

Springfield Land Clearance for Redevelopment Authority

Tuesday, October 18, 2023, at 4:00 PM

Conference Room 2-West

Busch Municipal Building

840 N Boonville Ave, Springfield, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – May 2, 2023
4. New Business
 - a. Request for Real Property Tax Abatement for redevelopment project inside the Kearney Street Corridor Redevelopment Area located at 2355 North Glenstone Avenue; Chick-fil-A Inc., Applicant.
5. Other Business
6. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, May 2, 2023, at 4:00 PM
Conference Room 2-West
Busch Municipal Building
840 N Boonville Ave, Springfield, MO**

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, and Stephanie Shadwick, and Ben Edmondson

Others Present: None

Staff: Amanda Ohlensehlen, Matt Schaefer, Bill Weaver, Jill Burris, and Lisa Gateley

3. Approval of Minutes – December 6, 2022

Moved to the next scheduled meeting

4. New Business

- a. Request to recommend the Boyd School Redevelopment Area be declared a blighted area pursuant to Chapter 353, RSMo, the Urban Redevelopment Corporations Law; Boyd School Redevelopment Corporation, applicant.

Ben Edmondson made a motion to declare Boyd School blighted. Stephanie Shadwick seconded the motion. Motion approved (3-0)

5. Other Business

6. Adjourn

Stephanie Shadwick made a motion to adjourn. Ben Edmondson seconded the motion. Motion approved (3-0)





**EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR
REDEVE**

FILED: 10/12/2023

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. 2355 N Glenstone Ave - Chick-fil-A, Inc.



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo
Chapter 40, Article II, Springfield City Code

Property Address: _____

Redevelopment Area: _____

Developer Name: _____

Contact Person: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Does Applicant Own or Lease the Property? _____

Signature: _____ Date: _____

Printed Name: _____

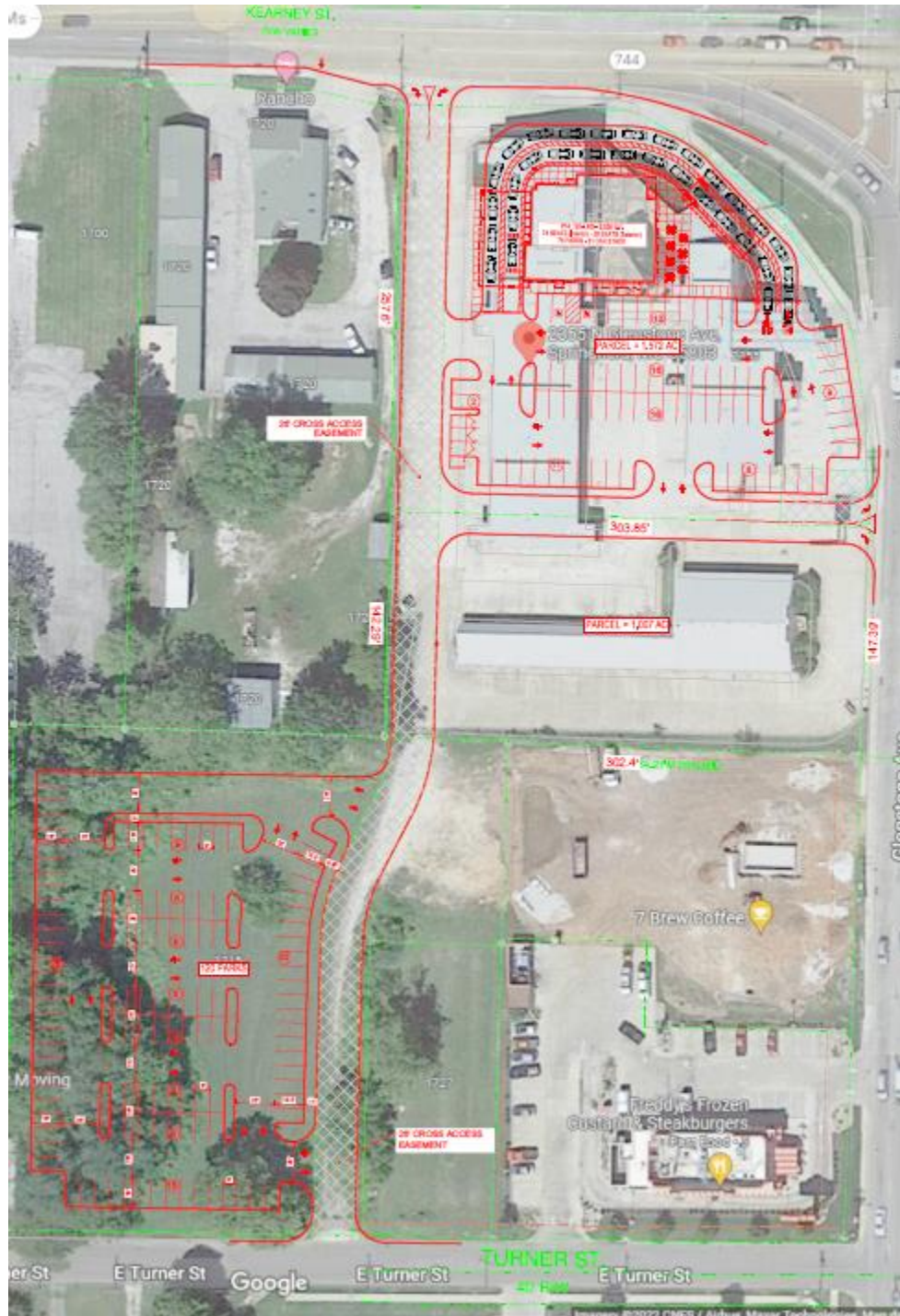
Required Attachments:

