City of Springfield

Agenda

Land Clearance for Redevelopment Authority

April 1, 2025	**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. NEW BUSINESS.

3.1. Request for Real Property Tax Abatement for Redevelopment Project inside the Galloway Redevelopment Area located at 2955 East Allen Place. Township 28, LLC, applicant.

3.2. Blight Report and Redevelopment Plan for the Pinnacle on the Park Redevelopment Area, generally located at 525 South Campbell Avenue. Pinnacle on the Park, LP, applicant.

3.3. Blight Report and Redevelopment Plan for the Hampton-Florence Redevelopment Area, generally located south of East McDaniel Street between South Hampton Avenue and South Florence Avenue. Soflo, LLC, applicant.

4. OTHER BUSINESS.

5. 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.

EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR REDEVE

FILED: 03/28/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager

Attachments: 1. 2955 E Allen Place, Township 28, LLC

Land Clearance for Redevelopment Authority
Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 2955 - 2957 E Allen Place

Redevelopment Area: Galloway

Developer Name: Township 28 , L LC

Contact Person: Harlan Hill, Owner's Representative

Mailing Address: 3811 S. Weller Ave., Ste A-101, Springfield, MO 65804

Telephone: 417-869-1118 **Fax:** NA

Email: harlan.hill@teamccon.com

Does Applicant Own or Lease the Property? Own

Signature: **Date:** 3/5/2025

Printed Name: Harlan Hill

Required Attachments:

- Legal description of project
- $656 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - 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.

EXHIBIT "A" LEGAL DESCRIPTION

A TRACT OF LAND AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE LYING IN LOTS 7, 8 AND 9 OF GALLOWAY HEIGHTS, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK S, PAGE 80 AND ALSO IN DESCRIBED IN BOOK 2008, PAGE 039471-08 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF GALLOWAY HEIGHTS; THENCE ALONG THE EAST LINE THEREOF SOUTH 00°57'36" WEST, 190.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALLEN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, 107.27 FEET ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 76°34'27" WEST FOR 77.90 FEET; THENCE SOUTH 86°32'24" WEST, 144.45 FEET; THENCE SOUTH 86°37'52" WEST, 397.88 FEET; THENCE SOUTH 86°35'22" WEST, 58.00 FEET; THENCE SOUTH 76°36'25" WEST, 162.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LONE PINE AVENUE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 20°10'39" WEST, 163.59 FEET; THENCE NORTH 19°10'25" WEST, 252.69 FEET TO A POINT ON THE SOUTH LINE OF GALLOWAY ADDITION, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK V, PAGE 18; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID SOUTH LINE THE FOLLOWING COURSES, NORTH 83°48'24" EAST, 109.76 FEET; THENCE NORTH 87°11'59" EAST, 867.36 FEET TO A POINT AT THE SOUTHEAST CORNER OF GALLOWAY ADDITION; THENCE LEAVING SAID SOUTH LINE SOUTH 00°06'39" EAST, 200.40 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 7.84 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

STATE OF MISSOURI
KENT R. PETERSON
NUMBER LS-2659
PROFESSIONAL LAND SURVEYOR

3-30-2022

TOWNSHIP 28 EXPANSION TAX ABATEMENT:

1. **Scope of the Project:**
   This project consists of the development of a multifamily, medium density housing under construction on the lot, northeast, adjacent to Township 28 Apartments, zoned R-MD (Residential-Medium Density. This development includes one (1), three (3) story building consisting of thirty (30) apartment units. The building contains a total of fourteen (14) studio units, a total of eight (8) 1-bedroom units, a total of three (3) 2-bedroom units, a total of five (5) 3-bedroom units. The building also contains 12 enclosed one car garages. The current zoning for this development is R-MD (Residential-Medium Density) and the lots have been combined into one legal tract of record with existing Township 28 development. To accommodate the redevelopment project, in addition to the enclosed garages, Thirty-two (32) parking spaces are provided.
   In addition, all residents shall have access to amenities such as the clubhouse, swimming pool, basketball court, exercise room and a snack bar built in the first phase of this development, all within walking distance.

2. **Relationship of the Project to Redevelopment Plan**
   This project is in the Galloway Redevelopment Area and will be constructed to be compatible with and as a part of the existing Township 28 development. The gross square footage for the building is 34,500 Sq. Ft. with a building footprint being 11,500 Sq. ft. The approximate square footage of each unit type is as follows: Studio 508 sf, 1-bedroom 823 sf, 2-bedroom 1147 sf, 3-bedroom 1519 sf. The overall development will be on approximately 0.84 acres, which will be combined with the 7.02 acres of the existing Township 28 development.
   Design Guidelines: This redevelopment project will utilize good quality materials and is designed to complement the existing development within the Redevelopment area, to encourage pedestrian activity, and contribute to the harmonious streetscape of the existing areas. Additionally, the design of the building façade shall be complimentary with existing development to maintain similar quality and architectural finishes. Furthermore, building setbacks shall be designed to be consistent with existing development. Facades that face streets or connecting pedestrian frontage that are greater than twenty-five (25) feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, or awnings (over windows or doors), which shall be distributed along the façade at least once every twenty five (25) feet. Furthermore, street facing walls greater than fifty (50) feet in length shall be articulated at least each twenty-five (25) with bays, projections, or recesses. Articulation shall mean a difference in the vertical plane of the building of at least eighteen (18) inches or more.
   In addition to complying with the preceding guidelines, multi-family residential housing will also satisfy at least half of the applicable items in each category under the design guidelines set forth in Section 5.6 of the Revised Multi -Family Location and Design Guidelines, as adopted by the City Council of the City of Springfield on March 23, 2009 by Resolution No. 9668.

Other Design Provisions: The redevelopment plan for this project is designed to encourage pedestrian use and experience. The provision of sidewalks coupled to low traffic will allow residents to walk to nearby commercial developments along Lone Pine and other neighborhood facilities. In addition, the Redevelopment Plan is designed to further the goals under the Springfield-Greene County Growth Management and Land Use Plan Element of the Comprehensive Plan (the "GMLUP Element") in that the GMLUP Element indicates that the Redevelopment Area and surrounding property is an appropriate area for medium intensity retail, office, and housing.

Pursuant to Section V, Subsection (F) of the Redevelopment Plan, a property Owner who applies to LCRA for tax abatement must provide the LCRA with a redevelopment schedule and estimated dates of completion for a particular project. The development estimates that the project will be scheduled follows:

- Pre-Construction (Permits/Inspections): April 15, 2024
- Site Work (Grubbing and Rough Grading): July 5, 2024
- Construction of Building: Completed by Month/Date: Nov. 27, 2025

3. Legal Description

Please see Exhibit A, attached to this application

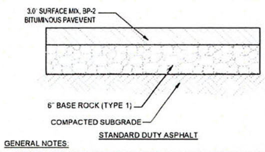
4. Site Plan/Elevations/Floor Plans

Please see Exhibit B, attached to this application

5. Project Rendering

Please see Exhibit C, attached to this application

EXHIBIT B



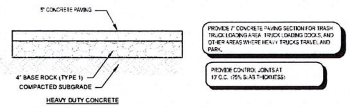
GENERAL NOTES:

1. A CBR VALUE OF 3.0 WAS USED IN THE DESIGN OF THE PAVEMENT SECTION. THE CONTRACTOR SHALL CONTACT OWN TO TEST THE SOILS TO CONFIRM A CBR=3 IS PRESENT FOR THE MATERIALS USED.
2. SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
3. SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
4. THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 6 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
5. THE COMPACTED THICKNESS OF A SINGLE LAYER OF PLANT MIX BITUMINOUS PAVEMENT BASE MIX SHALL BE BETWEEN 3" AND 4 1/4" WITH EACH LAYER COMPACTED TO 95% OF 50 BLOW MARSHALL DENSITY (ASTM D1559).
6. THE COMPACTED THICKNESS OF A SINGLE LAYER OF PLANT MIX BITUMINOUS PAVEMENT SURFACE MIX SHALL NOT EXCEED 2 INCHES FOR THE SURFACE COURSE WITH EACH LAYER COMPACTED TO 95% OF 50 BLOW MARSHALL DENSITY (ASTM D1559).
7. A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.
8. CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
9. THE PLANT MIX BITUMINOUS PAVEMENT SURFACE & BASE MIXES SHOULD MEET THE REQUIREMENTS OF SECTION 401 OF THE MODOT STANDARD SPECIFICATIONS.
10. THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE 1 AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.

2 STANDARD DUTY ASPHALT
C2.0 SCALE: NOT TO SCALE

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

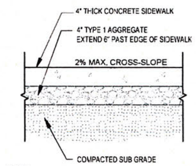
SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



NOTES:

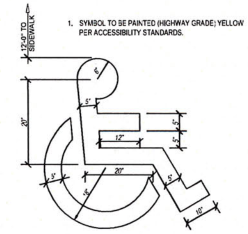
1. SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
2. SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
3. THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 6 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
4. CONCRETE PAVEMENTS SHOULD MEET THE REQUIREMENTS OF SECTION 502 OF THE MODOT STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE PAVEMENTS.
5. CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
6. A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.
7. 28 DAY COMPRESSIVE STRENGTH TO BE 4000 PSI.
8. THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE V AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.

3 STANDARD DUTY CONCRETE (ALT)
C2.0 SCALE: NOT TO SCALE



NOTE:
1. ALL SIDEWALKS ARE TO BE BUILT PER CITY STANDARDS.
2. CONTROL JOINTS AT 5'-0" O.C.

5 TYPICAL SIDEWALK CROSS-SECTION
C2.0 SCALE: NOT TO SCALE



6 H.C. PARKING SYMBOL
C2.0 SCALE: NOT TO SCALE

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

FIRE LANE STRIPING:

FIRE APPARATUS ACCESS LANES SHALL BE MARKED WITH 4" RED STRIPING BOTH SIDES OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE AND "NO PARKING FIRE LANE" SHALL BE STENCILED IN 12" LETTERS EVERY 50' IN THE CENTER OF THE FIRE LANE (PERPENDICULAR TO TRAFFIC FLOW AND IN ALTERNATING DIRECTIONS). IF A CURB IS PRESENT ALONG ONE SIDE OF THE LANE THE CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING.

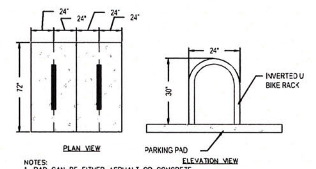
FIRE LANE NOTE:
THE MINIMUM FIRE DEPARTMENT APPARATUS ACCESS LANE REQUIREMENTS INCLUDE ROAD WIDTH, PROXIMITY TO STRUCTURES, 28 FT. INSIDE TURNING RADII, REQUIRED FIRE LANE MARKINGS, 8% OR LESS GRADE, FIRE APPARATUS TURN AROUND IF > 150 FT. IN LENGTH WITH A DEAD END, & CAPABILITY OF SUPPORTING 85,000 LB FIRE APPARATUS-IMPOSED LOAD.

MISSOURI ONE CALL SYSTEM INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG

APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THIS REVIEW AND APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE THE REQUIREMENTS OF OTHER JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED OTHERWISE.
SIGNATURE DATE 10/4/2024
PRJ2023-01859

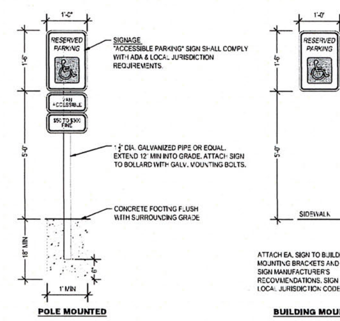
DERINGTON ARCHITECTS, L.L.C.

