODY CORNERS TAX INCREMENT FINANCING PLAN TIF
REVENUE PROJECTIONS
PAGE 5 OF 6
EATS PROJECTIONS

Year	Sales Projected Redevelopment Taxable Sales	Projected Incremental Sales Taxes				EATs		
		City Incremental Sales Tax	County Incremental Sales Tax	CID Incremental Sales Tax	Total Incremental Sales Tax	EATs from City	EATs from County	Total EATs
1	\$2,500,000	\$51,531	\$42,438	\$24,250	\$118,219	\$25,766	\$21,219	\$46,984
2	\$5,000,000	\$103,063	\$84,875	\$48,500	\$236,438	\$51,531	\$42,438	\$93,969
3	\$5,000,000	\$103,063	\$84,875	\$48,500	\$236,438	\$51,531	\$42,438	\$93,969
4	\$7,500,000	\$100,031	\$127,313	\$72,750	\$300,094	\$50,016	\$63,656	\$113,672
5	\$10,000,000	\$133,375	\$169,750	\$97,000	\$400,125	\$66,688	\$84,875	\$151,563
6	\$10,100,000	\$134,709	\$171,448	\$97,970	\$404,126	\$67,354	\$85,724	\$153,078
7	\$10,201,000	\$136,056	\$173,162	\$98,950	\$408,168	\$68,028	\$86,581	\$154,609
8	\$10,303,010	\$137,416	\$174,894	\$99,939	\$412,249	\$68,708	\$87,447	\$156,155
9	\$10,406,040	\$138,791	\$176,643	\$100,939	\$416,372	\$69,395	\$88,321	\$157,717
10	\$10,510,101	\$140,178	\$178,409	\$101,948	\$420,535	\$70,089	\$89,204	\$159,294
11	\$10,615,202	\$141,580	\$180,193	\$102,967	\$424,741	\$70,790	\$90,097	\$160,887
12	\$10,721,354	\$142,996	\$181,995	\$103,997	\$428,988	\$71,498	\$90,997	\$162,496
13	\$10,828,567	\$144,426	\$183,815	\$105,037	\$433,278	\$72,213	\$91,907	\$164,120
14	\$10,936,853	\$145,870	\$185,653	\$106,087	\$437,611	\$72,935	\$92,827	\$165,762
15	\$11,046,221	\$147,329	\$187,510	\$107,148	\$441,987	\$73,664	\$93,755	\$167,419
16	\$11,156,683	\$148,802	\$189,385	\$108,220	\$446,407	\$74,401	\$94,692	\$169,093
17	\$11,268,250	\$150,290	\$191,279	\$109,302	\$450,871	\$75,145	\$95,639	\$170,784
18	\$11,380,933	\$151,793	\$193,191	\$110,395	\$455,380	\$75,897	\$96,596	\$172,492
19	\$11,494,742	\$153,311	\$195,123	\$111,499	\$459,933	\$76,656	\$97,562	\$174,217
20	\$11,609,690	\$154,844	\$197,074	\$112,614	\$464,533	\$77,422	\$98,537	\$175,959
21	\$11,725,786	\$156,393	\$199,045	\$113,740	\$469,178	\$78,196	\$99,523	\$177,719
22	\$11,843,044	\$157,957	\$201,036	\$114,878	\$473,870	\$78,978	\$100,518	\$179,496
23	\$11,961,475	\$159,536	\$203,046	\$116,026	\$478,609	\$79,768	\$101,523	\$181,291
Total	\$228,108,950	\$3,133,341	\$3,872,149	\$2,212,657	\$9,218,147	\$1,566,670	\$1,936,075	\$3,502,745

Notes:

All sales tax estimates are net of the State of Missouri's 1% administration fee and 2% early pay discount

**BRODY CORNERS TAX INCREMENT FINANCING PLAN
TIF REVENUE PROJECTIONS
PAGE 6 OF 6**

PROJECTION OF TOTAL TIF REVENUE

<u>Year</u>	<u>Net PILOTS*</u>	<u>EATS</u>	<u>CID</u>	<u>Total TIF Revenue</u>	<u>Total TIF & CID Revenue</u>
1	\$58,050	\$46,984	\$24,250	\$105,034	\$129,284
2	\$125,893	\$93,969	\$48,500	\$219,862	\$268,362
3	\$193,736	\$93,969	\$48,500	\$287,705	\$336,205
4	\$248,940	\$113,672	\$72,750	\$362,612	\$435,362
5	\$248,940	\$151,563	\$97,000	\$400,503	\$497,503
6	\$251,523	\$153,078	\$97,970	\$404,601	\$502,571
7	\$251,523	\$154,609	\$98,950	\$406,132	\$505,082
8	\$254,131	\$156,155	\$99,939	\$410,286	\$510,226
9	\$254,131	\$157,717	\$100,939	\$411,848	\$512,787
10	\$256,766	\$159,294	\$101,948	\$416,060	\$518,008
11	\$256,766	\$160,887	\$102,967	\$417,653	\$520,620
12	\$259,427	\$162,496	\$103,997	\$421,922	\$525,919
13	\$259,427	\$164,120	\$105,037	\$423,547	\$528,584
14	\$262,114	\$165,762	\$106,087	\$427,876	\$533,963
15	\$262,114	\$167,419	\$107,148	\$429,534	\$536,682
16	\$264,829	\$169,093	\$108,220	\$433,922	\$542,142
17	\$264,829	\$170,784	\$109,302	\$435,613	\$544,915
18	\$267,570	\$172,492	\$110,395	\$440,062	\$550,457
19	\$267,570	\$174,217	\$111,499	\$441,787	\$553,286
20	\$270,339	\$175,959	\$112,614	\$446,298	\$558,912
21	\$270,339	\$177,719	\$113,740	\$448,058	\$561,798
22	\$273,136	\$179,496	\$114,878	\$452,632	\$567,509
23	\$273,136	\$181,291	\$116,026	\$454,427	\$570,453
TOTAL	\$5,595,230	\$3,502,745	\$2,212,657	\$9,097,975	\$11,310,631

* 75% of PILOTS collected will be available for payment of Reimbursable Costs. 25% will be distributed to taxing districts as surplus

**EXHIBIT 9
AMORTIZATION SCHEDULES**

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN**

BRODY CORNERS TAX INCREMENT FINANCING PLAN
PAGE 1 OF 3
TIF REIMBURSEMENT AMORTIZATION

<u>100% Scenario</u>				
<u>Assuming Projected Revenue at 100%</u>				
Year	TIF Reimbursable Cost Balance Before Payment from TIF/CID Revenue	6% Interest on Balance During the Year	Payment from TIF/CID Revenue*	Year End Reimbursable Cost Balance
1	\$3,442,677	\$206,561	\$122,820	\$3,526,418
2	\$3,526,418	\$211,585	\$254,943	\$3,483,059
3	\$3,483,059	\$208,984	\$319,394	\$3,372,648
4	\$3,372,648	\$202,359	\$413,594	\$3,161,413
5	\$3,161,413	\$189,685	\$472,628	\$2,878,470
6	\$2,878,470	\$172,708	\$477,443	\$2,573,736
7	\$2,573,736	\$154,424	\$479,828	\$2,248,332
8	\$2,248,332	\$134,900	\$484,714	\$1,898,518
9	\$1,898,518	\$113,911	\$487,147	\$1,525,282
10	\$1,525,282	\$91,517	\$492,107	\$1,124,691
11	\$1,124,691	\$67,481	\$494,589	\$697,584
12	\$697,584	\$41,855	\$499,624	\$239,815
13	\$239,815	\$14,389	\$502,155	\$0
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				

*5.0% of gross revenues assumed to be held back as collection and administrative fees by City, County and Department of Revenue.

BRODY CORNERS TAX INCREMENT FINANCING PLAN
PAGE 2 OF 3
TIF REIMBURSEMENT AMORTIZATION

85% Scenario				
Assuming Projected Revenue at 85%				
Year	TIF Reimbursable Cost Balance Before Payment from TIF/CID Revenue	6% Interest on Balance During the Year	Payment from TIF/CID Revenue*	Year End Reimbursable Cost Balance
1	\$3,442,677	\$206,561	\$104,397	\$3,544,841
2	\$3,544,841	\$212,690	\$216,702	\$3,540,829
3	\$3,540,829	\$212,450	\$271,485	\$3,481,794
4	\$3,481,794	\$208,908	\$351,555	\$3,339,146
5	\$3,339,146	\$200,349	\$401,734	\$3,137,761
6	\$3,137,761	\$188,266	\$405,826	\$2,920,201
7	\$2,920,201	\$175,212	\$407,853	\$2,687,560
8	\$2,687,560	\$161,254	\$412,007	\$2,436,806
9	\$2,436,806	\$146,208	\$414,075	\$2,168,939
10	\$2,168,939	\$130,136	\$418,291	\$1,880,784
11	\$1,880,784	\$112,847	\$420,401	\$1,573,231
12	\$1,573,231	\$94,394	\$424,680	\$1,242,944
13	\$1,242,944	\$74,577	\$426,832	\$890,689
14	\$890,689	\$53,441	\$431,175	\$512,955
15	\$512,955	\$30,777	\$433,371	\$110,362
16	\$110,362	\$6,622	\$437,780	\$0
17				
18				
19				
20				
21				
22				
23				

*5.0% of gross revenues assumed to be held back as collection and administrative fees by City, County and Department of Revenue.

BRODY CORNERS TAX INCREMENT FINANCING PLAN
PAGE 3 OF 3
TIF REIMBURSEMENT AMORTIZATION

<u>75% Scenario</u>				
<u>Assuming Projected Revenue at 75%</u>				
Year	TIF Reimbursable Cost Balance Before Payment from TIF/CID Revenue	6% Interest on Balance During the Year	Payment from TIF/CID Revenue*	Year End Reimbursable Cost Balance
1	\$3,442,677	\$206,561	\$92,115	\$3,557,123
2	\$3,557,123	\$213,427	\$191,208	\$3,579,342
3	\$3,579,342	\$214,761	\$239,546	\$3,554,557
4	\$3,554,557	\$213,273	\$310,196	\$3,457,635
5	\$3,457,635	\$207,458	\$354,471	\$3,310,622
6	\$3,310,622	\$198,637	\$358,082	\$3,151,178
7	\$3,151,178	\$189,071	\$359,871	\$2,980,378
8	\$2,980,378	\$178,823	\$363,536	\$2,795,664
9	\$2,795,664	\$167,740	\$365,360	\$2,598,044
10	\$2,598,044	\$155,883	\$369,080	\$2,384,846
11	\$2,384,846	\$143,091	\$370,942	\$2,156,995
12	\$2,156,995	\$129,420	\$374,718	\$1,911,697
13	\$1,911,697	\$114,702	\$376,616	\$1,649,783
14	\$1,649,783	\$98,987	\$380,449	\$1,368,321
15	\$1,368,321	\$82,099	\$382,386	\$1,068,034
16	\$1,068,034	\$64,082	\$386,276	\$745,840
17	\$745,840	\$44,750	\$388,252	\$402,338
18	\$402,338	\$24,140	\$392,201	\$34,277
19	\$34,277	\$2,057	\$394,217	\$0
20				
21				
22				
23				

*5.0% of gross revenues assumed to be held back as collection and administrative fees by City, County and Department of Revenue.

EXHIBIT 10

**PROJECTION OF INCREMENTAL
NON-TIF REVENUES**

**BRODY CORNERS
TAX INCREMENT FINANCING PLAN**

BRODY CORNERS TAX INCREMENT FINANCING PLAN

PROJECTION OF INCREMENTAL NON-TIF REVENUE

Year	Projected Real Property Taxes					Projected Incremental Sales Taxes			Projected Personal Property Taxes		Total Non-TIF Revenue*
	All Taxing Districts (Base)	Replacement	Blind Pension	Development Disability	Total	City	County	Total	Redevelopment Assessed Value	Redevelopment Taxes	
1	\$13,058	\$5,670	\$492	\$766	\$22,516	\$25,766	\$21,219	\$46,984	\$160,000	\$8,948	\$78,448
2	\$13,058	\$11,340	\$984	\$1,532	\$31,974	\$51,531	\$42,438	\$93,969	\$160,000	\$8,948	\$134,890
3	\$13,058	\$17,010	\$1,476	\$2,298	\$41,432	\$51,531	\$42,438	\$93,969	\$160,000	\$8,948	\$144,348
4	\$12,427	\$22,680	\$1,968	\$3,064	\$50,258	\$50,016	\$63,656	\$113,672	\$160,000	\$8,948	\$172,878
5	\$12,427	\$22,680	\$1,968	\$3,064	\$50,258	\$66,688	\$84,875	\$151,563	\$160,000	\$8,948	\$210,769
6	\$12,427	\$22,907	\$1,988	\$3,094	\$50,637	\$67,354	\$85,724	\$153,078	\$160,000	\$8,948	\$212,663
7	\$12,427	\$22,907	\$1,988	\$3,094	\$50,637	\$68,028	\$86,581	\$154,609	\$160,000	\$8,948	\$214,194
8	\$12,427	\$23,136	\$2,008	\$3,125	\$51,019	\$68,708	\$87,447	\$156,155	\$160,000	\$8,948	\$216,122
9	\$12,427	\$23,136	\$2,008	\$3,125	\$51,019	\$69,395	\$88,321	\$157,717	\$160,000	\$8,948	\$217,683
10	\$12,427	\$23,368	\$2,028	\$3,156	\$51,405	\$70,089	\$89,204	\$159,294	\$160,000	\$8,948	\$219,646
11	\$12,427	\$23,368	\$2,028	\$3,156	\$51,405	\$70,790	\$90,097	\$160,887	\$160,000	\$8,948	\$221,239
12	\$12,427	\$23,601	\$2,048	\$3,188	\$51,795	\$71,498	\$90,997	\$162,496	\$160,000	\$8,948	\$223,238
13	\$12,427	\$23,601	\$2,048	\$3,188	\$51,795	\$72,213	\$91,907	\$164,120	\$160,000	\$8,948	\$224,863
14	\$12,427	\$23,837	\$2,068	\$3,220	\$52,188	\$72,935	\$92,827	\$165,762	\$160,000	\$8,948	\$226,898
15	\$12,427	\$23,837	\$2,068	\$3,220	\$52,188	\$73,664	\$93,755	\$167,419	\$160,000	\$8,948	\$228,555
16	\$12,427	\$24,076	\$2,089	\$3,252	\$52,586	\$74,401	\$94,692	\$169,093	\$160,000	\$8,948	\$230,627
17	\$12,427	\$24,076	\$2,089	\$3,252	\$52,586	\$75,145	\$95,639	\$170,784	\$160,000	\$8,948	\$232,318
18	\$12,427	\$24,316	\$2,110	\$3,285	\$52,987	\$75,897	\$96,596	\$172,492	\$160,000	\$8,948	\$234,428
19	\$12,427	\$24,316	\$2,110	\$3,285	\$52,987	\$76,656	\$97,562	\$174,217	\$160,000	\$8,948	\$236,152
20	\$12,427	\$24,560	\$2,131	\$3,317	\$53,393	\$77,422	\$98,537	\$175,959	\$160,000	\$8,948	\$238,300
21	\$12,427	\$24,560	\$2,131	\$3,317	\$53,393	\$78,196	\$99,523	\$177,719	\$160,000	\$8,948	\$240,060
22	\$12,427	\$24,805	\$2,152	\$3,351	\$53,803	\$78,978	\$100,518	\$179,496	\$160,000	\$8,948	\$242,247
23	\$12,427	\$24,805	\$2,152	\$3,351	\$53,803	\$79,768	\$101,523	\$181,291	\$160,000	\$8,948	\$244,042
TOTALS	\$287,713	\$508,595	\$44,131	\$68,698	\$1,136,063	\$1,566,670	\$1,936,075	\$3,502,745	\$3,680,000	\$205,800	\$4,844,608

* Shows the increase in the non-captured portion of real property, sales and personal property tax revenue during the life of the TIF plan

EXHIBIT 11

COST-BENEFIT ANALYSIS

BRODY CORNERS
TAX INCREMENT FINANCING PLAN

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS

PAGE 1 OF 9

ALL TAXING DISTRICTS

Year	Projected Taxes with Redevelopment						Projected Taxes without Redevelopment				Amounts Captured by TIF
	Sales Tax	CID Sales Tax	Real Property Tax	PILOT Surplus	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
1	\$46,984	\$24,250	\$13,058	\$19,350	\$8,948	\$112,590	\$0	\$13,058	\$0	\$13,058	\$105,034
2	\$93,969	\$48,500	\$13,058	\$41,964	\$8,948	\$206,439	\$0	\$13,058	\$0	\$13,058	\$219,862
3	\$93,969	\$48,500	\$13,058	\$64,579	\$8,948	\$229,053	\$0	\$13,058	\$0	\$13,058	\$287,705
4	\$113,672	\$72,750	\$12,427	\$82,980	\$8,948	\$290,777	\$0	\$12,427	\$0	\$12,427	\$362,612
5	\$151,563	\$97,000	\$12,427	\$82,980	\$8,948	\$352,917	\$0	\$12,427	\$0	\$12,427	\$400,503
6	\$153,078	\$97,970	\$12,427	\$83,841	\$8,948	\$356,264	\$0	\$12,427	\$0	\$12,427	\$404,601
7	\$154,609	\$98,950	\$12,427	\$83,841	\$8,948	\$358,774	\$0	\$12,427	\$0	\$12,427	\$406,132
8	\$156,155	\$99,939	\$12,427	\$84,710	\$8,948	\$362,179	\$0	\$12,427	\$0	\$12,427	\$410,286
9	\$157,717	\$100,939	\$12,427	\$84,710	\$8,948	\$364,740	\$0	\$12,427	\$0	\$12,427	\$411,848
10	\$159,294	\$101,948	\$12,427	\$85,589	\$8,948	\$368,205	\$0	\$12,427	\$0	\$12,427	\$416,060
11	\$160,887	\$102,967	\$12,427	\$85,589	\$8,948	\$370,818	\$0	\$12,427	\$0	\$12,427	\$417,653
12	\$162,496	\$103,997	\$12,427	\$86,476	\$8,948	\$374,343	\$0	\$12,427	\$0	\$12,427	\$421,922
13	\$164,120	\$105,037	\$12,427	\$86,476	\$8,948	\$377,008	\$0	\$12,427	\$0	\$12,427	\$423,547
14	\$165,762	\$106,087	\$12,427	\$87,371	\$8,948	\$380,595	\$0	\$12,427	\$0	\$12,427	\$427,876
15	\$167,419	\$107,148	\$12,427	\$87,371	\$8,948	\$383,314	\$0	\$12,427	\$0	\$12,427	\$429,534
16	\$169,093	\$108,220	\$12,427	\$88,276	\$8,948	\$386,964	\$0	\$12,427	\$0	\$12,427	\$433,922
17	\$170,784	\$109,302	\$12,427	\$88,276	\$8,948	\$389,737	\$0	\$12,427	\$0	\$12,427	\$435,613
18	\$172,492	\$110,395	\$12,427	\$89,190	\$8,948	\$393,452	\$0	\$12,427	\$0	\$12,427	\$440,062
19	\$174,217	\$111,499	\$12,427	\$89,190	\$8,948	\$396,281	\$0	\$12,427	\$0	\$12,427	\$441,787
20	\$175,959	\$112,614	\$12,427	\$90,113	\$8,948	\$400,061	\$0	\$12,427	\$0	\$12,427	\$446,298
21	\$177,719	\$113,740	\$12,427	\$90,113	\$8,948	\$402,947	\$0	\$12,427	\$0	\$12,427	\$448,058
22	\$179,496	\$114,878	\$12,427	\$91,045	\$8,948	\$406,794	\$0	\$12,427	\$0	\$12,427	\$452,632
23	\$181,291	\$116,026	\$12,427	\$91,045	\$8,948	\$409,737	\$0	\$12,427	\$0	\$12,427	\$454,427
TOTAL	\$3,502,745	\$2,212,657	\$287,713	\$1,865,077	\$205,800	\$8,073,991	\$0	\$287,713	\$0	\$287,713	\$9,097,975

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>PILOTS Surplus</u>	<u>Total</u>	<u>Amounts Captured by TIF</u>
Net Tax Benefit	\$3,502,745	\$205,800	\$1,865,077	\$5,573,622	\$9,097,975

Note: See Projection of Incremental Non-TIF Revenue spreadsheet for Blind Pension, Development Disability and Replacement taxes, which are not subject to TIF.

**BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
PAGE 2 OF 9**

City of Springfield

Year	<u>With Redevelopment</u>					<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>
	<u>Sales Tax</u>	<u>Base Taxes</u>	<u>PILOTS SURPLUS</u>	<u>Personal Property Tax</u>	<u>Total</u>	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>	
1	\$25,766	\$1,467	\$367	\$1,033	\$28,632	\$0	\$1,467	\$0	\$1,467	\$32,287
2	\$51,531	\$1,467	\$367	\$1,033	\$54,397	\$0	\$1,467	\$0	\$1,467	\$65,673
3	\$51,531	\$1,467	\$367	\$1,033	\$54,397	\$0	\$1,467	\$0	\$1,467	\$73,294
4	\$50,016	\$836	\$209	\$1,033	\$52,251	\$0	\$836	\$0	\$836	\$66,761
5	\$66,688	\$836	\$209	\$1,033	\$68,765	\$0	\$836	\$0	\$836	\$83,433
6	\$67,354	\$836	\$209	\$1,033	\$69,432	\$0	\$836	\$0	\$836	\$84,274
7	\$68,028	\$836	\$209	\$1,033	\$70,105	\$0	\$836	\$0	\$836	\$84,947
8	\$68,708	\$836	\$209	\$1,033	\$70,786	\$0	\$836	\$0	\$836	\$85,803
9	\$69,395	\$836	\$209	\$1,033	\$71,473	\$0	\$836	\$0	\$836	\$86,490
10	\$70,089	\$836	\$209	\$1,033	\$72,167	\$0	\$836	\$0	\$836	\$87,361
11	\$70,790	\$836	\$209	\$1,033	\$72,868	\$0	\$836	\$0	\$836	\$88,062
12	\$71,498	\$836	\$209	\$1,033	\$73,576	\$0	\$836	\$0	\$836	\$88,949
13	\$72,213	\$836	\$209	\$1,033	\$74,291	\$0	\$836	\$0	\$836	\$89,664
14	\$72,935	\$836	\$209	\$1,033	\$75,013	\$0	\$836	\$0	\$836	\$90,567
15	\$73,664	\$836	\$209	\$1,033	\$75,742	\$0	\$836	\$0	\$836	\$91,296
16	\$74,401	\$836	\$209	\$1,033	\$76,479	\$0	\$836	\$0	\$836	\$92,215
17	\$75,145	\$836	\$209	\$1,033	\$77,223	\$0	\$836	\$0	\$836	\$92,959
18	\$75,897	\$836	\$209	\$1,033	\$77,974	\$0	\$836	\$0	\$836	\$93,895
19	\$76,656	\$836	\$209	\$1,033	\$78,733	\$0	\$836	\$0	\$836	\$94,654
20	\$77,422	\$836	\$209	\$1,033	\$79,500	\$0	\$836	\$0	\$836	\$95,607
21	\$78,196	\$836	\$209	\$1,033	\$80,274	\$0	\$836	\$0	\$836	\$96,381
22	\$78,978	\$836	\$209	\$1,033	\$81,056	\$0	\$836	\$0	\$836	\$97,351
23	\$79,768	\$836	\$209	\$1,033	\$81,846	\$0	\$836	\$0	\$836	\$98,141
TOTAL	\$1,566,670	\$21,119	\$5,280	\$23,751	\$1,616,978	\$0	\$21,119	\$0	\$21,119	\$1,960,067

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>PILOTS SURPLUS</u>	<u>Total</u>
Total Tax Benefit	\$1,566,670	\$23,751	\$5,280	\$1,595,701

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
PAGE 3 OF 9
REPUBLIC R-III SCHOOL
DISTRICT

Year	<u>With Redevelopment</u>					<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>
	Sales Tax	Base Taxes	PILOTS SURPLUS	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
1	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$43,725
2	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$94,826
3	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$145,928
4	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$197,030
5	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$197,030
6	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$199,074
7	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$199,074
8	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$201,138
9	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$201,138
10	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$203,223
11	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$203,223
12	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$205,329
13	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$205,329
14	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$207,456
15	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$207,456
16	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$209,605
17	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$209,605
18	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$211,775
19	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$211,775
20	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$213,966
21	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$213,966
22	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$216,179
23	\$0	\$9,836	\$2,459	\$6,924	\$19,218	\$0	\$9,836	\$0	\$9,836	\$216,179
TOTAL	\$0	\$226,219	\$56,555	\$159,244	\$442,017	\$0	\$226,219	\$0	\$226,219	\$4,414,030

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>PILOTS Surplus</u>	<u>Total</u>
Net Tax Benefit	\$0	\$159,244	\$56,555	\$215,798

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS

PAGE 4 OF 9

GREENE COUNTY*

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>	
	Sales Tax	Base Taxes	PILOTS SURPLUS	Personal Property Tax Total	Sales Tax	Real Property Tax	Personal Property Tax	Total		
1	\$21,219	\$708	\$177	\$208	\$22,311	\$0	\$708	\$0	\$708	\$24,365
2	\$42,438	\$708	\$177	\$208	\$43,530	\$0	\$708	\$0	\$708	\$49,260
3	\$42,438	\$708	\$177	\$208	\$43,530	\$0	\$708	\$0	\$708	\$52,936
4	\$63,656	\$708	\$177	\$208	\$64,749	\$0	\$708	\$0	\$708	\$77,831
5	\$84,875	\$708	\$177	\$208	\$85,967	\$0	\$708	\$0	\$708	\$99,050
6	\$85,724	\$708	\$177	\$208	\$86,816	\$0	\$708	\$0	\$708	\$100,046
7	\$86,581	\$708	\$177	\$208	\$87,673	\$0	\$708	\$0	\$708	\$100,903
8	\$87,447	\$708	\$177	\$208	\$88,539	\$0	\$708	\$0	\$708	\$101,918
9	\$88,321	\$708	\$177	\$208	\$89,414	\$0	\$708	\$0	\$708	\$102,792
10	\$89,204	\$708	\$177	\$208	\$90,297	\$0	\$708	\$0	\$708	\$103,825
11	\$90,097	\$708	\$177	\$208	\$91,189	\$0	\$708	\$0	\$708	\$104,717
12	\$90,997	\$708	\$177	\$208	\$92,090	\$0	\$708	\$0	\$708	\$105,770
13	\$91,907	\$708	\$177	\$208	\$93,000	\$0	\$708	\$0	\$708	\$106,680
14	\$92,827	\$708	\$177	\$208	\$93,919	\$0	\$708	\$0	\$708	\$107,752
15	\$93,755	\$708	\$177	\$208	\$94,847	\$0	\$708	\$0	\$708	\$108,680
16	\$94,692	\$708	\$177	\$208	\$95,785	\$0	\$708	\$0	\$708	\$109,772
17	\$95,639	\$708	\$177	\$208	\$96,732	\$0	\$708	\$0	\$708	\$110,719
18	\$96,596	\$708	\$177	\$208	\$97,688	\$0	\$708	\$0	\$708	\$111,832
19	\$97,562	\$708	\$177	\$208	\$98,654	\$0	\$708	\$0	\$708	\$112,798
20	\$98,537	\$708	\$177	\$208	\$99,630	\$0	\$708	\$0	\$708	\$113,931
21	\$99,523	\$708	\$177	\$208	\$100,615	\$0	\$708	\$0	\$708	\$114,916
22	\$100,518	\$708	\$177	\$208	\$101,610	\$0	\$708	\$0	\$708	\$116,071
23	\$101,523	\$708	\$177	\$208	\$102,616	\$0	\$708	\$0	\$708	\$117,076
TOTAL	\$1,936,075	\$16,275	\$4,069	\$4,784	\$1,961,202	\$0	\$16,275	\$0	\$16,275	\$2,253,639

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>PILOTS SURPLUS</u>	<u>Total</u>
Net Tax Benefit	\$1,936,075	\$4,784	\$4,069	\$1,944,927

*Includes County General Revenue, County Senior Citizens' Services and County Road

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
PAGE 5 OF 9
OTC COLLEGE

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>	
	Sales Tax	Base Taxes	PILOTS SURPLUS	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax		Total
1	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$2,101
2	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$4,556
3	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$7,011
4	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,466
5	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,466
6	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,564
7	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,564
8	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,663
9	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,663
10	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,763
11	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,763
12	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,865
13	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,865
14	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,967
15	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$9,967
16	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,070
17	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,070
18	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,174
19	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,174
20	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,280
21	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,280
22	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,386
23	\$0	\$473	\$118	\$333	\$923	\$0	\$473	\$0	\$473	\$10,386
TOTAL	\$0	\$10,868	\$2,717	\$7,651	\$21,236	\$0	\$10,868	\$0	\$10,868	\$212,064

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>PILOTS SURPLUS</u>	<u>Total</u>
Net Tax Benefit	\$0	\$7,651	\$2,717	\$10,368

**BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
PAGE 6 OF 9**

LIBRARY

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>	
	<u>Sales Tax</u>	<u>Base Taxes</u>	<u>PILOTS SURPLUS</u>	<u>Personal Property Tax</u>	<u>Total</u>	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>		<u>Total</u>
1	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$2,562
2	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$5,555
3	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$8,549
4	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,543
5	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,543
6	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,663
7	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,663
8	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,784
9	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,784
10	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,906
11	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$11,906
12	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,029
13	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,029
14	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,154
15	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,154
16	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,280
17	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,280
18	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,407
19	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,407
20	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,535
21	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,535
22	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,665
23	\$0	\$576	\$144	\$406	\$1,126	\$0	\$576	\$0	\$576	\$12,665
TOTAL	\$0	\$13,253	\$3,313	\$9,329	\$25,896	\$0	\$13,253	\$0	\$13,253	\$258,599

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>PILOTS SURPLUS</u>	<u>Total</u>
Net Tax Benefit	\$0	\$9,329	\$3,313	\$12,643

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
PAGE 7 OF 9

BLIND PENSION

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>
	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>	
1	\$0	\$492	\$50	\$542	\$0	\$71	\$0	\$71	\$0
2	\$0	\$984	\$50	\$1,034	\$0	\$71	\$0	\$71	\$0
3	\$0	\$1,476	\$50	\$1,526	\$0	\$71	\$0	\$71	\$0
4	\$0	\$1,968	\$50	\$2,018	\$0	\$71	\$0	\$71	\$0
5	\$0	\$1,968	\$50	\$2,018	\$0	\$71	\$0	\$71	\$0
6	\$0	\$1,988	\$50	\$2,038	\$0	\$71	\$0	\$71	\$0
7	\$0	\$1,988	\$50	\$2,038	\$0	\$71	\$0	\$71	\$0
8	\$0	\$2,008	\$50	\$2,058	\$0	\$71	\$0	\$71	\$0
9	\$0	\$2,008	\$50	\$2,058	\$0	\$71	\$0	\$71	\$0
10	\$0	\$2,028	\$50	\$2,078	\$0	\$71	\$0	\$71	\$0
11	\$0	\$2,028	\$50	\$2,078	\$0	\$71	\$0	\$71	\$0
12	\$0	\$2,048	\$50	\$2,098	\$0	\$71	\$0	\$71	\$0
13	\$0	\$2,048	\$50	\$2,098	\$0	\$71	\$0	\$71	\$0
14	\$0	\$2,068	\$50	\$2,118	\$0	\$71	\$0	\$71	\$0
15	\$0	\$2,068	\$50	\$2,118	\$0	\$71	\$0	\$71	\$0
16	\$0	\$2,089	\$50	\$2,139	\$0	\$71	\$0	\$71	\$0
17	\$0	\$2,089	\$50	\$2,139	\$0	\$71	\$0	\$71	\$0
18	\$0	\$2,110	\$50	\$2,160	\$0	\$71	\$0	\$71	\$0
19	\$0	\$2,110	\$50	\$2,160	\$0	\$71	\$0	\$71	\$0
20	\$0	\$2,131	\$50	\$2,181	\$0	\$71	\$0	\$71	\$0
21	\$0	\$2,131	\$50	\$2,181	\$0	\$71	\$0	\$71	\$0
22	\$0	\$2,152	\$50	\$2,202	\$0	\$71	\$0	\$71	\$0
23	\$0	\$2,152	\$50	\$2,202	\$0	\$71	\$0	\$71	\$0
TOTAL	\$0	\$44,131	\$1,150	\$45,281	\$0	\$1,634	\$0	\$1,634	\$0

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Net Tax Benefit	\$0	\$1,150	\$1,150

**BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
PAGE 8 OF 9**

DEVELOPMENT DISABILITY

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>				<u>Amounts Captured by TIF</u>
	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>	
1	\$0	\$766	\$78	\$844	\$0	\$111	\$0	\$111	\$0
2	\$0	\$1,532	\$78	\$1,610	\$0	\$111	\$0	\$111	\$0
3	\$0	\$2,298	\$78	\$2,375	\$0	\$111	\$0	\$111	\$0
4	\$0	\$3,064	\$78	\$3,141	\$0	\$111	\$0	\$111	\$0
5	\$0	\$3,064	\$78	\$3,141	\$0	\$111	\$0	\$111	\$0
6	\$0	\$3,094	\$78	\$3,172	\$0	\$111	\$0	\$111	\$0
7	\$0	\$3,094	\$78	\$3,172	\$0	\$111	\$0	\$111	\$0
8	\$0	\$3,125	\$78	\$3,203	\$0	\$111	\$0	\$111	\$0
9	\$0	\$3,125	\$78	\$3,203	\$0	\$111	\$0	\$111	\$0
10	\$0	\$3,156	\$78	\$3,234	\$0	\$111	\$0	\$111	\$0
11	\$0	\$3,156	\$78	\$3,234	\$0	\$111	\$0	\$111	\$0
12	\$0	\$3,188	\$78	\$3,266	\$0	\$111	\$0	\$111	\$0
13	\$0	\$3,188	\$78	\$3,266	\$0	\$111	\$0	\$111	\$0
14	\$0	\$3,220	\$78	\$3,298	\$0	\$111	\$0	\$111	\$0
15	\$0	\$3,220	\$78	\$3,298	\$0	\$111	\$0	\$111	\$0
16	\$0	\$3,252	\$78	\$3,330	\$0	\$111	\$0	\$111	\$0
17	\$0	\$3,252	\$78	\$3,330	\$0	\$111	\$0	\$111	\$0
18	\$0	\$3,285	\$78	\$3,362	\$0	\$111	\$0	\$111	\$0
19	\$0	\$3,285	\$78	\$3,362	\$0	\$111	\$0	\$111	\$0
20	\$0	\$3,317	\$78	\$3,395	\$0	\$111	\$0	\$111	\$0
21	\$0	\$3,317	\$78	\$3,395	\$0	\$111	\$0	\$111	\$0
22	\$0	\$3,351	\$78	\$3,428	\$0	\$111	\$0	\$111	\$0
23	\$0	\$3,351	\$78	\$3,428	\$0	\$111	\$0	\$111	\$0
TOTAL	\$0	\$68,698	\$1,790	\$70,488	\$0	\$2,553	\$0	\$2,553	\$0

	<u>Sales Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Net Tax Benefit	\$0	\$1,790	\$1,790

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS

PAGE 9 OF 9

Surtax Not Captured by TIF

Year	<u>Total With Redevelopment</u>	<u>Total Without Redevelopment</u>
1	\$17,056	\$2,462
2	\$34,112	\$2,462
3	\$51,168	\$2,462
4	\$68,224	\$2,462
5	\$68,224	\$2,462
6	\$68,906	\$2,462
7	\$68,906	\$2,462
8	\$69,595	\$2,462
9	\$69,595	\$2,462
10	\$70,291	\$2,462
11	\$70,291	\$2,462
12	\$70,994	\$2,462
13	\$70,994	\$2,462
14	\$71,704	\$2,462
15	\$71,704	\$2,462
16	\$72,421	\$2,462
17	\$72,421	\$2,462
18	\$73,145	\$2,462
19	\$73,145	\$2,462
20	\$73,877	\$2,462
21	\$73,877	\$2,462
22	\$74,616	\$2,462
23	\$74,616	\$2,462
TOTAL	\$1,529,884	\$56,628

BRODY CORNERS TIF PLAN

EXHIBIT 12

**EVIDENCE OF COMMITMENT TO FINANCE
PROJECT COSTS**



2655 S. Campbell Ave.
Springfield, MO 65807

July 24, 2021

RE: West Sunshine Development LLC

To Whom It May Concern:

Sullivan Bank has reviewed the proposed project on the property owned by West Sunshine Development, LLC commonly known as 5505 W Sunshine Street and it has approved and is prepared to loan the funds necessary for all construction costs of the project. The interest rate and term of such loan will be determined at the time of loan finalization.

If you have any additional questions or concerns, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Jeff Brown
Senior Vice President
Executive Regional Manager
MLO# 1024843
Sullivan Bank
Cell: 636-234-6741

BRODY CORNERS TIF PLAN

**EXHIBIT 13
AFFIDAVIT**

DEVELOPER'S AFFIDAVIT

STATE OF MISSOURI)
) ss
COUNTY OF GREENE)

I, Michael L. Seitz, being first duly sworn, state and depose upon oath as follows:

1. The Redevelopment Area consists of approximately 26 acres generally located on West Sunshine Street in Springfield, Greene County, Missouri. Regional access to the Redevelopment Area is via Interstate 44 to the Highway 60 Exit, South on Highway 60 to Sunshine Street. Local access is West Sunshine Street and commonly known as 5505 West Sunshine.

2. I am the sole member of West Sunshine Development, LLC, the Developer of the Redevelopment Project.

3. The Redevelopment Area has not been subject to growth and development by private enterprise. It is underdeveloped ground, which previously housed an abandoned mobile home park, has abandoned lagoons in need of closure, no access to West Sunshine Street and no source of fresh water.

4. The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the proposed tax increment financing plan, and community improvement district. Tax increment financing is necessary to make this project financially feasible.

5. A detailed description of the factors that qualify the Redevelopment Area as a Blighted Area is set out in the Blight Study which is attached to the Tax Increment Financing Plan as Exhibit 3. Based upon the Blight Study, the Redevelopment Area qualifies as Blighted Area as that term is defined by Section 99.805 R.S.Mo.

6. The conditions described and depicted in the Blight Study as evidence of blight exist as of the date of this affidavit.

7. As demonstrated in the attached calculations related to return on investment, the Redevelopment Project is financially feasible.

8. The Developer will provide a minimum of 15% cash equity investment in the Redevelopment Project. The funds will come from personal accounts or cash on hand of Michael L Seitz as the sole member of West Sunshine Development, LLC

The above statements represent true and accurate assessments to the best of my knowledge, information, and belief.

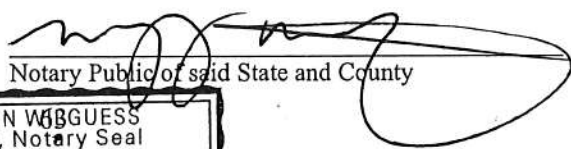
Further, affiant sayeth not.


By: Michael L. Seitz, sole Member of
West Sunshine Development, LLC

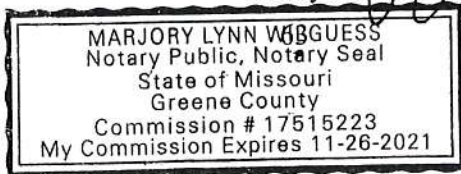
Subscribed and sworn to before me, a Notary Public, on this 10th day of September, 2021.

My Commission Expires:

11/26/21


Notary Public of said State and County

HB: 4812-7644-8227.11



Developer Costs	3,083,073
Reimbursable Project Costs	3,442,667
Total Redevelopment Project Costs	6,525,740

	0	1	2	3	4	5	6	YEAR 7	8	9	10	11	12	13	14	IRR	
ROI W/O TIF (EXPENDITURES) AND REVENUES	(3,083,073)	(1,377,067)	(2,065,600)	820,579	820,579	820,579	820,579	820,579								(2,422,845)	-10.406%

	0	1	2	3	4	5	6	YEAR 7	8	9	10	11	12	13	14		
PROJECT (EXPENDITURES) AND REVENUES	(3,083,073)	(1,377,067)	(2,065,600)	820,579	820,579	820,579	820,579	820,579	-	-	-	-				(2,422,845)	2.647%
NET TIF (AND CID) REVENUES (Excluding interest on Reimbursables)*				253,761	278,011	278,011	302,261	326,511	327,481	328,461	329,450	330,450	331,459	332,479	24,332	3,442,667	
ROI WITH TIF (EXPENDITURES) AND REVENUES	(3,083,073)	(1,377,067)	(2,065,600)	1,074,340	1,098,590	1,098,590	1,122,840	1,147,090	327,481	328,461	329,450	330,450	331,459	332,479	24,332		

* TIF Revenue projected to be Reimbursable Project Costs recovered over 12 years plus Net CID Revenue

BRODY CORNERS TIF PLAN

EXHIBIT 14

**PROPOSED LAND USES IN
REDEVELOPMENT AREA**

The proposed use of the property within the redevelopment area is commercial, including retail, restaurant, office, shopping, services and other and general commercial.

TAX INCREMENT FINANCING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI
Busch Municipal Building, 840 Boonville, Springfield, Missouri

**Notice of Public Hearing relating to the
Brody Corners Tax Increment Financing Plan**

To: Taxing Districts (Distribution List attached)

Date: December 17, 2021

Note: This is the same plan as was previously noticed for hearing on November 15, 2021

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission"), will hold a public hearing at 5:00 p.m. on February 2, 2022, at the Busch Municipal Building, 840 Boonville, Springfield, Missouri, to consider the Brody Corners Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the redevelopment project described in the Redevelopment Plan (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area.

The proposed Redevelopment Area, which contains approximately 26 acres, is located at 5505 West Sunshine, Springfield, MO. The Redevelopment Area is generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west.

The Redevelopment Plan calls for one Redevelopment Project which eliminates blight, implements certain public infrastructure improvements, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Project calls for the implementation of site preparation improvements and offsite public improvements to support a planned development with a mix of commercial uses, including retail, restaurant, office, shopping, services and other general commercial uses, from which tax increment financing revenues would be collected to fund reimbursable project costs associated with certain of the site preparation improvements and offsite public improvements that will serve the Redevelopment Area. The Redevelopment Plan calls for a full 23-year collection period, but requires a 25% surplus of payments in lieu of taxes for distribution to the taxing districts in each year.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, is on file with the Redevelopment Plan. All taxing districts receiving this notice are invited to attend the hearing and/or to submit comments to the Commission (at the office of the City Clerk) prior to the date of the hearing. **ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.**

It is possible that renewed coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and/or to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for the hearing date set forth above. If no update appears describing electronic access to the hearing, the hearing will be held in-person.

TAXING JURISDICTION MAILING LIST

City of Springfield, Busch Municipal Building
City Clerk
840 Boonville
PO Box 8368
Springfield, MO 65802

Republic School District
Superintendent
518 North Hampton
Republic, MO 65738

Ozarks Technical Community College
Chancellor and President
1001 East Chestnut Expressway
Springfield, MO 65802

Springfield-Greene County Library District
Executive Director
4653 S. Campbell Ave.
Springfield, Missouri 65801-0760

Greene County, Missouri
Commissioner – 1st District
933 North Robberson Ave
Springfield, MO 65802

Greene County Highway Department
Administrator
2065 N Clifton Ave
Springfield, MO 65803

Greene County Assessor
Greene County Courthouse
940 Boonville, Room 37
Springfield, MO 65802

Greene County Senior Citizens' Services Fund
PO Box 9766
Springfield, MO 65801

Missouri Department of Revenue
Tax Administration Bureau
P.O. Box 475
Jefferson City, MO 65105-0475

State Tax Commission of Missouri
P.O. Box 146
Jefferson City, MO 65102-0146

City of Springfield, Busch Municipal Building
Finance Director
840 Boonville
PO Box 8368
Springfield, MO 65802

Republic School District
President/Chairman of Board of Education
518 North Hampton
Republic, MO 65738

Ozarks Technical Community College
Board Chair
1001 East Chestnut Expressway
Springfield, MO 65802

Greene County, Missouri
Presiding Commissioner
933 North Robberson Ave
Springfield, MO 65802

Greene County, Missouri
Commissioner – Second District
933 North Robberson Ave
Springfield, MO 65802

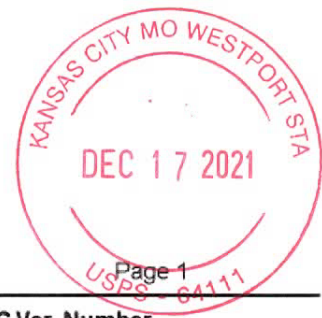
Abilities First (County Disability Program)
Executive Director
1370 E Primrose St, Ste A
Springfield, MO 65804

Greene County Collector
Greene County Courthouse
940 Boonville, Room 107
Springfield, MO 65802

Missouri Department of Economic Development
Director
P.O. Box 1157
Jefferson City, MO 65102-1157

Missouri Director of Revenue
County Tax Section
State Blind Pension Fund
P.O. Box 453
Jefferson City, MO 65102-0453

Missouri Director of Revenue
County Tax Section
Merchants/Manufacturers Replacement Tax Fund
P.O. Box 453
Jefferson City, MO 65102-0453



USPS Manifest Mailing System

Mailer's Name & Address Gilmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number 	MAC Ver. Number Transtream
	Sequence Number 7-2656	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730008063 4456 SPFLD BRODY TIF 2	City of Springfield, Busch Municipal Building 840 Boonville, Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008070 4457 SPFLD BRODY TIF 2	Republic School District 518 North Hampton, Republic, MO 65738	ERR C	0.530	1.85 3.75			6.13
9414814902829730008087 4458 SPFLD BRODY TIF 2	Ozarks Technical Community College 1001 East Chestnut Expressway, Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008094 4459 SPFLD BRODY TIF 2	Springfield-Greene County Library District 4653 S. Campbell Ave. Springfield, MO 65801	ERR C	0.530	1.85 3.75			6.13
9414814902829730008100 4460 SPFLD BRODY TIF 2	Greene County, Missouri 933 North Robberson Ave. Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008117 4461 SPFLD BRODY TIF 2	Greene County Highway Department 2065 N. Clifton Ave. Springfield, MO 65803	ERR C	0.530	1.85 3.75			6.13
9414814902829730008124 4462 SPFLD BRODY TIF 2	Greene County Courthouse 840 Boonville, Room 37 Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008131 4463 SPFLD BRODY TIF 2	Greene County Senior Citizens' Services Fund PO Box 9769, Springfield, MO 65801	ERR C	0.530	1.85 3.75			6.13
9414814902829730008148 4464 SPFLD BRODY TIF 2	Missouri Department of Revenue P.O. Box 475, Jefferson City, MO 65105	ERR C	0.530	1.85 3.75			6.13

Page Totals	9		4.77	50.40			55.17
Cumulative Totals	9		4.77	50.40			55.17

USPS Manifest Mailing System

Mailer's Name & Address Gilmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number	MAC Ver. Number Transtream
	Sequence Number 7-2656	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730008155 4466 SPFLD BRODY TIF 2	State Tax Commission of Missouri P.O. Box 146 Jefferson City, MO 65102	ERR C	0.530	1.85 3.75			6.13
9414814902829730008162 4466 SPFLD BRODY TIF 2	City of Springfield, Busch Municipal Building 640 Boonville Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008179 4467 SPFLD BRODY TIF 2	Republic School District 516 North Hampton Republic, MO 65738	ERR C	0.530	1.85 3.75			6.13
9414814902829730008186 4468 SPFLD BRODY TIF 2	Ozarks Technical Community College 1001 East Chestnut Expressway Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008183 4469 SPFLD BRODY TIF 2	Greene County, Missouri 933 North Robberson Ave. Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008209 4470 SPFLD BRODY TIF 2	Greene County, Missouri 933 North Robberson Ave. Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008216 4471 SPFLD BRODY TIF 2	Abilities First (County Disability Program) 1370 E. Primrose St., Ste A Springfield, MO 65804	ERR C	0.530	1.85 3.75			6.13
9414814902829730008223 4472 SPFLD BRODY TIF 2	Greene County Courthouse 940 Boonville, Room 107 Springfield, MO 65802	ERR C	0.530	1.85 3.75			6.13
9414814902829730008230 4473 SPFLD BRODY TIF 2	Missouri Department of Economic Development P.O. Box 1157 Jefferson City, MO 65102	ERR C	0.530	1.85 3.75			6.13

Page Totals	9	4.77	50.40	55.17
Cumulative Totals	18	9.54	100.80	110.34



USPS Manifest Mailing System

Mailer's Name & Address Gilmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number 7-2656	MAC Ver. Number Transtream
	Sequence Number 7-2656	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730008247 4474 SPFLD BRODY TIF 2	Missouri Director of Revenue P.O. Box 453, Jefferson City, MO 65102	ERR C	0.530	1.85 3.75			6.13
9414814902829730008254 4475 SPFLD BRODY TIF 2	Missouri Director of Revenue/County Tax Section P.O. Box 453, Jefferson City, MO 65102	ERR C	0.530	1.85 3.75			6.13



Page Totals	2	1.06	11.20	12.26
Cumulative Totals	20	10.60	112.00	122.60

USPS CERTIFICATION

Total Number Of Pieces Received 20 Round Stamp _____

Signature of Receiving Employee _____

PS Form 3877 (Facsimile)

Extra Service Codes.

- C Certified
- ERR Return Receipt
- CMRD Certified Mail Restricted Delivery

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0080 63

City Clerk
City of Springfield, Busch Municipal Building
840 Boonville
Springfield, MO 65802

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0080 63. Our records indicate that this item was delivered on 12/22/2021 at 09:19 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Dale C Dalton II

Dale C Dalton II

Address of Recipient :

8368

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0080 70

Superintendent
Republic School District
518 North Hampton
Republic, MO 65738

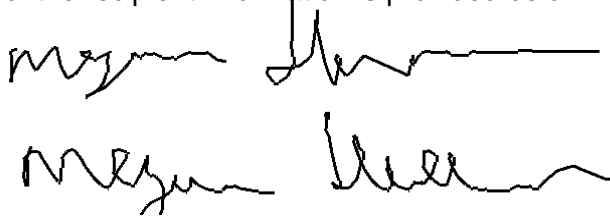
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0080 70. Our records indicate that this item was delivered on 12/20/2021 at 12:06 p.m. in REPUBLIC, MO 65738. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**518 N HAMPTON AVE
REPUBLIC, MO 65738**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0080 87

Chancellor and President
Ozarks Technical Community College
1001 East Chestnut Expressway
Springfield, MO 65802

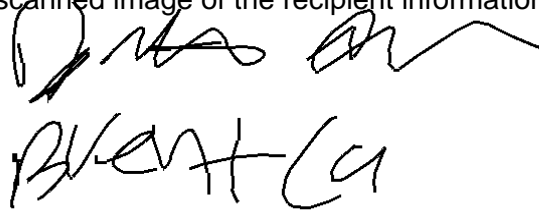
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

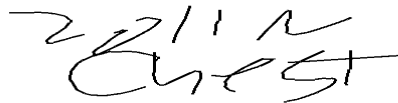
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0080 87. Our records indicate that this item was delivered on 12/20/2021 at 10:50 a.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0080 94

Executive Director
Springfield-Greene County Library District
4653 S. Campbell Ave.
Springfield, MO 65801

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0080 94. Our records indicate that this item was delivered on 12/21/2021 at 09:58 a.m. in SPRINGFIELD, MO 65810. The scanned image of the recipient information is provided below.

Signature of Recipient :

L Sampley
L Sampley

Address of Recipient :

*4563
Cantrell*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 00

Commissioner - 1st District
Greene County, Missouri
933 North Robberson Ave
Springfield, MO 65802

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 00. Our records indicate that this item was delivered on 12/20/2021 at 12:55 p.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :

RT-232-C19
Greene Co

Address of Recipient :

1 DION Booneville

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 17

Administrator
Greene County Highway Department
2065 N Clifton Ave
Springfield, MO 65803

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 17. Our records indicate that this item was delivered on 12/20/2021 at 04:29 p.m. in SPRINGFIELD, MO 65803. The scanned image of the recipient information is provided below.

Signature of Recipient :

JH 307
C19

Address of Recipient :

2065 N
Clifton

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 24

Greene County Assessor
Greene County Courthouse
940 Boonville
Room 37
Springfield, MO 65802

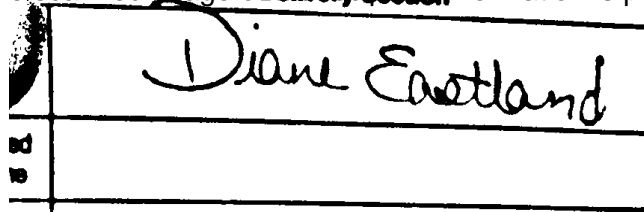
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 01/03/2022

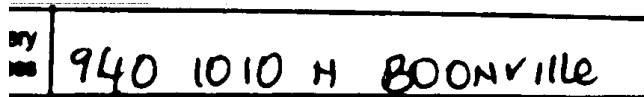
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 24. Our records indicate that this item was delivered on 12/27/2021 at 08:08 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :


Diane Eastland

Address of Recipient :


940 1010 H BOONVILLE

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 31

Greene County Senior Citizens' Services Fund
PO Box 9766
Springfield, MO 65801

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 48

Tax Administration Bureau
Missouri Department of Revenue
P.O. Box 475
Jefferson City, MO 65105

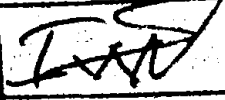
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 48. Our records indicate that this item was delivered on 12/20/2021 at 08:48 a.m. in JEFFERSON CITY, MO 65101. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery security	
Signature X	
Printed Name	IVAN SOLEA

Address of Recipient :

Delivery Address	REV BULK
------------------	----------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 55

State Tax Commission of Missouri
P.O. Box 146
Jefferson City, MO 65102

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 55. Our records indicate that this item was delivered on 12/20/2021 at 07:22 a.m. in JEFFERSON CITY, MO 65102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	<i>Gary Anothoff</i>
Printed Name	

Address of Recipient :

Delivery Address	<i>Box 146</i>
---------------------	----------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 62

Finance Director
City of Springfield, Busch Municipal Building
840 Boonville
Springfield, MO 65802

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 62. Our records indicate that this item was delivered on 12/22/2021 at 09:19 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Dale C Dalton II

Dale C Dalton II

Address of Recipient :

8368

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 79

President/Chairman of Board of Education
Republic School District
518 North Hampton
Republic, MO 65738

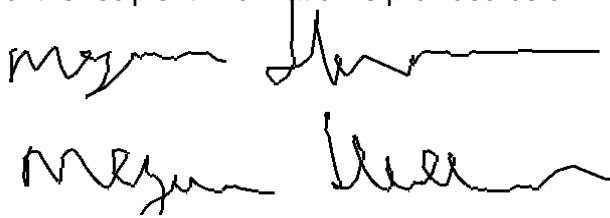
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 79. Our records indicate that this item was delivered on 12/20/2021 at 12:06 p.m. in REPUBLIC, MO 65738. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**518 N HAMPTON AVE
REPUBLIC, MO 65738**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 86

Board Chair
Ozarks Technical Community College
1001 East Chestnut Expressway
Springfield, MO 65802

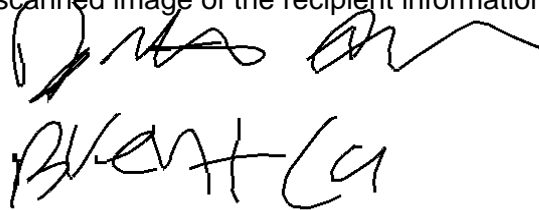
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

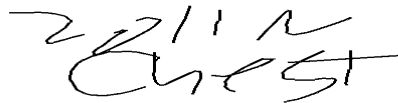
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 86. Our records indicate that this item was delivered on 12/20/2021 at 10:50 a.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0081 93

Presiding Commissioner
Greene County, Missouri
933 North Robberson Ave
Springfield, MO 65802

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0081 93. Our records indicate that this item was delivered on 12/20/2021 at 12:55 p.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :

RT-232-C19
Greene Co

Address of Recipient :

1 DION Booneville

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0082 09

Commissioner - Second District
Greene County, Missouri
933 North Robberson Ave
Springfield, MO 65802

Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0082 09. Our records indicate that this item was delivered on 12/20/2021 at 12:55 p.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :

RT-232-C19
Greene Co

Address of Recipient :

1 DION Booneville

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: SPFLD BRODY TIF 2

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0082 16

Executive Director
Abilities First (County Disability Program)
1370 E Primrose St
Ste A
Springfield, MO 65804

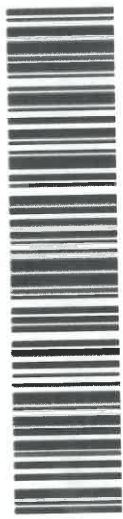
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

CERTIFIED MAIL™

KANSAS CITY 640

17 DEC 2021 PM 2 L

USPS CERTIFIED MAIL



9414 8149 0282 9730 0082 16

Mailroom
Gillmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521

Executive Director
Abilities First (County Disability Program)
1370 E Primrose St
Ste A
Springfield, MO 65804

64108-2521
65804-62497

15 (111)

NIXIE 641 FE 1 0012/25/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SC: 64108252175 *1128-04201-17-37

\$6.13
US POSTAGE
FIRST-CLASS
PTINEY BOWES
3000972448
ZIP 64108



SendPro SendPro SendPro

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0082 23

Greene County Collector
Greene County Courthouse
940 Boonville
Room 107
Springfield, MO 65802

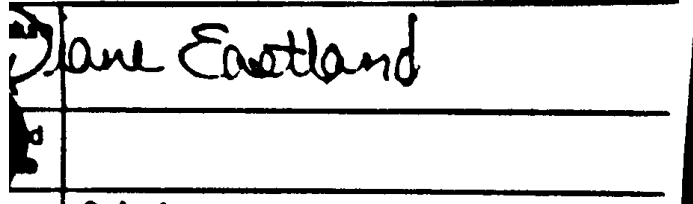
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0082 23. Our records indicate that this item was delivered on 12/21/2021 at 09:29 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :



Jane Eastland

Address of Recipient :



940/1010 Boonville

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0082 30

Director
Missouri Department of Economic Development
P.O. Box 1157
Jefferson City, MO 65102


Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0082 30. Our records indicate that this item was delivered on 12/20/2021 at 07:19 a.m. in JEFFERSON CITY, MO 65102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery section	
Signature X	
Printed Name	Lance Clingman

Address of Recipient :

Delivery Address	Economic Development
------------------	----------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0082 47

County Tax Section/State Blind Pension Fund
Missouri Director of Revenue
P.O. Box 453
Jefferson City, MO 65102

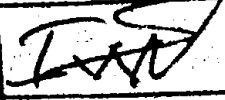
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0082 47. Our records indicate that this item was delivered on 12/20/2021 at 08:48 a.m. in JEFFERSON CITY, MO 65101. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery security	
Signature X	
Printed Name	IVAN SOLEA

Address of Recipient :

Delivery Address	REV BULK
------------------	----------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0082 54

Merchants/Manufacturers Replacement Tax Fund
Missouri Director of Revenue/County Tax Section
P.O. Box 453
Jefferson City, MO 65102

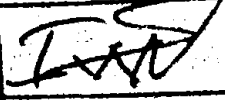
Shipper Ref: SPFLD BRODY TIF 2
Reference 1: 600634.20105

Date Produced: 12/27/2021

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0082 54. Our records indicate that this item was delivered on 12/20/2021 at 08:48 a.m. in JEFFERSON CITY, MO 65101. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery security	
Signature X	
Printed Name	IVAN SOLEA

Address of Recipient :

Delivery Address	REV BULK
------------------	----------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

**PROOF OF
PUBLICATION**

**STATE OF MISSOURI
COUNTY OF GREENE**

GILMORE & BELL ATTORNEYS
2405 GRAND BLVD STE 1100

KANSAS CITY MO 64108

I do upon my oath state that I am the Legal Clerk of the Springfield News-Leader/Guidon, and that I am duly authorized to and do make this affidavit for and on behalf of the News-Leader, a newspaper published daily in the City of Springfield, Greene County, Missouri; that the public advertisement, notice or order of Publication, a true copy of which is hereto attached, was published in said newspaper 1 time(s), issues dated as follows:

01/03/2022

Account Number: SNL-048385
Order Number: 0005066729

of Affidavits: 5B2.50

This is not an invoice

(Signed) _____
Legal Clerk

(Date) 1-3-2022

Signed and sworn before me



Notary Public,
State of Wisconsin, County of Brown

5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

Tax Increment Financing Commission of
the City of Springfield, Missouri
Notice of Public Hearing relating to the
Brady Corners Tax Increment Financing
Plan and Notice of Request for Redevelop-
ment Project Proposals

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission") will hold a public hearing at 5:00 p.m. on February 2, 2022 to consider approval of the Brady Corners Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the proposed redevelopment project (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area. The hearing is intended to be held in-person at the Busch Municipal Building, 840 Boonville, Springfield, Missouri. It is possible that renewed coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts and interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, in-person or otherwise) and/or to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for the hearing date set forth above. If no update appears describing electronic access to the hearing, the hearing will be held in-person. The proposed Redevelopment Area, which contains approximately 26 acres, is located at 5505 West Sunshine, Springfield, MO. The Redevelopment Area is generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west. The Redevelopment Plan calls for one Redevelopment Project which eliminates blight, implements certain public infrastructure improvements, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Project calls for the implementation of site preparation improvements and offsite public improvements to support a planned development with a mix of commercial uses, including retail, restaurant, office, shopping, services and other general commercial uses, from which tax increment financing revenues would be collected to fund reimbursable project costs associated with certain of the site preparation improvements and offsite public improvements that will serve the Redevelopment Area. The Redevelopment Plan calls for a full 23-year collection period, but requires a 25% surplus of payments in lieu of taxes for distribution to the taxing districts in each year. A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, is on file with the Redevelopment Plan. The public is invited to submit comments to the Commission prior to the date of the hearing and appear at the hearing and provide evidence and testimony.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING, WHETHER IN PERSON OR BY ELECTRONIC MEANS OF PARTICIPATION, AS DESCRIBED ABOVE.

The Commission is soliciting alternative proposals for redevelopment of all or any portion of the Redevelopment Area. The Commission seeks alternative redevelopment plans and redevelopment projects that comply with the Missouri Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act"). All proposed redevelopment plans and/or redevelopment projects must include details regarding the redevelopment project costs including, as appropriate: land acquisition; building design, engineering and construction; site preparation; design, engineering and construction of public infrastructure improvements, including internal streets, parking, grading, utilities, lighting improvements to public streets and highways; and legal, engineering, accounting, land use planners, architects, feasibility experts costs and fees and other soft costs associated with plan preparation, approval and implementation. All submissions must include a valid and complete redevelopment plan under the TIF Act, including classification of expenses sufficiently detailed to allow analysis in comparison with other submissions, and be in a form that is ready for

consideration by the Commission and City Council. All submissions also must address those issues and requirements of the City's Economic Development Incentives Policy Manual as it relates to Tax Increment Financing (the "City TIF Policy"). Submissions must also include information about the proposed developer, including detail regarding prior development projects and other relevant business experience. If the person or entity submitting the proposal does not own or otherwise control the property in the Redevelopment Area, the submission must include the proposed method of acquiring such ownership or control.

All proposals must be submitted to Economic Development Director Sarah Kemer (417-864-1035) by email at skemer@springfieldmo.gov, and must be received no later than 10:00 a.m. on January 28, 2022, after which time proposals will not be accepted. Proposals that are submitted, including the proposed Redevelopment Plan, will be available for review through the office of the City Clerk, if open to the public, and through the City's website as described above for the Redevelopment Plan.

All submissions shall be judged on: (i) the qualifications of the applicant; (ii) the merit and viability of the proposal for redevelopment described in the submission, including the ability of the applicant to obtain ownership or control of property in the Redevelopment Area, if applicable; (iii) the quality and detail of the submission, including compliance with the TIF Act; (iv) the ability of the submission to aid in increasing employment in the City and eliminating blight from the Redevelopment Area; (v) the ability of the proposal and the applicant to meet all of the requirements of the TIF Policy; and (vi) the ability of the proposal to accomplish any other goals that it may identify.

The Commission and City reserve the right to reject all proposals and publish any additional requests for proposals as may be necessary, and to extend the time period to submit responses to this Notice. All proposals will be considered by the Commission at a meeting to be held at the same time and location as the hearing.

Tax Increment Financing Commission
of the City of Springfield, Missouri
Busch Municipal Building
840 Boonville, Springfield, Missouri

Tax Increment Financing Commission of the City of Springfield, Missouri

Notice of Public Hearing relating to the Brody Corners Tax Increment Financing Plan

Date: January 21, 2022

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission"), will hold a public hearing at 5:00 p.m. on February 2, 2022, at the Busch Municipal Building, 840 Boonville, Springfield, Missouri, to consider the Brody Corners Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the redevelopment project described in the Redevelopment Plan (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area.

The proposed Redevelopment Area, which contains approximately 26 acres, is located at 5505 West Sunshine, Springfield, MO. The Redevelopment Area is generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west.

The Redevelopment Plan calls for one Redevelopment Project which eliminates blight, implements certain public infrastructure improvements, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Project calls for the implementation of site preparation improvements and offsite public improvements to support a planned development with a mix of commercial uses, including retail, restaurant, office, shopping, services and other general commercial uses, from which tax increment financing revenues would be collected to fund reimbursable project costs associated with certain of the site preparation improvements and offsite public improvements that will serve the Redevelopment Area. The Redevelopment Plan calls for a full 23-year collection period, but requires a 25% surplus of payments in lieu of taxes for distribution to the taxing districts in each year.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours. The public is invited to submit comments to the Commission prior to the date of the hearing and appear at the hearing and provide evidence and testimony. All interested persons will be given an opportunity to be heard at the public hearing.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING, WHETHER IN PERSON OR BY ELECTRONIC MEANS OF PARTICIPATION, AS DESCRIBED ABOVE.

It is possible that renewed coronavirus concerns will require the hearing to be held partially or completely by electronic means. All interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, or otherwise) and/or to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for the hearing date set forth above. If no update appears describing electronic access to the hearing, the hearing will be held in-person.

TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF SPRINGFIELD, MISSOURI

USPS Manifest Mailing System

Mailer's Name & Address Gilmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number 7-2692	MAC Ver. Number Transtream
	Sequence Number 7-2692	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730008612 4664 BRODY TIF PO 2	WEST SUNSHINE DEVELOPMENT LLC 3800 S FREMONT AVE. SPRINGFIELD, MO 65804	ERR C	0.530	1.85 3.75			6.13
9414814902829730008629 4665 BRODY TIF PO 2	MOCR16, LLC 3000 ALTAMESA BLVD, STE 300 FORT WORTH, TX 76133	ERR C	0.530	1.85 3.75			6.13

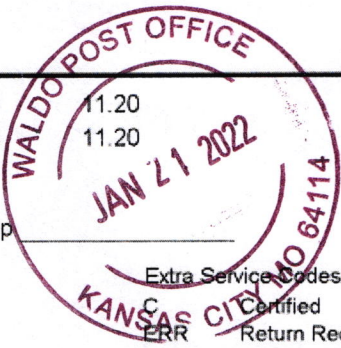
Page Totals	2	1.06	11.20	12.26
Cumulative Totals	2	1.06	11.20	12.26

USPS CERTIFICATION

Total Number Of Pieces Received 2 Round Stamp

DW
Signature of Receiving Employee

PS Form 3877 (Facsimile)



Extra Service Codes:
 C Certified
 ERR Return Receipt
 CMRD Certified Mail Restricted Delivery

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0086 12

WEST SUNSHINE DEVELOPMENT LLC
3800 S FREMONT AVE
SPRINGFIELD, MO 65804

Shipper Ref: BRODY TIF PO 2
Reference 1: 600634.20105

USPS CERTIFIED MAIL

Mailroom
Gilmore & Bell, P.C.
2405 Grand Blvd., Suite 1100
Kansas City, MO 64108-2521



9414 8149 0282 9730 0086 29

MOCR16, LLC
3000 ALTAMESA BLVD
STE 300
FORT WORTH, TX 76133

Shipper Ref: BRODY TIF PO 2
Reference 1: 600634.20105

**PROOF OF
PUBLICATION**

**STATE OF MISSOURI
COUNTY OF GREENE**

GILMORE & BELL ATTORNEYS
2405 GRAND BLVD STE 1100

KANSAS CITY MO 64108

I do upon my oath state that I am the Legal Clerk of the Springfield News-Leader/Guidon, and that I am duly authorized to and do make this affidavit for and on behalf of the News-Leader, a newspaper published daily in the City of Springfield, Greene County, Missouri; that the public advertisement, notice or order of Publication, a true copy of which is hereto attached, was published in said newspaper 1 time(s), issues dated as follows:

01/24/2022

Account Number: SNL-048385

Order Number: 0005097210

of Affidavits: 3 | 1.70

This is not an invoice

(Signed) _____
Legal Clerk

(Date) 1-24-2022

Signed and sworn before me


Notary Public,
State of Wisconsin, County of Brown

5.15.23

Tax Increment Financing Commission of
the City of Springfield, Missouri

Notice of Public Hearing relating to the
Brody Corners Tax Increment Financing
Plan

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission") will hold a public hearing at 5:00 p.m. on February 2, 2022 to consider approval of the Brody Corners Tax Increment Financing Plan (the "Redevelopment Plan"), the designation of the proposed redevelopment area (the "Redevelopment Area"), and the adoption of the proposed redevelopment project (the "Redevelopment Project") for the redevelopment of property in the Redevelopment Area.

The hearing is intended to be held in-person at the Busch Municipal Building, 840 Boonville, Springfield, Missouri. It is possible that renewed coronavirus concerns will require the hearing to be held partially or completely by electronic means. All taxing districts and interested parties will be given the opportunity to attend the hearing (whether by participation in an online platform, teleconference, in-person or otherwise) and/or to submit comments to the Commission prior to the date of the hearing. The City will post updates on the method of holding the hearing on its website on the "City Calendar" page, which may be accessed by visiting the main City webpage at <https://www.springfieldmo.gov/>, selecting the "Government" tab and then the "City Calendar" link. Such updates will appear as an entry for the hearing date set forth above. If no update appears describing electronic access to the hearing, the hearing will be held in-person.

The proposed Redevelopment Area, which contains approximately 26 acres, is located at 5505 West Sunshine, Springfield, MO. The Redevelopment Area is generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west.

The Redevelopment Plan calls for one Redevelopment Project which eliminates blight, implements certain public infrastructure improvements, increases property values, creates economic stability and implements the Comprehensive Plan of the City. The Redevelopment Project calls for the implementation of site preparation improvements and offsite public improvements to support a planned development with a mix of commercial uses, including retail, restaurant, office, shopping, services and other general commercial uses, from which tax increment financing revenues would be collected to fund reimbursable project costs associated with certain of the site preparation improvements and offsite public improvements that will serve the Redevelopment Area. The Redevelopment Plan calls for a full 23-year collection period, but requires a 25% surplus of payments in lieu of taxes for distribution to the taxing districts in each year.

A copy of the Redevelopment Plan, including a legal description and a map of the proposed Redevelopment Area and the Redevelopment Project, is on file with the office of the City Clerk at the Busch Municipal Building, address listed above, and may be reviewed by any interested party during business hours. A cost-benefit analysis, showing the effects of the Redevelopment Plan on each taxing jurisdiction, is on file with the Redevelopment Plan. The public is invited to submit comments to the Commission prior to the date of the hearing and appear at the hearing and provide evidence and testimony. ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING, WHETHER IN PERSON OR BY ELECTRONIC MEANS OF PARTICIPATION, AS DESCRIBED ABOVE.

Tax Increment Financing Commission
of the City of Springfield, Missouri
Busch Municipal Building
840 Boonville, Springfield, Missouri

NANCY HEYRMAN
Notary Public
State of Wisconsin

AGENDA
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF SPRINGFIELD, MISSOURI

February 2, 2022 – 5:00 p.m.
Busch Municipal Building, 840 N Boonville Avenue, Springfield MO
Denny Wayne Conference Room, 4th Floor

- 1 Welcome and Introductions
- 2 Election of Officers
- 3 Brody Corners TIF Redevelopment Plan Public Hearing
 - a. Submission of Exhibits to the Commission
 - b. Staff presentation of Blight Study, Redevelopment Plan and Redevelopment Project – Sarah Kerner, Economic Development Director
 - c. Presentation from Developer – Cory L. Collins, Husch Blackwell
 - d. Public Comments
 - e. TIF Commission Questions and Discussion
- 4 Consider Resolution Recommending Approval of TIF Plan, Approval of the Redevelopment Area, Designation of Blight within the Redevelopment Area, Approval of the Redevelopment Project and Approval of the Developer of Record to the City Council
- 5 Any and All Other Business
- 6 Adjourn

Contact person: Sarah Kerner
Economic Development Director
417/864-1035

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.



Exhibit 10

Slideshow presentation from Hearing

[to be added at Hearing]