- Legal description of project
- \$584 application fee
- One (1) hard copy and one (1) electronic copy (.pdf) of the following:
 - o Narrative identifying the scope of the proposed project
 - o Site plan, floor plans, and elevations
 - o Concept plan and/or renderings, if available
 - o Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

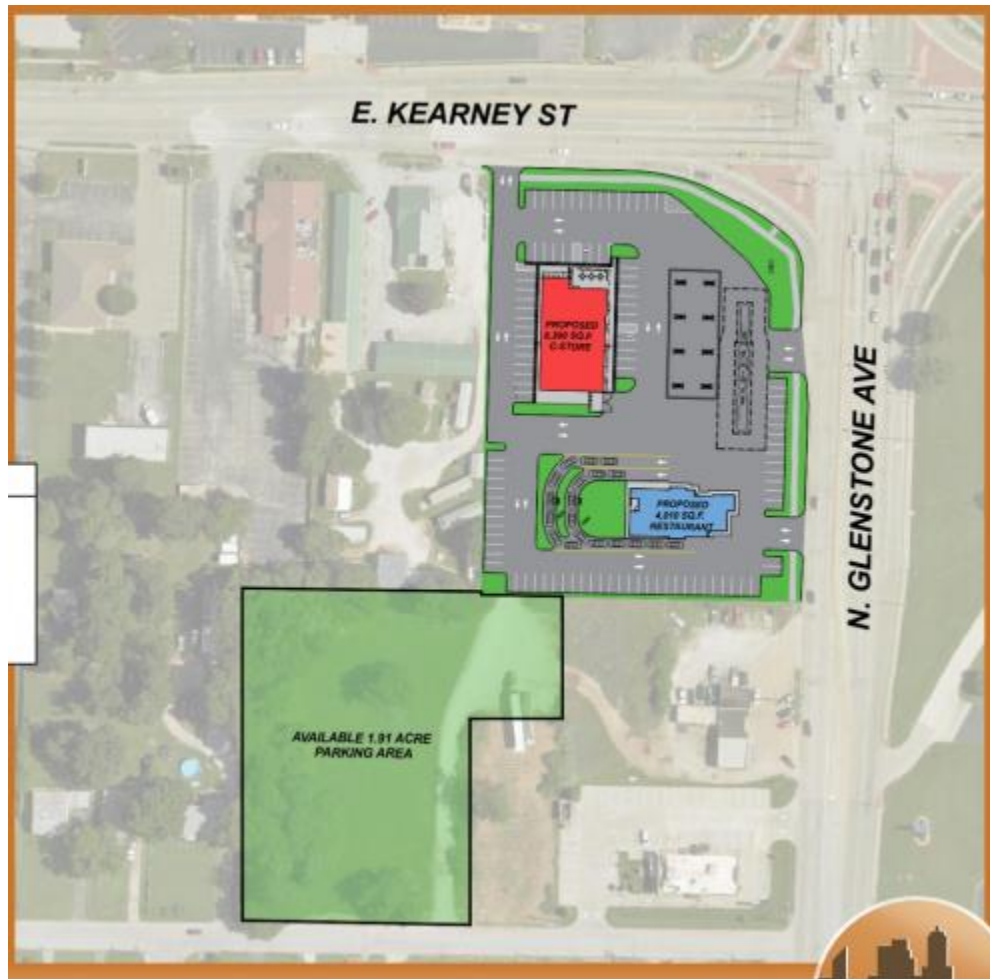
Required Attachments:

- Legal description of project
 - The property consists of approximately 1.572 acres located at 2355 N. Glenstone Ave, Springfield, MO 65803, and additional parking located on 1.90 acres located at 1715 E Turner, Springfield, MO 65803.
- One (1) hard copy and one (1) electronic copy (.pdf) of the following:
 - Narrative identifying the scope of the proposed project
 - Chick-fil-A, Inc (“CFA”) is planning to build a new restaurant in Springfield, Missouri. CFA estimates that it will invest approximately \$3.5 million into a facility that will support an estimated 30 full-time equivalent jobs.
 - Site plan, floor plans, and elevations
 - See Attached.
 - Concept plan and/or renderings, if available
 - See Attached.
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
 - The City of Springfield adopted the Kearney Street Corridor Redevelopment Area Plan to remove blight and redevelop the area. The Plan is intended to attract new businesses to invest in the community, provide means for its citizens to earn income, and promote a goal of community wealth creation and improved quality of life. We believe Chick-fil-A’s expansion will exceed these objectives. The value added to Springfield resulting from Chick-fil-A’s expansion can be immediately measured by the economic benefit to its citizens through employment opportunities; infrastructure and building expenditures; and the aesthetic development of the location. There will be additional benefit created by any peripheral support such as the replacement of inventory, maintenance, and repairs to the facility and other support services as required.

Site Plan, Floor Plan, Elevations, Concept Plan, and/or Renderings



Site Plan, Floor Plan, Elevations, Concept Plan, and/or Renderings





PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW