City of Springfield

Agenda

Land Clearance for Redevelopment Authority

May 7, 2024	**4:00 PM**	**Conference Room 2 - West Busch Municipal Building 840 N Boonville Avenue, Springfield, MO**

Rules and procedures can be found on the Agenda Center.

1. CALL TO ORDER.

2. ROLL CALL.

3. APPROVAL OF MINUTES.

3.1. Approval of Minutes of April 2, 2024 Meeting.

4. NEW BUSINESS.

4.1. Request for real property tax abatement for redevelopment project inside the Grant Avenue Parkway Redevelopment Area located at 831 South Grant Avenue; Michael Young, applicant.

5. OTHER BUSINESS.

6. ADJOURN.

In accordance with Americans with Disabilities Act (ADA) guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1651 as soon as possible to ensure our ability to accommodate your needs.

Springfield Land Clearance for Redevelopment Authority

Tuesday, April 2, 2024, 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, Ben Edmondson, and Steve Jackson
   Staff: Matt Schaefer, Bill Weaver, Judy White, and Laura Vales
   Others Present: Shelby Wood, Sheri Perkins, and Renee Textor

3. Approval of Minutes

   Ben Edmondson made a motion to approve. Steve Jackson seconded the motion. Motion was approved (3-0).

4. New Business

   a. Request to recommend the Sisters Mill Redevelopment Area be declared a blighted area pursuant to Chapter 353, RSMo, the Urban Redevelopment Corporations Law, The Sisters Mill Redevelopment Corporation, applicant.

      Steve Jackson made a motion to approve. Ben Edmondson seconded the motion. Motion was approved (3-0).

5. Other Business

   None

6. Adjourn

   Ben Edmondson made a motion to adjourn. Ryan Cosby seconded the motion. Motion was approved (3-0).

CITY OF Springfield ECONOMICVITALITY

CITY OF
Springfield
ECONOMICVITALITY

EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR REDEVE

FILED: 05/02/2024

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. Abatement Application - 831 S Grant Ave (GAP Redevelopment Area)

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: 831 S Grant Ave, Springfield, MO 65806

Redevelopment Area: Grant Avenue Parkway Redevelopment

Developer Name: Michael Young

Contact Person: Michael Young

Mailing Address: PO Box 2264 Springfield, MO 65801

Telephone: 4178187777 **Fax:**

Email: myoung.inventment@gmail.com

Does Applicant Own or Lease the Property? Own

Signature: **Date:** 04/15/2024

Printed Name: Michael Young

Required Attachments:

- Legal description of project
- $584 application fee
- One (1) hard copy and one (1) electronic copy (.pdf) of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan, floor plans, and elevations
  - Concept plan and/or renderings, if available
  - 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.

831 S. Grant Avenue

Legal Description

All beginning at a point 18.2 feet South of the North end of Lot One (1) of E.N. Ferguson's Trustee Addition, in the City of Springfield, Missouri, according to the recorded plat thereof, thence West 160 feet, thence South 44 feet; thence East 160 feet, thence North 44 feet, to the place of beginning, except any part for streets, in Greene County, Missouri. (more commonly known as 831 S Grant Ave, Springfield, MO)

Project Scope Overview:

The property located at 831 S Grant Ave in Springfield, MO was acquired through a foreclosure auction, presenting significant neglect and inhabitable conditions. The proposed project aims to not only render the property habitable but also expand its living space by incorporating a dormer/second story.

The multifaceted utility of the refurbished home will serve a s single family residence in subarea D of the GAP. The comprehensive rehabilitation plan encompasses essential upgrades such as electrical, plumbing, HVAC, drywall, cabinetry, windows/doors, solid surface LP Smartside (Diamondkote) siding, and all finishes adhering to code standards while ensuring aesthetic appeal both internally and externally. The exterior cladding will feature a durable combination of engineered lap siding and shake, preserving the 1920s charm for decades. Notably, HVAC units will be newly installed and strategically relocated to the rear of the property for zero roadside visibility. Additionally, the removal of the front chain link fence is planned to enhance the property's to serve wll with he projected porch designation creating a welcoming and polished appearance.

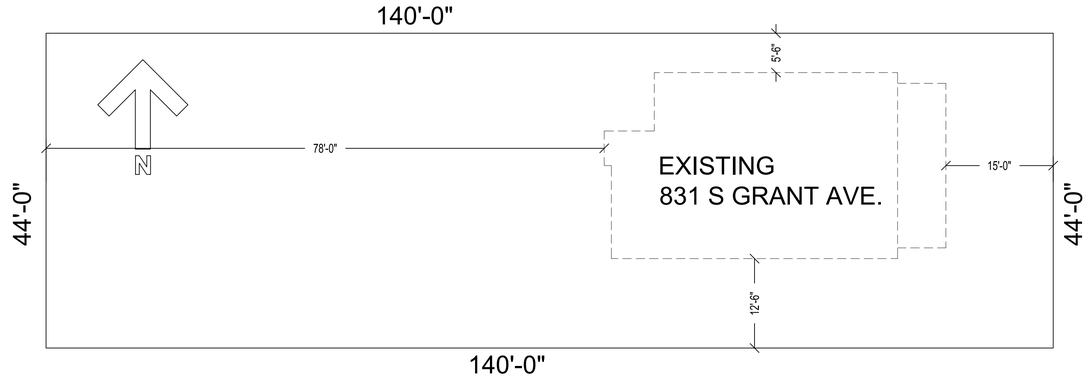
Project Alignment with Redevelopment Plan:

Situated at 831 S Grant Avenue, the project is centrally positioned within the single-family and multifamily typology of the GAP. Falling within the designated blighted area, the project is situated in Subarea D of the GAP Corridor Plan Area, designed for mixed residential uses. The revitalization of existing single-family homes aims to catalyze similar efforts within the community.

In progress and well underway, the home's renewal is geared towards modern standards while preserving its century-old charm. Serving as a focal point for the neighborhood, the project aligns with the goals outlined in the GAP plan, accommodating increased foot traffic. The ongoing construction is fully permitted by the city of Springfield. The property's proximity to Hawthorn Park and its adjacency to MSU positions it strategically to embody the community vision outlined in various planning meetings. The renewed home is anticipated to contribute to the success of the foot traffic initiative, encouraging redevelopment among neighboring homeowners. Additionally, the rehabilitation initiative aligns with the GAP plan's objectives of promoting walking, biking, and public transportation for enhanced health and community interaction.

This project on Grant represents the initial phase of my involvement in the area, with plans for another home two doors north in the near future.

831 S. GRANT AVE.
REMODEL



PLOT PLAN

M2 Drafting & Design has drafted these drawings and notes which constitute what is referred to in the industry as a "Builders Set". These drawings are intended to be used by a Builder or Contractor who has full understanding of all building codes and any legal requirements in the State, County, City or Township where construction is planned. These drawings have been produced with limited construction detail on the assumption that the Builder or Contractor, as a trained professional, possesses the expertise required to complete the work in a workmanlike manner; including the design and construction of the mechanical, plumbing and electrical systems. If the Builder or Contractor is unclear or unfamiliar with the structural connections or any other process chosen to construct this building, please consult with the appropriate registered Engineer immediately. The General Contractor and Builder are to check and verify all dimensions, window sizes and other conditions, such as grading, retaining walls, etc. at the job site prior to the start of construction. Construction to conform to all local regulations and restrictions falls on the Builder and Contractors.

General Notes

P1 - PLOT PLAN
00 - ELEVATION
01 - DEMO
02 - MAIN FLOOR
03 - LOFT
04 - ROOF
05 - SECTIONS

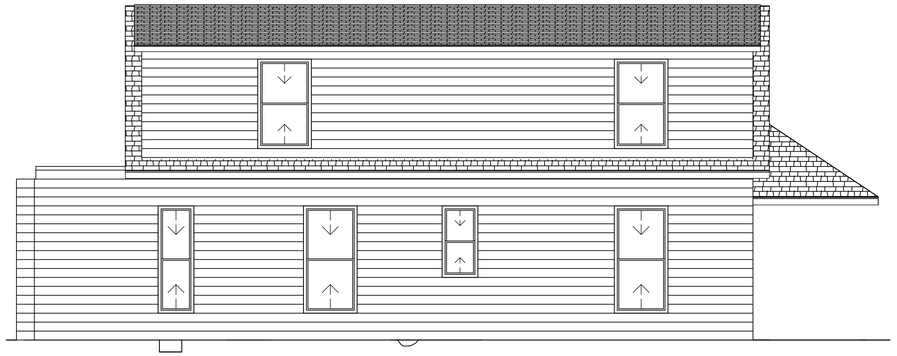
No.	Revision/Issue	Date

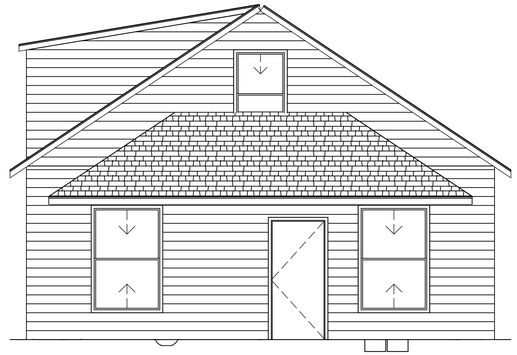
M2 DRAFTING & DESIGN LLC
INFO@M2DRAFTING.COM
PH: 417-380-0461

Project Name and Address

MIKE YOUNG
(417) 818-7777
myoung.investment@gmail.com
831 S. GRANT ST
SPRINGFIELD MO

Project	Sheet
2023-YM-01	00A
Date: 4/15/2023	
Scale: 1"=10'	





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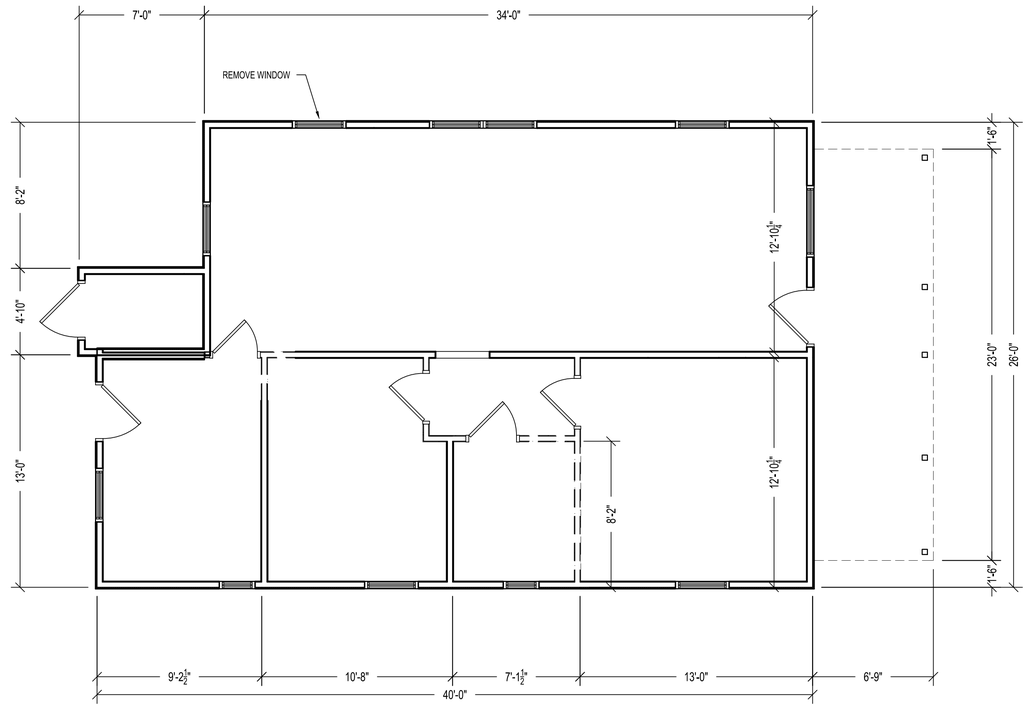

EXISTING / DEMO

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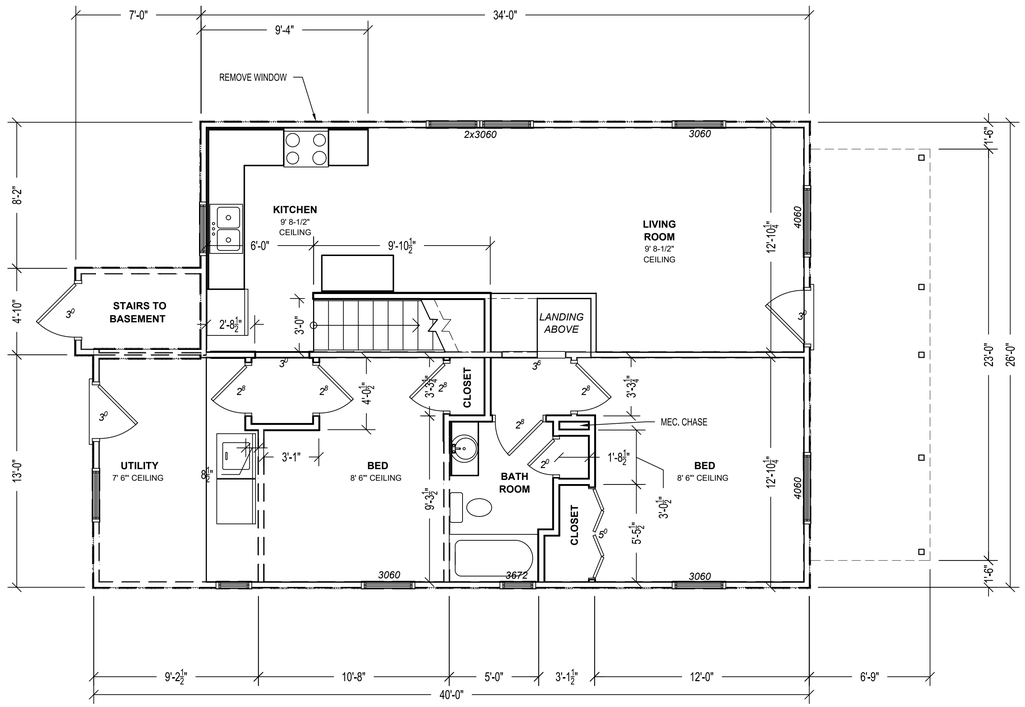

MAIN FLOOR

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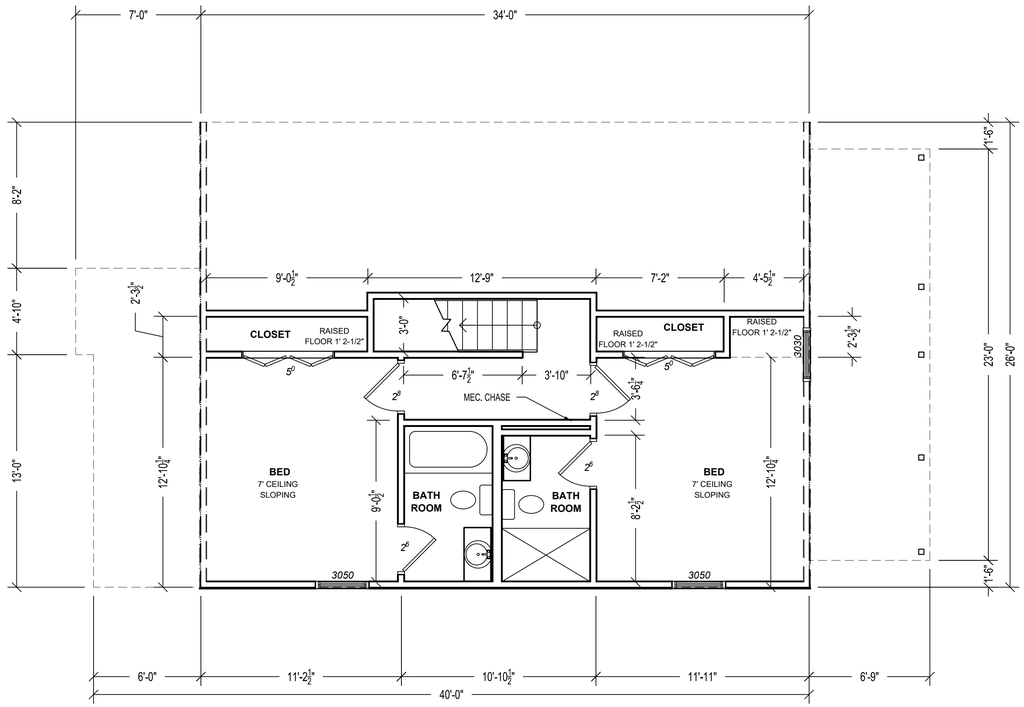

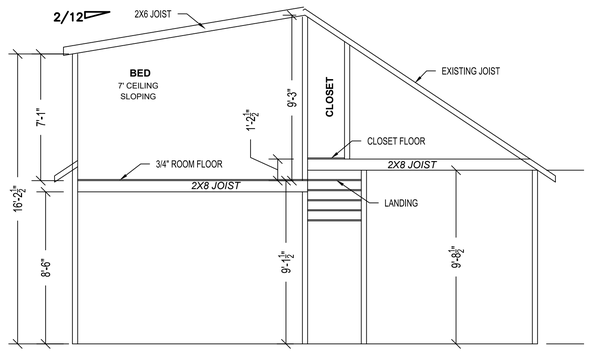

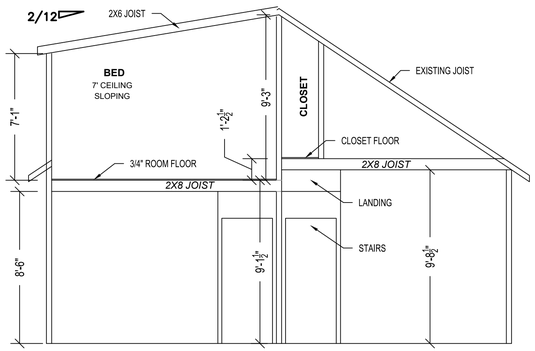

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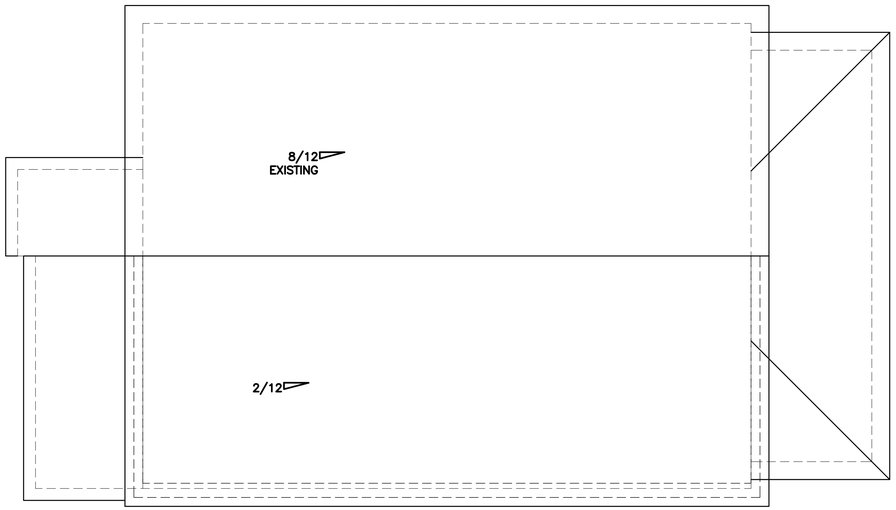

ROOF

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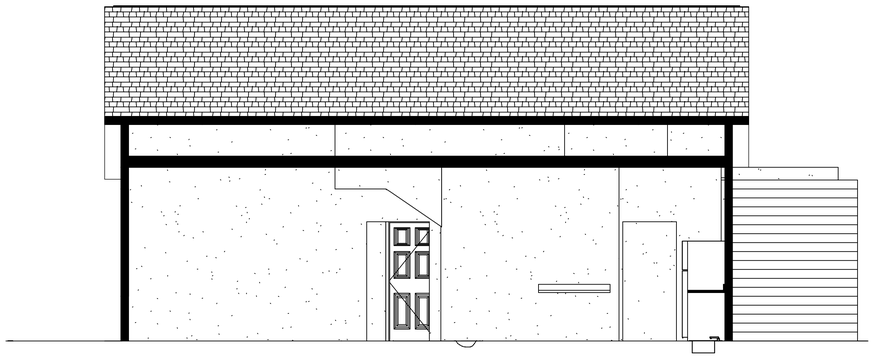

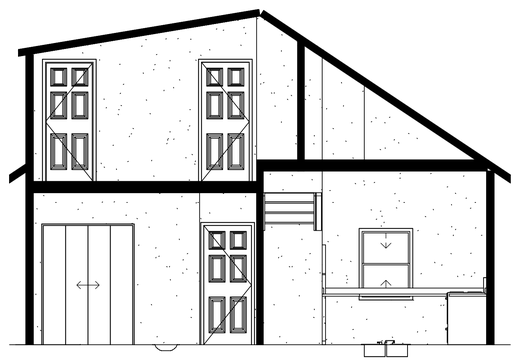

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