STATE OF MISSOURI AARON T. HARGRAVE NUMBER PE-2007020274 PROFESSIONAL ENGINEER 8-14-24



NOTES:
1. PAD CAN BE EITHER ASPHALT OR CONCRETE.
2. BICYCLE PARKING SPACES SHALL BE ACCESSED ON AT LEAST ONE SIDE WITH A CLEARANCE OF NOT LESS THAN 48 INCHES.

9 BICYCLE PARKING DETAIL
C2.0 SCALE: NOT TO SCALE

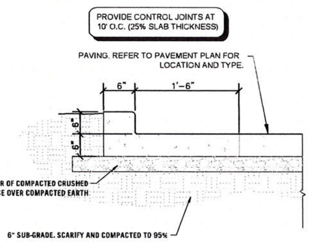


GENERAL SIGNAGE NOTE:
"ACCESSIBLE PARKING" EQUAL TO "BEST" No. SS53.
AT RIGHT HAND DISCHARGE LOCATION PROVIDE "VAN ACCESSIBLE" SIGNAGE EQUAL TO "BEST" No. SS57.

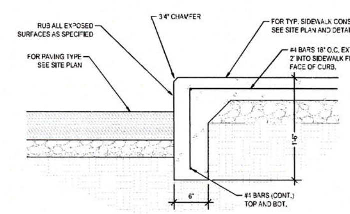
7 ADA PARKING SIGNAGE
C2.0 SCALE: NOT TO SCALE

KEY NOTES:

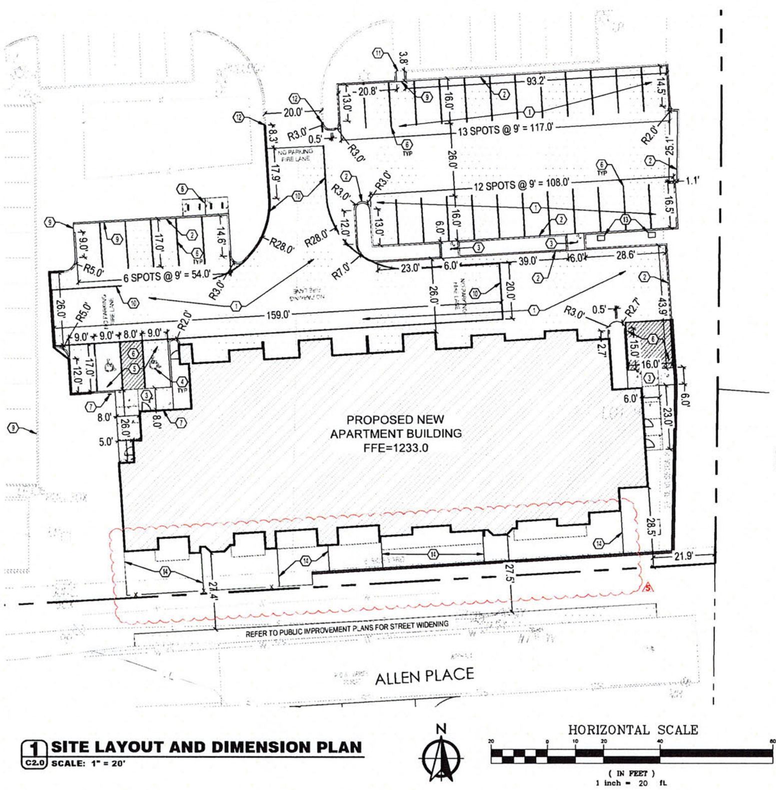
1. ASPHALT PAVEMENT — REFER TO DETAIL 2/C2.0 (CONCRETE ALTERNATE DETAIL 3/C2.0)
2. INSTALL CURB & GUTTER — REFER TO DETAIL 4/C2.0
3. INSTALL SIDEWALK — REFER TO DETAILS 5/C2.0 AND 8/C2.0
4. ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. — REFER TO DETAIL 6/C2.0
5. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE. — TO BE ADA COMPLIANT W/ 2% MAX SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
6. PARKING LOT STRIPING — SINGLE WHITE HI-VIS SOLID LINE, 4" WIDE (TYP.) PER CITY OF SPRINGFIELD STANDARDS; ADA STRIPING SINGLE WHITE HI-VIS SOLID LINE, 4" WIDE (TYP.) @ 24" O.C. PER ADA STANDARDS
7. ADA SIGNAGE — REFER TO DETAIL 7/C2.0
8. BIKE RACK — REFER TO DETAIL 9/C2.0
9. 3' CURB CUT.
10. FIRE LANE STRIPING — REFER TO FIRE LANE NOTE THIS SHEET
11. SAWCUT EXISTING CURB — PROVIDE 3' CONCRETE FLUME BETWEEN PARKING LOTS
12. SAWCUT EXISTING CURB — PROVIDE CLEAN VERTICAL EDGE FOR CONNECTION
13. EV CHARGING STATION — REFER TO MEP PLANS
14. FENCE — REFER TO ARCHITECTURAL PLANS (5)



4 CURB AND GUTTER
C2.0 SCALE: NOT TO SCALE



8 TURNDOWN SIDEWALK DETAIL
C2.0 SCALE: NOT TO SCALE



1 SITE LAYOUT AND DIMENSION PLAN
C2.0 SCALE: 1" = 20'

PARKING CALCULATION			
REQUIRED PARKING:			
STUDIO/ONE BED APARTMENT	ONE AND ONE-HALF FOR EACH DWELLING UNIT	22 UNITS	33 SPACES
TWO/THREE BED APARTMENT	TWO FOR EACH DWELLING UNIT	8 UNITS	16 SPACES
ON-SITE CAR PARKING REQUIRED			49 SPACES
ALLOWABLE BICYCLE PARKING REDUCTION			5 SPACES
TOTAL REDUCED PARKING REQUIRED			44 SPACES
PARKING PROVIDED SUMMARY			
PARKING SPACES PROVIDED			32 SPACES
GARAGE PARKING PROVIDED			12 SPACES
ON-SITE CAR PARKING PROVIDED INCLUDING GARAGE PARKING			44 SPACES
HANDICAP PARKING SUMMARY			
REQUIRED HANDICAP PARKING			2 SPACES
PROVIDED HANDICAP PARKING			2 SPACES
BICYCLE PARKING SUMMARY			
REQUIRED BICYCLE PARKING			2 SPACES
PROVIDED BICYCLE PARKING			8 SPACES

SPECIAL NOTE:
ALL SIDEWALK AND CURB RAMPS MUST COMPLY WITH FEDERAL LAWS AND ADA GUIDELINES. NON-COMPLIANT WORK WILL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

DIMENSION NOTE:
DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

[hatched box]	NEW BUILDING CONSTRUCTION
[stippled box]	STANDARD DUTY CONCRETE
[blank box]	ASPHALT PAVEMENT

ECO FLATS APARTMENT BUILDING PROJECT
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE
10-14-2023

REVISIONS

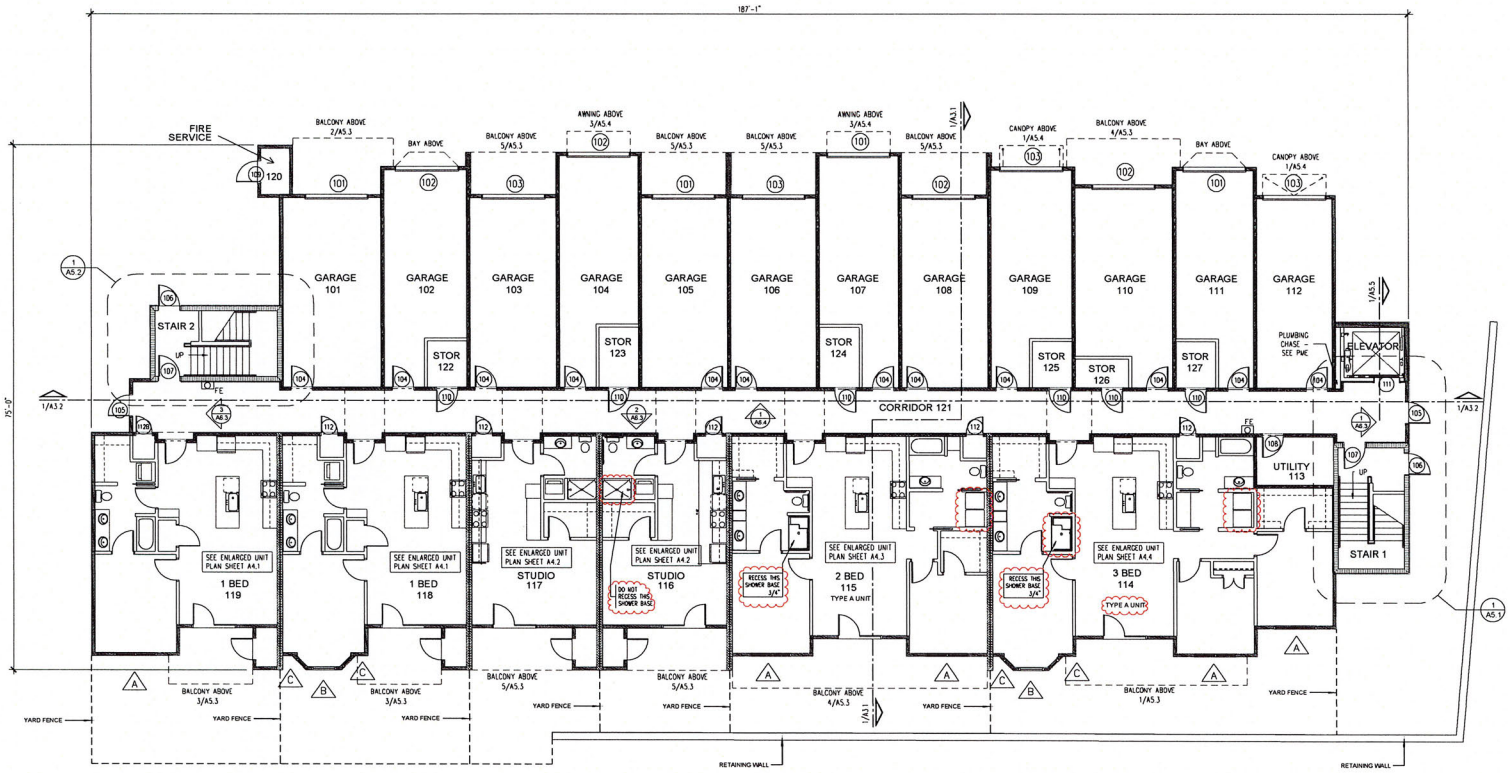
NO.	DATE	TYPE
1	11-22-2023	ADDENDUM 1
2	12-06-2023	ADDENDUM 2
3	01-30-2024	ADDENDUM 3
4	04-03-2024	ADDENDUM 4
5	06-12-2024	ADDENDUM 5

PROJECT NO.
EFLATS

SITE LAYOUT AND DIMENSION PLAN

DRAWING NO.
C2.0

EXHIBIT B



GROUND FLOOR YARD FENCE SPECIFICATION:

LOW PROFILE (48" TO 54" HIGH) YARD SEPARATION FENCES SHALL BE EQUAL "FREEDOM NEW HAVEN" STYLE ALUMINUM STANDARD DUTY FENCE BY BARRETTE OUTDOOR LIVING COMPANY. FENCE SECTIONS SHALL BE A MAXIMUM OF 6' LONG FROM POST TO POST WITH FENCE SECTIONS CONSISTING OF ONE TOP RAIL AND ONE BOTTOM RAIL WITH 3/4" SQUARE POCKETS 4" ON CENTER. BOTTOM 16" OF FENCE SECTIONS SHALL HAVE "PUPPY BALUSTERS " SPACED AT 2" O/C TERMINATING AT A SECOND BOTTOM RAIL 16" UP FROM BOTTOM. CORNER POSTS SHALL BE HEAVY GAUGE POSTS. ALL FENCE MATERIALS SHALL BE ALUMINUM WITH BLACK POWDER COAT FINISH. POSTS SHALL BE SET 36" DEEP IN CONCRETE REINFORCED POST HOLES. EACH INDIVIDUAL FENCED-IN AREA SHALL HAVE ONE 6'-0" REMOVABLE SECTION PER INDIVIDUAL FENCED IN AREA FOR ACCESS BY MAINTENANCE CREWS. ASSEMBLE & INSTALL FENCES IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

WALL TYPE LEGEND:

TENANT SEPARATION WALL:
5/8" TYPE "X" GYP BD OVER PRE-CUT 2x4 STUDS @ 16" O.C. W/ 3 1/2" SOUND BATT INSUL OVER 1/2" SOUND BOARD OVER 1" MIN AIR SPACE OVER 2x4 PRE-CUT STUDS @ 16" O.C. OVER 5/8" TYPE "X" GYP BD - WALL TO EXTEND FROM SUB-FLOOR TIGHT TO JOISTS ABOVE

CORRIDOR & GARAGE WALLS:
5/8" TYPE "X" GYP BD EACH SIDE OF 2x6 PRE-CUT STUDS @ 16" O.C. W/ 6" SOUND BATT INSL - WALL TO EXTEND FROM SUB-FLOOR TIGHT TO JOISTS ABOVE

EXTERIOR WALL:
EXTERIOR FINISH PER ELEVATIONS OVER EXTERIOR SHEATHING (PER STRUCTURAL) OVER 2x6 PRE-CUT STUDS @ 16" O.C. W/ 6" R-19 BATT INSUL W/ 1/2" GYP BD INTERIOR FINISH

INTERIOR PARTITION:
2x4 STUDS @ 16" O.C. W/ 1/2" GYP BD EACH SIDE & 3 1/2" SOUND BATT INSUL - SEE ENLARGED PLANS SHEETS A4.1 - A4.6 FOR ADDITIONAL INFORMATION

ACCESSIBILITY REQUIREMENTS:

(ALL UNITS TYPE B EXCEPT WHERE NOTED AS TYPE A UNITS -SEE SHEET A6.5 FOR ADDITIONAL INFORMATION)

TYPE A UNITS:

KITCHEN CLEARANCE FOR GALLEY TYPE KITCHEN LAYOUT 48"
KITCHEN CLEARANCE FOR "U" SHAPED KITCHEN LAYOUT 60"
PROVIDE REMOVABLE CABINET BASE FOR CLEARANCE UNDER SINKS AND LAVS.

PROVIDE ACCESSIBLE ROUTE FROM ENTRY TO PRIMARY BATH, PRIMARY BEDROOM, PRIMARY CLOSET AND TO PATIO. MINIMUM DOOR CLEARANCE ON ACCESSIBLE ROUTE WHEN DOOR IS FULLY OPEN 31.75".

PROVIDE ROLL IN SHOWER FOR PRIMARY BATHROOM WITH GRAB BARS.
RECESS SLAB FOR ROLL-IN SHOWERS PER MFG SPECIFICATIONS - SEE PME

TYPE B UNITS:

KITCHEN CLEARANCE FOR GALLEY TYPE KITCHEN LAYOUT 48"
KITCHEN CLEARANCE FOR "U" SHAPED KITCHEN LAYOUT 60"

PROVIDE ACCESSIBLE ROUTE FROM ENTRY TO PRIMARY BATH, PRIMARY BEDROOM, PRIMARY CLOSET AND TO PATIO. MINIMUM DOOR CLEARANCE ON ACCESSIBLE ROUTE WHEN DOOR IS FULLY OPEN 31.75".

PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR PRIMARY SHOWER AND TOILET.

Ground Floor Architectural Plan

Scale 1/8" =1'-0"

North

FE — FIRE EXTINGUISHER:
PROVIDE AND INSTALL PER NFPA 10, 2-A 10-BC FIRE EXTINGUISHER IN FULLY-RECESSED CABINETS WHERE SHOWN ON PLANS. CABINETS MAY NOT INTRUDE INTO CORRIDOR. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75' FROM ANY POINT IN THE BUILDING (COORDINATE AND VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION). BOTTOM OF EXTINGUISHERS SHALL BE 48" MIN ABOVE F.F.

10.3 / B — SEE DOOR & WINDOW SCHEDULE SHEET A6.1 & A6.2

TYPE "A" UNIT NOTES:

All counters in Type A units (114 & 115) shall have a 34" counter height.
Roll in showers in 114 & 115 shall have a 3/4" recess in floor slab.

APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO.
BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITY OF SPRINGFIELD, MO. ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THIS REVIEW DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF THE RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE THE REQUIREMENTS OF THE JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED OTHERWISE.
SIGNATURE
PRJ2023-01859

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417.869.4545
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10/4/2024

STATE OF MISSOURI
WILLIAM T. KIRKINGTON
NUMBER A-4001
REGISTERED ARCHITECT
10/21/23

LAST REVISED 08/16/24

ECO FLATS APARTMENT BUILDING PROJECT
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE
10-21-2023

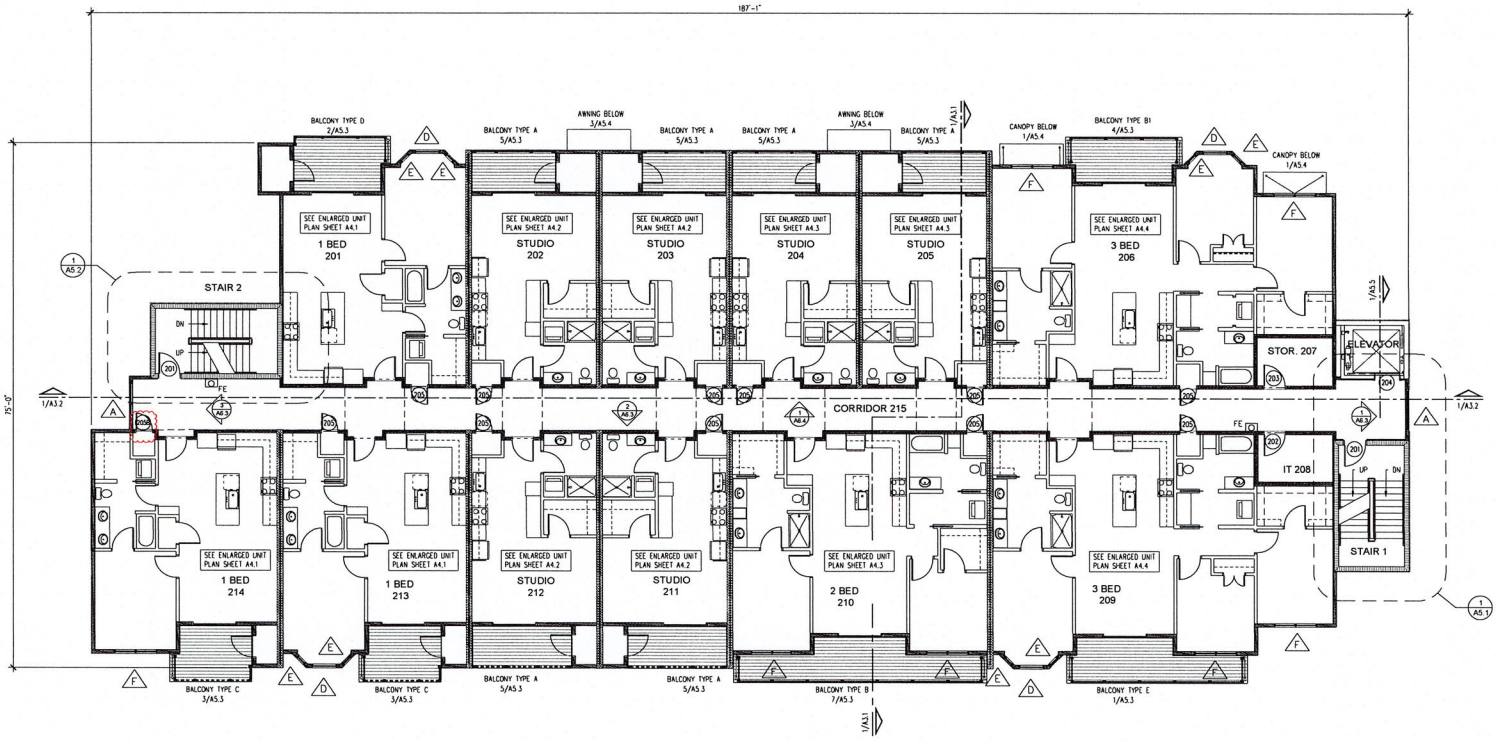
REVISIONS

NO.	DATE	TYPE
1	11/22/23	OWNER REVISIONS CITY REVIEW
2	03/24/24	OWNER REQUESTED REVISIONS
3	04/04/24	STAIRS REVISED
4	05/15/24	DOOR # 1128
5	08/5/24	114 & 115 TYPE A UNITS
6	08/16/24	ADD YARD FENCES

PROJECT NO.
EFLATS

DRAWING NO.
A1.1

EXHIBIT B



WALL TYPE LEGEND:

TENANT SEPARATION WALL:
5/8" TYPE 'X' GYP BD OVER PRE-CUT 2X4 STUDS @ 16" O.C. W/ 3 1/2" SOUND BATT INSUL OVER 1/2" SOUND BOARD OVER 1" MIN AIR SPACE OVER 2X4 PRE-CUT STUDS @ 16" O.C. OVER 5/8" TYPE 'X' GYP BD - WALL TO EXTEND FROM SUB-FLOOR TIGHT TO JOISTS ABOVE

CORRIDOR & GARAGE WALLS:
5/8" TYPE 'X' GYP BD EACH SIDE OF 2X6 PRE-CUT STUDS @ 16" O.C. W/ 6" SOUND BATT INSL - WALL TO EXTEND FROM SUB-FLOOR TIGHT TO JOISTS ABOVE

EXTERIOR WALL:
EXTERIOR FINISH PER ELEVATIONS OVER EXTERIOR SHEATHING (PER STRUCTURAL) OVER 2X6 PRE-CUT STUDS @ 16" O.C. W/ 6" R-19 BATT INSUL W/ 1/2" GYP BD INTERIOR FINISH

INTERIOR PARTITION:
2X4 STUDS @ 16" O.C. W/ 1/2" GYP BD EACH SIDE & 3 1/2" SOUND BATT INSUL - SEE ENLARGED PLANS SHEETS A4.1 - A4.6 FOR ADDITIONAL INFORMATION

(ALL UNITS TYPE B -SEE SHEET A6.5 FOR ADDITIONAL INFORMATION)

ACCESSIBILITY REQUIREMENTS:

TYPE B UNITS:

KITCHEN CLEARANCE FOR GALLEY TYPE KITCHEN LAYOUT 48"
KITCHEN CLEARANCE FOR "U" SHAPED KITCHEN LAYOUT 60"

PROVIDE ACCESSIBLE ROUTE FROM ENTRY TO PRIMARY BATH, PRIMARY BEDROOM, PRIMARY CLOSET AND TO PATIO.
MINIMUM DOOR CLEARANCE ON ACCESSIBLE ROUTE WHEN DOOR IS FULLY OPEN 31.75".

PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR PRIMARY SHOWER AND TOILET.

2nd Floor Architectural Plan

Scale 1/8" =1'-0"

North

FE FIRE EXTINGUISHER:
PROVIDE AND INSTALL PER NFPA 10, 2-A 10-BC FIRE EXTINGUISHER IN FULLY-RECESSED CABINETS WHERE SHOWN ON PLANS. CABINETS MAY NOT INTRUDE INTO CORRIDOR. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75' FROM ANY POINT IN THE BUILDING (COORDINATE AND VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION). BOTTOM OF EXTINGUISHERS SHALL BE 48" MIN ABOVE F.F.

103 B SEE DOOR & WINDOW SCHEDULE SHEET A6.1 & A6.2

APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO.
BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITYWIDE ADOPTED BUILDING CODES, ZONING ORDINANCES AND DESIGN STANDARDS. THIS REVIEW DOES NOT ALTER OR WAIVE THE DEVELOPER OR HIS AGENT'S OWN RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE THE REQUIREMENTS OF OTHER JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED OTHERWISE.
SIGNATURE
PRJ2023-01859
10/31/2024

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STATE OF MISSOURI
WILLIAM T. DEFRINGTON
NUMBER A-4001
REGISTERED ARCHITECT
10/21/23

LAST REVISED 05/15/24

ECO FLATS APARTMENT BUILDING PROJECT
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE
10-21-2023

REVISIONS

NO.	DATE	TYPE
1	11/22/23	OWNER REVISIONS CITY REVIEW
2	03/24/24	OWNER REQUESTED REVISIONS
3	04/04/24	STAIRS REVISED
4	05/15/24	DOOR # 2058

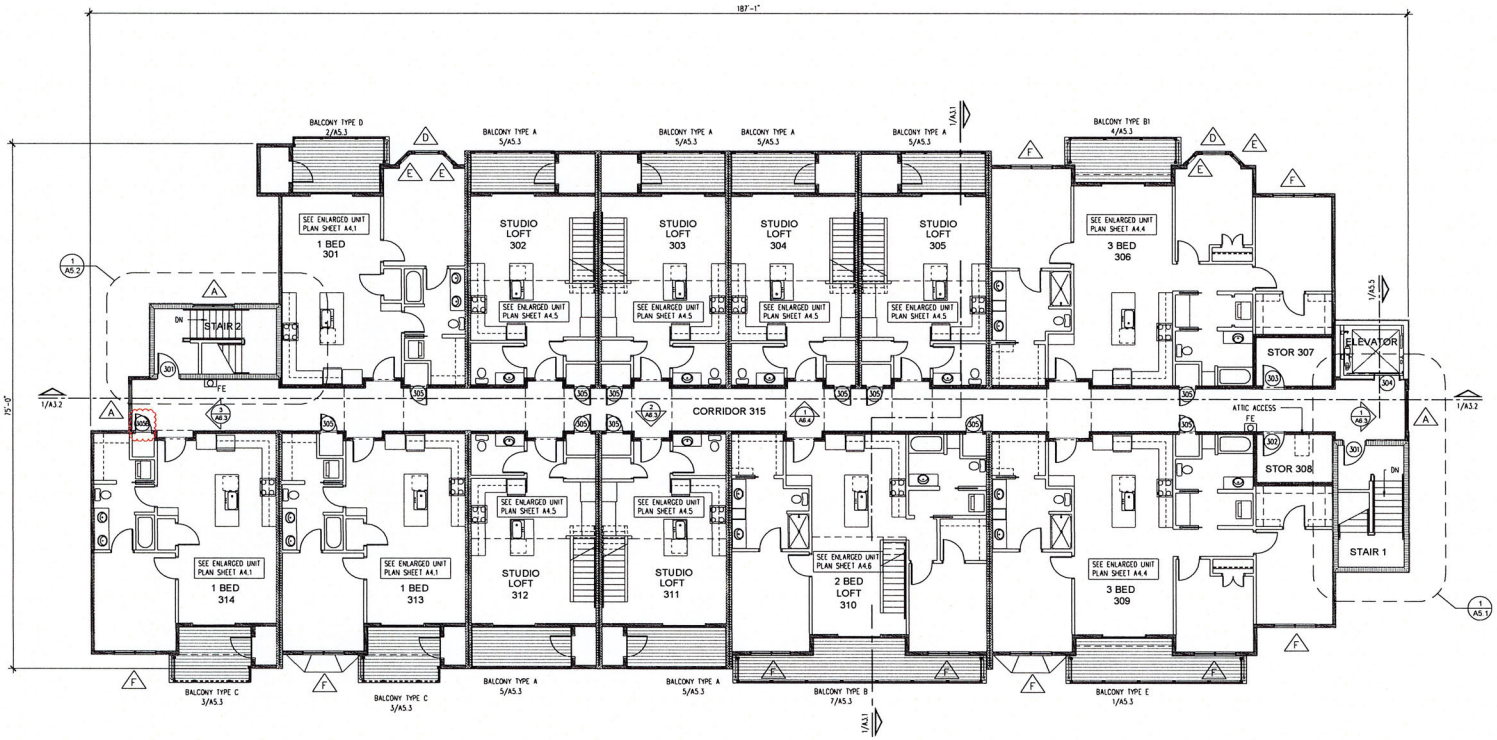
PROJECT NO.

EFLATS

DRAWING NO.

A1.2

EXHIBIT B



WALL TYPE LEGEND:

TENANT SEPARATION WALL:
5/8" TYPE 'X' GYP BD OVER PRE-CUT 2X4 STUDS @ 16" O.C. W/ 3 1/2" SOUND BATT INSUL OVER 1/2" SOUND BOARD OVER 1" MIN AIR SPACE OVER 2X4 PRE-CUT STUDS @ 16" O.C. OVER 5/8" TYPE 'X' GYP BD - WALL TO EXTEND FROM SUB-FLOOR TIGHT TO JOISTS ABOVE

CORRIDOR & GARAGE WALLS:
5/8" TYPE 'X' GYP BD EACH SIDE OF 2X6 PRE-CUT STUDS @ 16" O.C. W/ 6" SOUND BATT INSL. - WALL TO EXTEND FROM SUB-FLOOR TIGHT TO JOISTS ABOVE

EXTERIOR WALL:
EXTERIOR FINISH PER ELEVATIONS OVER EXTERIOR SHEATHING (PER STRUCTURAL) OVER 2X6 PRE-CUT STUDS @ 16" O.C. W/ 6" R-19 BATT INSUL W/ 1/2" GYP BD INTERIOR FINISH

INTERIOR PARTITION:
2X4 STUDS @ 16" O.C. W/ 1/2" GYP BD EACH SIDE & 3 1/2" SOUND BATT INSUL - SEE ENLARGED PLANS SHEETS A4.1 - A4.6 FOR ADDITIONAL INFORMATION

(ALL UNITS ON THIS FLOOR TYPE B -SEE SHEET A6.5 FOR ADDITIONAL INFORMATION)

ACCESSIBILITY REQUIREMENTS:

TYPE B UNITS:

KITCHEN CLEARANCE FOR GALLEY TYPE KITCHEN LAYOUT 48"
KITCHEN CLEARANCE FOR "U" SHAPED KITCHEN LAYOUT 60"

PROVIDE ACCESSIBLE ROUTE FROM ENTRY TO PRIMARY BATH, PRIMARY BEDROOM, PRIMARY CLOSET AND TO PATIO.
MINIMUM DOOR CLEARANCE ON ACCESSIBLE ROUTE WHEN DOOR IS FULLY OPEN 31.75".

PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR PRIMARY SHOWER AND TOILET.

3rd Floor Architectural Plan

Scale 1/8" =1'-0"

North

FE
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10.3 B SEE DOOR & WINDOW SCHEDULE SHEET A6.1 & A6.2

APPROVED
DEXINGTON
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO.C.
BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITY OF SPRINGFIELD, ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THIS REVIEW DOES NOT ALLEVIATE THE DEVELOPER OR HIS AGENTS COMPANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE ANY OBJECTIONS OF OTHER JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED OTHERWISE.
SIGNATURE
PRJ2023-01859
10/21/2024

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STRUCTURAL ENGINEER:
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SPRINGFIELD, MO 65804
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STATE OF MISSOURI
WILLIAM T DEXINGTON
NUMBER A-4061
REGISTERED ARCHITECT
10/21/23

LAST REVISED 05/15/24

ECO FLATS APARTMENT BUILDING PROJECT
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE
10-21-2023

REVISIONS

NO.	DATE	TYPE
1	11/22/23	OWNER REVISIONS CITY REVIEW
2	03/24/24	OWNER REQUESTED REVISIONS
3	04/04/24	STAIRS REVISED
4	05/15/24	DOOR # 3058

PROJECT NO.

EFLATS

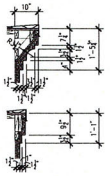
DRAWING NO.

A1.3

EXHIBIT B

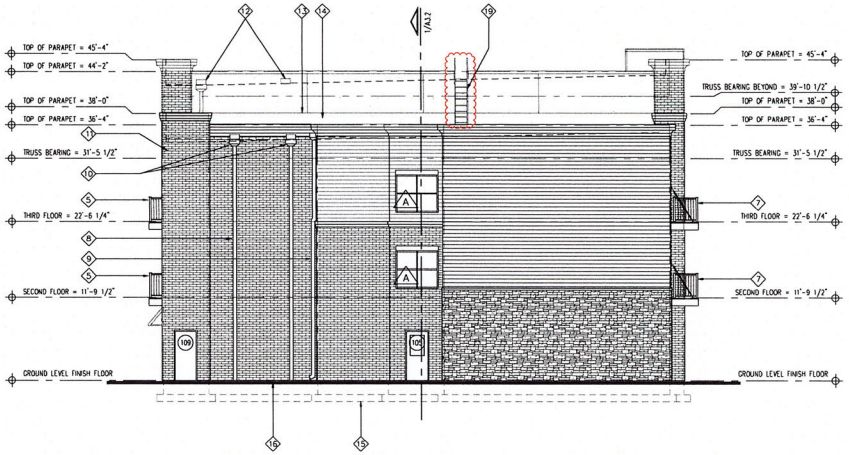
EXTERIOR FINISH PALLET:

- 3" MIN THICK EIFS FAUX STONE
- 1 1/2" THICK EIFS FAUX LAP SIDING W/ 6" EXPOSURE OWNER OPTION: PRE-FINISHED HARDBOARD SIDING
- MIN 1 1/2" THICK EIFS FAUX BRICK
- MIN 3/4" THICK EIFS WITH STANDARD TEXTURE
- MIN 1 1/2" THICK EIFS FAUX VERT BOARD SIDING W/ 12" EXPOSURE OWNER OPTION: PRE-FINISHED HARDBOARD SIDING (OCCURS @ UNIT ENTRANCE WALL ONLY)



EXTERIOR FINISH NOTES:

1. ALL EXPOSED CONDUIT AND OTHER MATERIALS NOT FINISHED SHALL RECEIVE PAINT TO MATCH ADJACENT SURFACES.
2. ALL COLORS AND FINISHES SHALL AS SELECTED BY OWNER AND ARCHITECT.
3. ALL EXTERIOR FINISHES SHALL BE INSTALLED PER MFG SPECIFICATIONS INCLUDING FLASHINGS, CLOSURES, FASTENERS, ETC

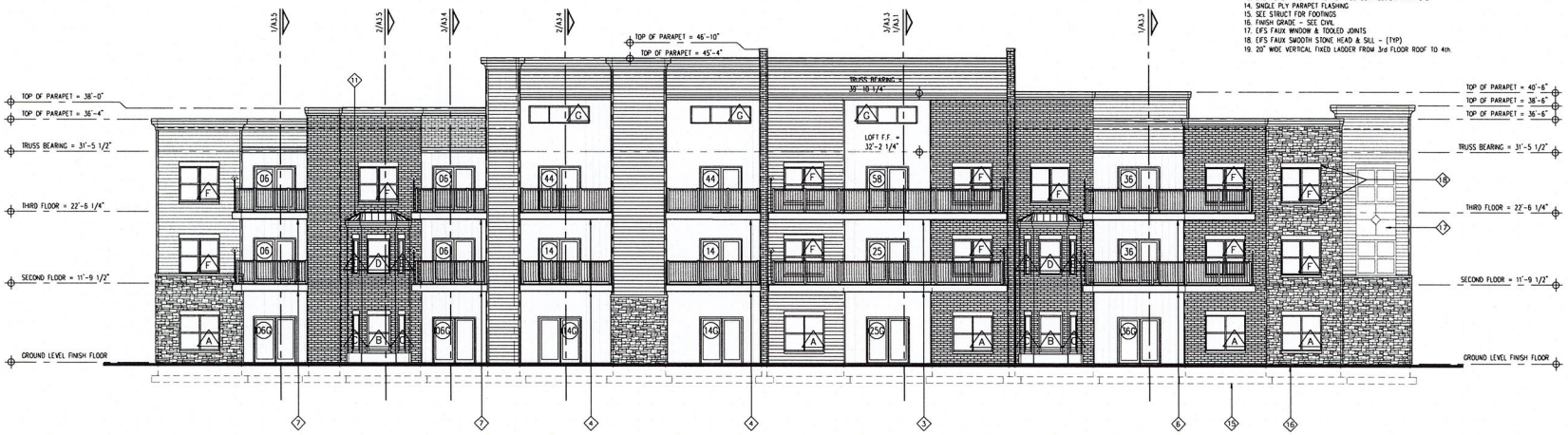


West Elevation

Scale 1/8" =1'-0"

BUILDING ELEVATION KEYNOTES:

1. SUSPENDED CANOPY - SEE 1/A5.4
2. PRE-FABRICATED AWNING - SEE 3/A5.4
3. BALCONY TYPE B - SEE 7/A5.3
4. BALCONY TYPE A - SEE 5/A5.3
5. BALCONY TYPE D - SEE 2/A5.3
6. BALCONY TYPE E - SEE 1/A5.3
7. BALCONY TYPE C - SEE 3/A5.3
8. PRE-FIN 6x6 DOWNSPOUTS TO UNDERGROUND COLLECTOR - SEE CIVIL
9. PRE-FIN 6x6 DOWNSPOUT W/ CONC SPLASHBLOCK @ FIN GRADE
10. PRE-FIN SCUPPER AS SELECTED BY OWNER
11. 24 GA PRE-FIN MTL ROOF
12. SCUPPERS AT UPPER ROOF BEYOND
13. STOP EIFS FINISH AT TOP OF ADJACENT LOWER PARAPETS
14. SINGLE PLY PARAPET FLASHING
15. SEE STRUCT FOR FOOTINGS
16. FINISH GRADE - SEE CIVIL
17. EIFS FAUX WINDOW & TOOLED JOINTS
18. EIFS FAUX SMOOTH STONE HEAD & SILL - (TYP)
19. 20" WIDE VERTICAL FIXED LADDER FROM 3rd FLOOR ROOF TO 4th.



South Elevation

Scale 1/8" =1'-0"

APPROVED
CITY OF SPRINGFIELD, MO.
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO.
BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITY-WIDE ADOPTED BUILDING CODES, ZONING ORDINANCES AND DESIGN STANDARDS. THIS REVIEW DOES NOT ELIMINATE THE DEVELOPER OR HIS AGENT'S OWN RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE ANY OTHER REQUIREMENTS OF THE JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED OTHERWISE.
PRJ2023-01859

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STATE OF MISSOURI
WILLIAM T. DERRINGTON
NUMBER A-4061
REGISTERED ARCHITECT
10/21/23

LAST REVISED 07/07/24

ECO FLATS APARTMENT BUILDING PROJECT
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE
10-21-2023

REVISIONS

NO.	DATE	TYPE
1	11/22/23	OWNER REVISIONS CITY REVIEW
2	03/24/24	OWNER REQUESTED REVISIONS
3	07/07/24	ADD TWO ROOF ACCESS LADDERS

PROJECT NO.
EFLATS

DRAWING NO.
A2.1

EXHIBIT B

EXTERIOR FINISH PALLET:

- 3" MIN THICK EIFS FAUX STONE
- 1 1/2" THICK EIFS FAUX LAP SIDING W/ 6" EXPOSURE OWNER OPTION: PRE-FINISHED HARDBOARD SIDING
- MIN 1 1/2" THICK EIFS FAUX BRICK
- MIN 3/4" THICK EIFS WITH STANDARD TEXTURE
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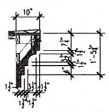
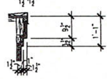


EIFS CROWN PARAPET W/ PRE-FIN MTL COPING



EIFS BOX PARAPET W/ PRE-FIN MTL COPING

EXTERIOR FINISH NOTES:

1. ALL EXPOSED CONDUIT AND OTHER MATERIALS NOT FINISHED SHALL RECEIVE PAINT TO MATCH ADJACENT SURFACES.
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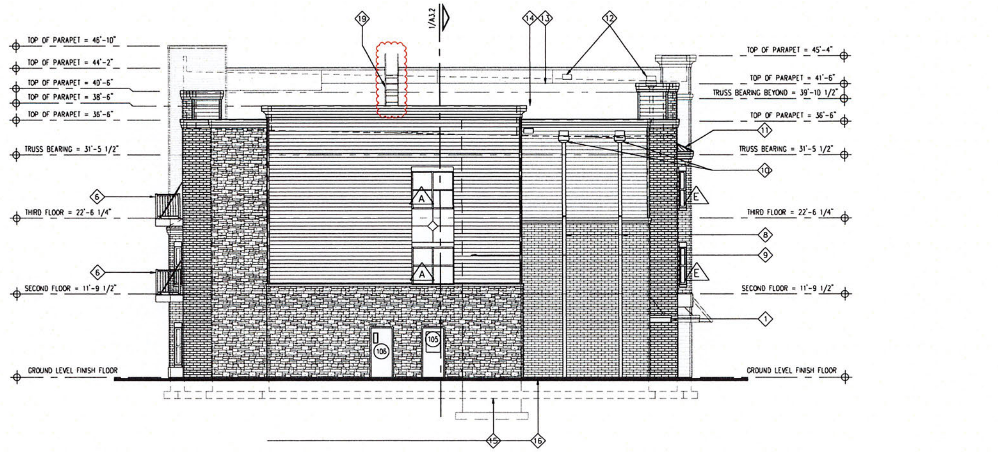

East Elevation

Scale 1/8" =1'-0"

BUILDING ELEVATION KEYNOTES:

1. SUSPENDED CANOPY - SEE 1/A5.4
2. PRE-FABRICATED AWNING - SEE 3/A5.4
3. BALCONY TYPE B - SEE 7/A5.3
4. BALCONY TYPE A - SEE 5/A5.3
5. BALCONY TYPE D - SEE 2/A5.3
6. BALCONY TYPE E - SEE 1/A5.3
7. BALCONY TYPE C - SEE 3/A5.3
8. PRE-FIN 6X6 DOWNSPOUTS TO UNDERGROUND COLLECTOR - SEE CIVIL
9. PRE-FIN 6X6 DOWNSPOUT W/ CONC SPLASHBLOCK @ FIN GRADE
10. PRE-FIN SCUPPER AS SELECTED BY OWNER
11. 24 GA PRE-FIN MTL ROOF
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15. SEE STRUCT FOR FOOTINGS
16. FINISH GRADE - SEE CIVIL
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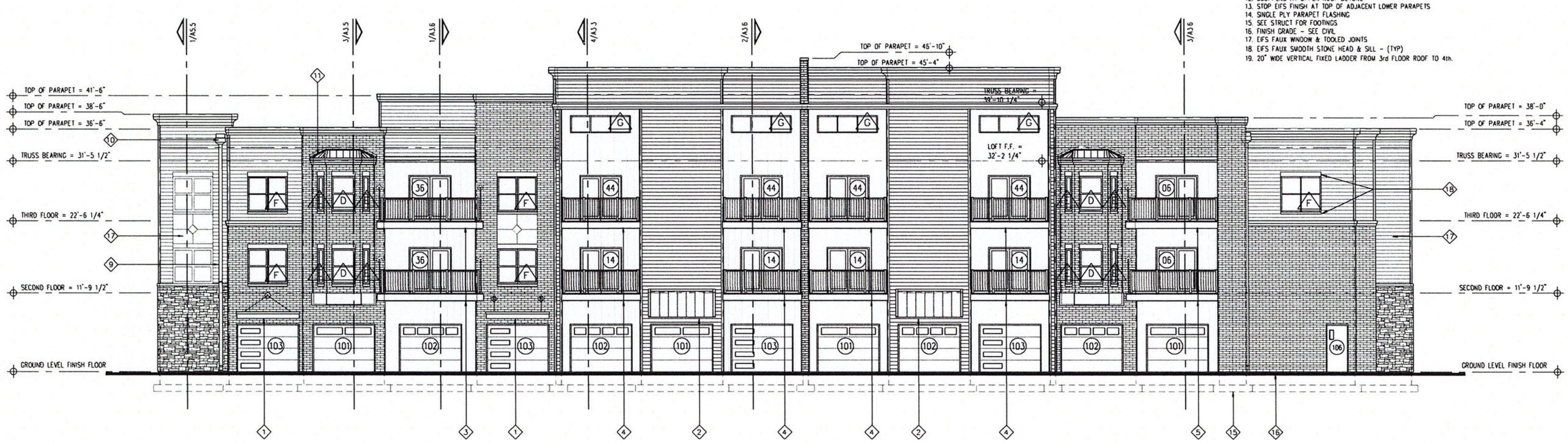

North Elevation

Scale 1/8" =1'-0" Scale 1/8" =1'-0"

APPROVED
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BUILDING OFFICIAL
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SIGNATURE 8/1/2024 DATE

PRJ2023-01859

DERINGTON ARCHITECTS, L.L.C.

CONSULTANTS

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STATE OF MISSOURI
WILLIAM T DERINGTON
NUMBER A-4061
REGISTERED ARCHITECT
10/21/23

LAST REVISED 07/07/24

ECO FLATS APARTMENT BUILDING PROJECT
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE
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REVISIONS

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3	07/07/24	ADD TWO ROOF ACCESS LADDERS

PROJECT NO.
EFLATS

DRAWING NO.
A2.2

EXHIBIT C

EXHIBIT C
BK-768-LI

EXPLANATION TO BLIGHT REPORT AND REDEVELOPMENT PLAN FOR THE PINNA

FILED: 03/28/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager

Attachments:
1. Redevelopment Plan_Pinnacle on the Park UPDATED 3.26.2025 (002)
2. Stillwell Columns Blight Report_1.2025

REDEVELOPMENT PLAN

FOR PINNACLE ON THE PARK (STILLWELL COLUMNS) REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

January 30, 2025
Updated March 20, 2025

Redevelopment Plan

I. Introduction

KDC, LLC ("KDC") has partnered with the Housing Authority of the City of Springfield, Missouri, ("HAS") and their non-profit, Breckenridge Development Services, Inc. ("Breckenridge"), to develop and rehabilitate affordable housing in the City of Springfield, Missouri. A Partnership has been formed with these entities under the name of Pinnacle on the Park, LP. The overall project being financed is 142 units. All the Redevelopment Plan impacts total development costs, total units, and total funds.

Pinnacle on the Park, LP, a Missouri limited liability company (the *"Developer"),* has prepared the following plan (the *"Redevelopment Plan")* for the redevelopment of 2.5 acres in Springfield, Missouri. The Redevelopment Plan proposes completely redeveloping the Redevelopment Area (as defined below), by rehabilitating an existing blighted area built in 1982 and updating the tower building consisting of one hundred forty-two (142) residential units (the *"Project").* The Development, located at 525 S. Campbell Ave., serves as an apartment complex with the following breakdown: 141-One Bedroom Units and 1-Two Bedroom Unit. The project will serve very low-income families with rents based on the residents paying no more than 30% of their adjusted income. The US Department of Housing and Urban Development will set the rents. These will be restricted and will have a contract for project-based vouchers as follows:

Unit Type	#of Units	Monthly Rent
1 BR-RAD	50	866
1 BR-PBV	84	866
1 BR (De Minimis)	7	875
2 BR-PBV	2	1087

The property is made up of a nine-story tower building. The Project will provide housing for approximately 142 residents. Real property tax abatement will be utilized to encourage such redevelopment. The Developer will be investing equity projected to be $11.8 million of the total rehabilitation cost for this project to redevelop the site.

The County Assessor's office has indicated that it will assess the project as tax-exempt upon completion due to the Public Housing Authority's ownership interest in the project. Therefore, Authorization of the tax abatement under this plan neither conveys any benefit nor has any impact on the taxing district. The project is seeking tax abatement to mitigate risk and provide necessary assurance for the investors in case the Assessor is compelled to assess the improvements as taxable real estate during the abatement period.

II. Background:

There is a nine-story tower building to be rehabilitated in the Redevelopment Area. HAS built the existing development in 1982. Pinnacle on the Park, LP, will acquire the property with HUD's approval and the project will be renovated under HUD's Rental Assistance Demonstration Program ("RAD").

III. RAD

RAD was created to give public housing authorities ("PHA") a powerful tool to preserve and improve public housing properties and address the $35 billion-dollar nationwide backlog of deferred physical needs. RAD also gives the public housing authorities the opportunity to enter long-term contracts that facilitate the financing of improvements. RAD allows public housing agencies to leverage public and private debt and equity to reinvest in the public housing stock. This is critical given backlog of public housing capital needs - estimated at over $35 billion at this time. There is an estimated $9.8 million total of physical needs at the Pinnacle on the Park Development. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD further enforcing HUD's long-term interest. This ensures that the units remain permanently affordable to low- income households. Residents benefit from the right of return, prohibition against re-screening, and robust notification and relocation rights. Residents continue to pay 30% of their adjusted income towards the rent, maintain the same basic rights as they possess in the public housing program, and gain a new option to request tenant-based assistance if they wish to subsequently move from the property. RAD maintains the ongoing public stewardship of the converted property through clear rules requiring ongoing ownership or control by a public or non-profit entity. HAS will continue to own the ground and lease it to the partnership. HAS's nonprofit, Breckenridge Development Services, Inc., is part of the ownership structure and redevelopment effort. HAS has the first right of refusal to own the property after the private investor exits the partnership. RAD is highly cost-effective, relying on shifting existing levels of public housing funds to the Section 8 accounts as properties convert.

IV. TAX EXEMPTION and PRIVATE INVESTMENT

The property is currently classified as Tax Exempt. However, to leverage private investment to the property, HAS must take several actions to address the inadequate funds that have led to the backlog of physical needs and blight. To address rehabilitation and deferred maintenance needs, HAS entered HUD's RAD program which authorizes a conversion of the properties federal funding from one form to another (Section 8), removing any impediments to private capital investments. Resources available under the Section 8 platform include Low-Income Housing Tax Credits (LIHTC), tax exempt bonds, HOME funding, Housing Trust Funds and other sources specifically geared toward the

rehabilitation, acquisition, and new construction of affordable housing units. These resources make it economically feasible to upgrade older housing units or invest in efficiencies and quality of life that would otherwise not be possible. Projects awarded LIHTC must be owned by a "single-asset entity," typically made up of a general partner and a limited partner who provides equity for project development in exchange for tax credits. Under the tax credit platform, HAS retains ownership interest in the single-asset entity via a partnership agreement, maintains ownership of the land upon which the affordable rental units are located, holds a right of first refusal to the real estate and actively participates in the day-to-day operation of the business. With this structure, HAS units will remain earmarked for affordable housing, with layered funding via Federal, State, and Local sources which were previously unavailable to the authority. This ownership structure would cause the tax-exempt status to cease and no longer be available to this property. The Chapter 99 abatement incentive results in a reduction to a project owner's annual local property tax liability, thus, creating cashflow that can make a marginal project economically feasible or allow an even larger development to be financed that might otherwise not be possible without the Chapter 99 abatement incentive. While the County Assessor has indicated that the project would maintain tax exempt status due to the policy of the Assessor's office, the project is pursuing tax abatement under Chapter 99 to mitigate any risk and to provide the required assurances investor partners in this project. The organizational structure is such that the net cash flow generated will be available primarily to HAS.

V. Description of the Project

A. Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 2.5 acres and is situated on the 500 Block of South Campbell Avenue in the City of Springfield, Missouri (the ***"Redevelopment Area").*** A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B. Need for Redevelopment

i. THE CITY OF SPRINGFIELD, CONSOLIDATED PLAN, FISCAL YEARS 2020-2024 (DRAFT)

This plan recognizes that the demand for affordable housing is expected to continue, which analysis is based on four indicators: (a) the population statistics show that the lower income level is increasing, (b) Public Housing waiting lists, (c) the low vacancy rates of HUD assisted units, and (d) the number of LIHTC applicants that want to develop in the Springfield market. As a part of the Consolidated Plan, based on the market studies by LIHTC applicants and HUD's Low- and Moderate-Income Summary Data and the number of foreclosed and vacant housing units, there is an increasing need for decent affordable housing. This is expected to grow at a moderate increase for the next 5 years of over 4,000 households with current population and growth trends and unemployment at very low

levels; and therefore, the City foresees a continued need for housing for the whole range of income levels from 30% AMI to 120% AMI over the planning period. The City expects that the rehabilitation of older units located outside of the target area will continue as the residents and owners stay in place and as the home-remodeling companies continue to promote cost-effective rehabilitation. The City continues to encourage rehabilitation or redevelopment of older housing stock as it is close to schools, services, and vital public transit lines.

Certification of Consistency with the Consolidated Plan was issued by Bob Jones on February 28, 2024. City of Springfield Resolution No. 2219 was adopted March 20, 2020, approving submission of the Five-Year Plan and Annual Plan and PHA Certifications of Compliance with the PHA Plans and related regulations.

OMB Approval No. 2506-0112 (Exp. 6/30/2011)

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: The Housing Authority of the City of Springfield, MO

Project Name: Pinnacle on the Park

Location of the Project: 525 S. Campbell Ave.
Springfield, MO 65807

Name of the Federal Program to which the applicant is applying: Low Income Housing Tax Credit

Name of Certifying Jurisdiction: City of Springfield, Missouri

Certifying Official of the Jurisdiction Name: Bob Jones

Title: Grants Administrator

Signature: Bob Jones

Date: ~~January 7, 2024~~ 2/28/24

Page 1 of 1

form HUD-2991 (3/98)

ii. HAS ANNUAL PUBLIC HOUSING PLAN

The PHA Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5- year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD

every year by non-qualified agencies. HAS submits an annual Public Housing Plan to HUD each year that residents and the community provide input and comments. The 2024-2028 Plan outlines the need for RAD and the investment need for rehabilitation in the Pinnacle on the Park Redevelopment Area.

C. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Housing Authority's reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. HUD has not provided enough annual funding to cover the backlog of physical needs. The annual Capital Funds are approximately $1,200 per unit per year and the average backlog of physical needs is $25,000 per unit per year. Therefore, the redevelopment area is in gross need of leveraged funding to address the physical needs and make the development sustainable for the next twenty years.

Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area. The Developer will be investing an estimated $11.8 million of equity into a project with a total development cost of $31 million. The sources of funding include:

SUMMARY INFORMATION
Pinnacle on the Park
(Stillwell Columns)

Sources and Uses		Total		Per Unit
Uses				
Land	$	-	$	-
Building Acquisition		11,680,000	$	82,254
Hard Costs		10,893,684		76,716
Soft Costs		5,382,585		37,906
Reserves		1,489,200		10,487
Development Fee		2,480,000		17,465
Total Uses	$	31,925,469	$	224,827
Sources				
1st Mortgage Loan	$	6,660,000	$	46,901
Seller Note		11,680,000		82,254
HAS Loan		165,000		1,162
Deferred Interest		847,000		5,965
Cash Flow		-		-
Deferred Dev Fee		764,014		5,380
Equity		11,809,455		83,165
Total Sources	$	31,925,469	$	224,827
Cash Paid Development Fee	$	1,715,986	$	12,084

The insanitary/unsafe site conditions present in the Redevelopment Area pose a serious threat to public safety and health - especially since the Pinnacle on the Park Redevelopment Area serves a vulnerable population of residents at 30% or below the area median income. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City's citizens and damage to surrounding property.

Comprehensive renovation of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Remediating all the issues discussed above is economically infeasible, since the likely costs of the repairs far exceed what HAS gets annually from HUD. Due to the age of development and dwelling units they are becoming functionally obsolete. Without systematic rehabilitation the units will not be sustainable to provide housing for the very low-income residents.

Due to the condition and layout of the Redevelopment Area, substantial capital investment will be necessary to rehabilitate the existing structure and generally redevelop the area. Without such an investment, the Redevelopment Area will further deteriorate. The development area will continue to decline and become an even greater liability to the economic independence of the City. The unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate private and public partnership investment opportunities for the City. If the Pinnacle on the Park Redevelopment Area is not addressed to its full potential, it may significantly limit the number of people who can reside in the Redevelopment Area.

D. Redevelopment Plan Objectives and Strategies

Affordable housing is needed in the Redevelopment Area. To have safe, sanitary, livable units, blight must be removed, and the area redeveloped as affordable housing serving the very low income. Redevelopment provides affordable housing opportunities in the larger community, removes barriers to furthering fair housing through the addition of ADA and Section 504 units, and assists in preventing homelessness. The Project involves the rehabilitation of a nine- story tower building consisting of one-hundred forty-two residential units. The bedroom mix and rents are as follows:

Unit Type	# of Units	Rent
1 BR-RAD	50	866
1 BR- PBV	84	866
1 BR (De Minimis)	7	875
2 BR-PBV	1	1087

The appearance of the structure through thoughtful redesign and preservation is key. In total, the project will accommodate up to approximately 142 residents. The Project will also provide on-site parking and will utilize outdoor lighting as needed with the intent of creating a safe living environment for the residents. There will be a fencing system in place to add to enhanced security efforts. The Project will include landscaping and architectural/design elements and will incorporate updated design features.

V. Land Use Plan:

A. Former and Existing Land Use

The Redevelopment Area currently consists of a nine-story, one hundred forty-two-unit residential tower building on 2.5 acres. The property was developed into low-income public housing in 1982 and under this redevelopment plan will remain affordable housing.

B. Proposed Land Use

The land use will remain unchanged as a rehabilitated multifamily residential building consisting of 142 residential units. The Development located at the 500 block of S. Campbell Avenue will include the nine-story tower building consisting of 142 Units, with the following breakdown: 141-One Bedroom Units, and 1-Two Bedroom Unit. The land will remain the same.

There will be 5% ADA handicapped units and 2% of the units available for hearing and seeing impaired. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit "C" and incorporated herein.

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is, according to the City of Springfield, zoned CC, Center City District. The Redevelopment Plan in not proposing new zoning and will be developed according to the zoning requirements.

D. Regulations and Controls

Renovation of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations. HUD will have restricted covenants on the land use and affordability of the units. MHDC will also have land use restrictions governing affordability and ownership.

V. Execution of the Project:

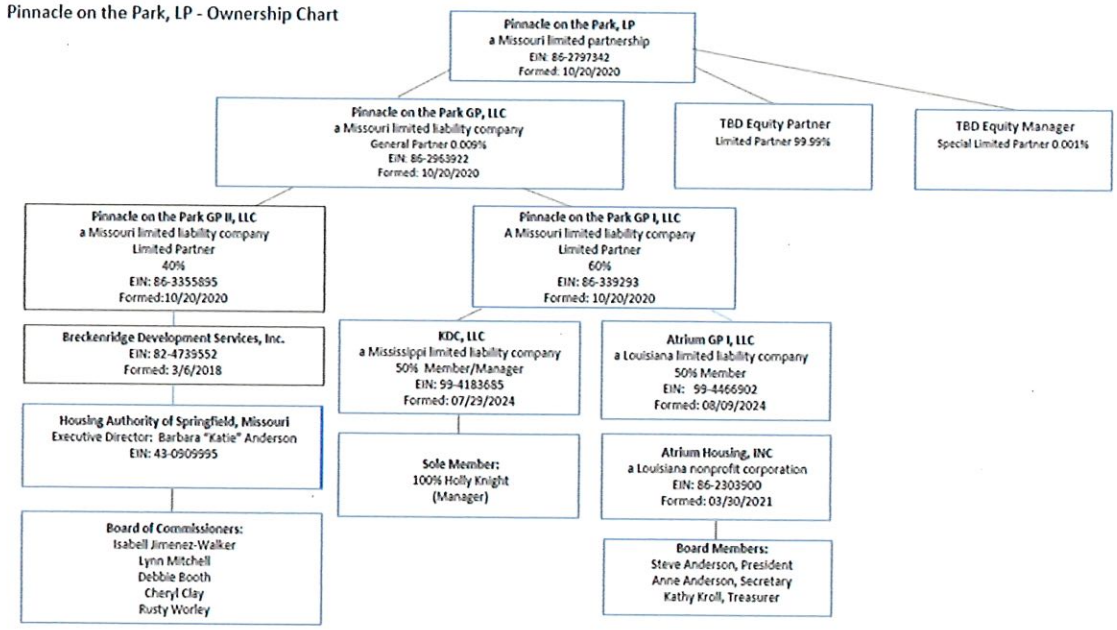
A. Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer partner, HAS, owns the land within the Redevelopment Area.

Organization Chart



C. Financing

The Developer is utilizing conventional financing to finance the Project along with LIHTC. Sources and Uses are referenced below, as well as, referenced in "Exhibit E" attached.

Pinnacle on the Park

Sources and Uses		Total		Per Unit
Uses				
Land	$	-	$	-
Building Acquisition		11,680,000	$	82,254
Hard Costs		10,893,684		76,716
Soft Costs		5,382,585		37,906
Reserves		1,489,200		10,487
Development Fee		2,480,000		17,465
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Deferred Interest		847,000		5,965
Cash Flow		-		-
Deferred Dev Fee		764,014		5,380
Equity		11,809,455		83,165
Total Sources	$	31,925,469	$	224,827
Cash Paid Development Fee	$	1,715,986	$	12,084

D. Disposition of Property

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

E. Plan for Relocation Assistance

The development will provide for all temporary relocation. The Pinnacle on the Park project has accumulated some vacancies at the site. Families will be relocated within the HAS public housing sites through temporary relocation in accordance with HUD's RAD relocation Notice, URA, and MHDC. All expenses will be paid for by the project. No original RAD residents will be displaced or rescreened for suitability. (Please see Exhibit "G" HUD's approved relocation plan.)

F. Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by May 2025
- Rehabilitation of units: Completed by November 2026
- Re-occupancy of site and new lease up completed by December 2026

G. Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. Covenants

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. Compliance with General Plans

The Redevelopment Plan for the Redevelopment Area conforms to the rules and the regulations of the City of Springfield, Missouri.

B. Compliance with Workable Program

Pursuant to Section 40-13(a)(l) of Article II of Chapter 40 of the Springfield City Code (the "Code"), the Project described in this Redevelopment Plan would not be financially feasible "But-for" the allowance of tax abatement. The City of Springfield's *Economic Development Incentives Policy Manual* states under its General Policies that requests for discretionary incentives, such as partial real

property tax abatement, shall meet the "but for" test. There must be a finding by the City Council that the project would not occur, or would only occur on a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided." The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would othe1wise be paid by the City. Exhibit E contains two project proforma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows. The projections provided within these statements indicate that real property tax abatement is necessary for the project to proceed. Exhibit E supports the conclusion that "but for" the tax abatement provided to the Project that the development of this high quality and attractive neighborhood providing housing for 142 families that are at or below 60% Area Median income that eliminates existing blight would not be feasible. Exhibit "E" contains a project budget supporting the estimates of the Developer and appraisal. The Developer here is making a significant contribution of equity to support this Project at levels that make it financially feasible for a private public partnership to attract the needed financing sources.

The County Assessor has indicated that the project will remain tax exempt. However, for assurances with the investors and risk management, the project is seeking tax abatement.

C. Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law. The Redevelopment Plan is also **in** compliance with HUD, MHDC, and the Springfield Housing Authority Public Housing Annual and 5 Year Plan. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D. Compliance with Redevelopment Agreement

Before the application for a Certificate of Qualification for Tax Abatement (the "Certificate") is issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall, at a minimum, address the requirements specified in Section 4-14 of the Code.

E. Population Density

The Project will provide 142 housing units on a 2.5-acre site. In total, the Project will provide housing for 142 families.

F. Public Facilities

It is not anticipated at this time that the Project will require any additional utilities other than the upgrades needed to address code and the blight concerns. There will be a resident community space to address the social services needed for enhanced resident opportunities. (Please see Exhibit "I" Service Enrichment Letters of Support.)

VII. Procedure for Changes or Modification of Plan

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

Exhibit A

Map of Redevelopment Area

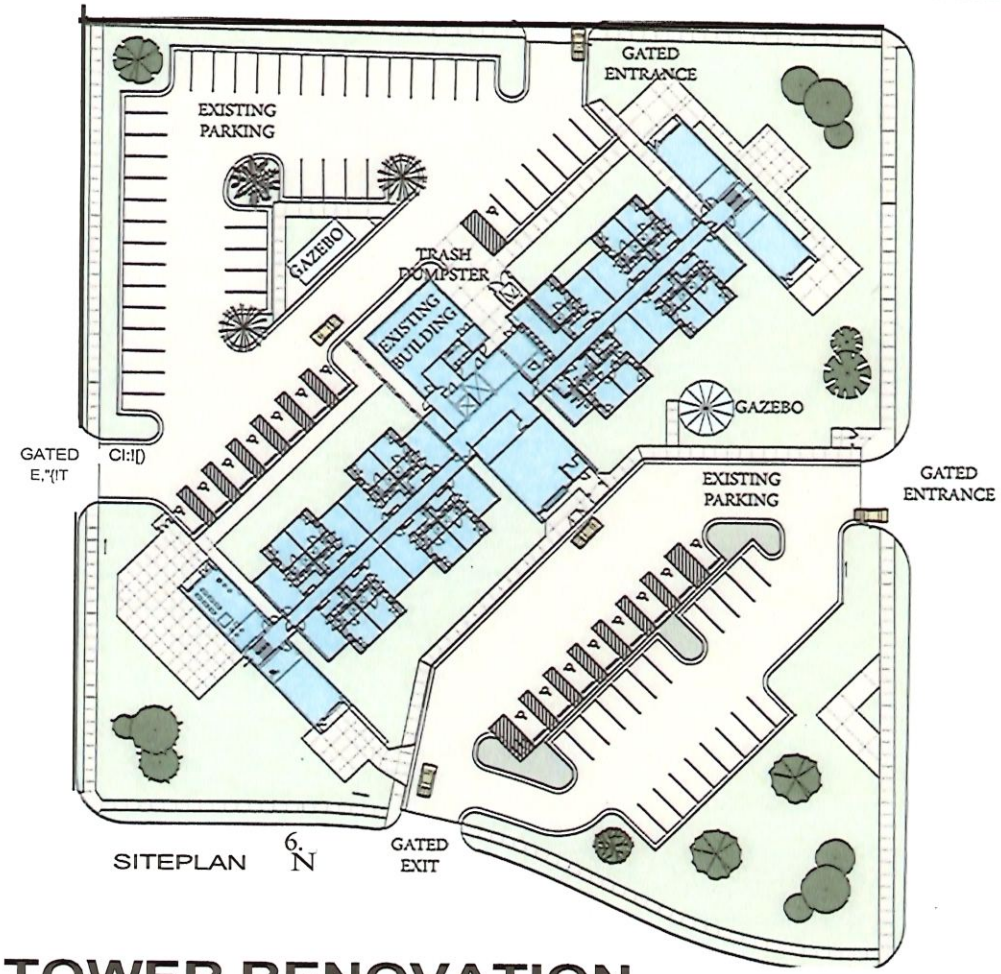
Exhibit B

Legal Description of Redevelopment Area

Located at 525 S. Campbell Ave, Springfield, MO 65806: TRACT I: BEGINNING AT THE SOUTHWEST CORNER OF CAMPBELL AVENUE AND ELM STREET.; THENCE WEST 317.0 FEET TO THE SOUTHEAST CORNER OF MARKET AVENUE AND ELM STREET.; THENCE SOUTH 318.25 FEET TO THE NORTHEAST CORNER OF MARKET AVENUE AND MT. VERNON STREET.; THENCE EAST 78.5 I FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF MT. VERNON STREETON A CURVE TO THE RIGHT OF RADIUS 274.I I FEET, A DISTANCE OF 119.59 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MT. VERNON STREET, ON A TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 35.3 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MT. VERNON STREET, ON A CURVE TO THE LEFT OF RADIUS 221.50 FEET, A DISTANCE OF 93.03 FEET TO THE NORTHWEST CORNER OF CAMPBELL AVENUE AND MT. VERNON STREET, AS NOW ESTABLISHED; THENCE NORTH 370.9 FEET TO THE POINT OF BEGINNING, A PORTION BEING ALL IN LOT 17, JOHNS. PHELPS ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. EXCEPT THAT PART TAKEN FOR MT. VERNON STREET.

Exhibit C

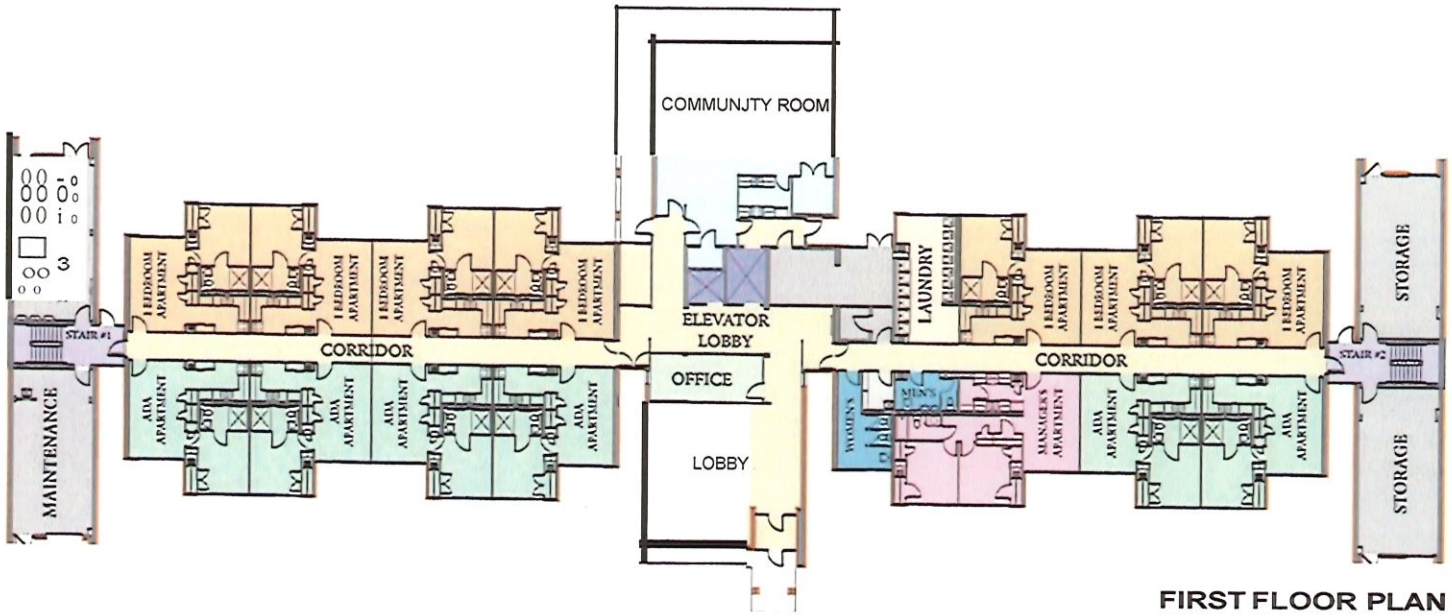
SITE PLAN - PINNACLE ON THE PARK REDEVELOPMENT AREA



STILLWELL TOWER RENOVATION
PINNACLE ON THE PARK

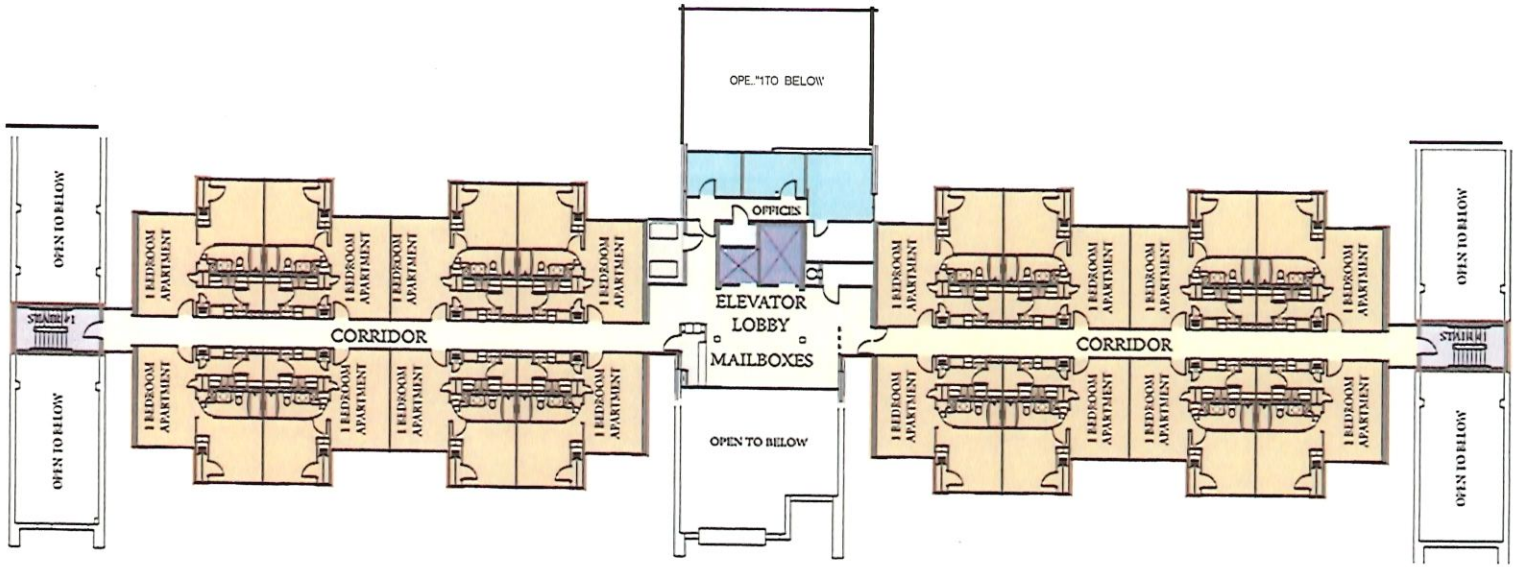
Exhibit D

SITE LAYOUT AND DESIGN- PINNACLE ON THE PARK (STILLWELL COLUMNS)



FIRST FLOOR PLAN

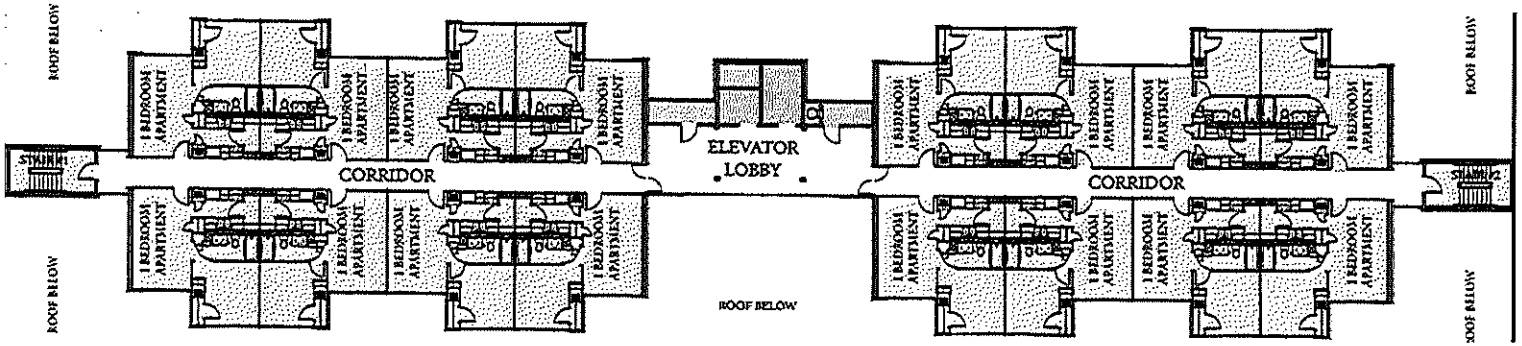
STILLWELL TOWER RENOVATION
PINNACLE ON THE PARK



SECOND FLOOR PLAN

STILLWELL TOWER RENOVATION

PINNACLE ON THE PARK



THIRD FLOOR PLAN

STILLWELL TOWER RENOVATION

PINNACLE ON THE PARK

Exhibit E

Development Budget
Proforma with Tax Abatement
Proforma without Tax
Abatement Tax Analysis Data

Pinnacle on the Park
Development Budget
March 26, 2025

Development Budget									
Item	Per Item Assumption	Acquisition	Rehab/New	Total Amount	Amount Per Unit	ACQ Non-Basis	Rehab/New Non-Basis	ACQ Basis	Rehab/New Basis
Building Acquisition									
Buildings		11,680,000		11,680,000	82,254			11,680,000	
Hard Costs									
Construction Costs (Square Footage)	**Total Contract**		-	-	-				
Construction Costs (Lump Sum)	9,825,416		8,546,146	8,546,146	60,184				
Construction Costs	69,193		8,546,146	8,546,146	60,184		-		8,546,146
General Requirements	6.00%		512,768	512,768	3,611		-		512,768
Overhead	2.00%		170,922	170,922	1,204		-		170,922
Profit	6.00%		512,768	512,768	3,611		-		512,768
Costs Outside of Construction Contract									
Building Permits			94,008	94,008	662				94,008
Bonding			82,812	82,812	583				82,812
Contingency	10%		974,260	974,260	6,861				974,260
Total Hard Costs			10,893,684	10,893,684	76,716	-	-	-	10,893,684
Architect, Engineering and Accting									
Architect Design	$ 2,761		392,000	392,000	2,761				392,000
Architect Supervision	$ 690		98,000	98,000	690				98,000
Engineering			56,500	56,500	398				56,500
Accounting			100,000	100,000	704		5,000		95,000
Survey - Boundary & Topo			20,000	20,000	141	-		-	20,000
Survey - As Built			20,000	20,000	141				20,000
PNA/CNA			41,500	41,500	292				41,500
Construction Loan Expenses									
Construction Interest			1,061,000	1,061,000	7,472		141,000		920,000
Seller Note Interest			847,000	847,000	5,965		847,000		-
Construction Loan Fees			170,000	170,000	1,197		56,667		113,333
Construction Loan Legal			40,000	40,000	282		13,333		26,667
Construction Loan Title and Recording			70,000	70,000	493				70,000
Construction Inspection Fees			51,000	51,000	359				51,000
Construction Consultant Fees			5,000	5,000	35				5,000
Bond Issuance and Other Fees			260,000	260,000	1,831		224,112		35,888
Legal Fees									
Partnership Organization			5,000	5,000	35		5,000		
Other Legal - Basis Eligible			455,000	455,000	3,204				455,000
Miscellaneous Soft Costs									
Appraisal		-	6,500	6,500	46			-	6,500
Market Study			30,000	30,000	211				30,000
Environmental Study			35,000	35,000	246			-	35,000
Construction Insurance (incl Bldr Risk)			284,000	284,000	2,000				284,000
Relocation	$ 5,627		799,000	799,000	5,627		-		799,000
Marketing and Advertising			15,000	15,000	106		15,000		
Miscellaneous Soft Costs			140,000	140,000	986				140,000

Pinnacle on the Park
Development Budget
March 26, 2025

Development Budget									
Item	Per Item Assumption	Acquisition	Rehab/New	Total Amount	Amount Per Unit	ACQ Non-Basis	Rehab/New Non-Basis	ACQ Basis	Rehab/New Basis
Pre-dev Loan Costs and Interest			10,000	10,000	70		10,000		-
Furnishings			30,000	30,000	211				30,000

Pinnacle on the Park
Development Budget
March 26, 2025

Development Budget

Item	Per Item Assumption	Acquisition	Rehab/New	Total Amount	Amount Per Unit	ACQ Non-Basis	Rehab/New Non-Basis	ACQ Basis	Rehab/New Basis
Permanent Financing Costs									
Perm Loan Financing Fees		-	10,000	10,000	70	-	10,000		
Perm Loan Legal		-	25,000	25,000	176	-	25,000		
Title and Recording		-	19,000	19,000	134	-	19,000		
Syndication Costs									
Borrower Legal - Syndication Org.			95,000	95,000	669		95,000		
Tax Credit Fees									
Application Fees			2,000	2,000	14		2,000		
Reservation Fees	7.00%		94,346	94,346	664		94,346		
Compliance Monitoring Fees	$ 300		42,600	42,600	300		42,600		
Total Soft Costs		-	5,329,446	5,329,446	37,531	-	1,605,058	-	3,724,388
Reserves									
Operating Deficit Reserve	$ 674,461		674,500	674,500	4,750		674,500		
Replacement Reserve	$ 600		85,200	85,200	600		85,200		
PHA Admin Fee			225,200	225,200	1,586		225,200		
Lease-up Reserve			486,000	486,000	3,423		486,000		
Resident Council Reserve			71,000	71,000	500		71,000		
Total Reserves		-	1,541,900	1,541,900	10,858	-	1,541,900	-	-
Subtotal		11,680,000	17,765,030	29,445,030	207,359	-	3,146,958	11,680,000	14,618,072
Development Fee									
Acquisition Development Fee	6.06%	708,390		708,390	4,989	-		708,390	
Rehab/New Development Fee	11.27%		1,771,610	1,771,610	12,476				1,771,610
Total Development Fee		708,390	1,771,610	2,480,000	17,465	-	-	708,390	1,771,610
Total Development Costs		$ 12,388,390	$ 19,536,640	$ 31,925,030	224,824	$ -	$ 3,146,958	$ 12,388,390	$ 16,389,682

Credit Calculations

	LIHTC	HTC	Total Credits	Price	Equity		
LIHTC Percentage						100%	100%
Less Federal Credits							-
Federal Tax Credit Basis						12,388,390	16,389,682
Basis Adjustment						100%	130.00%
Adjusted Tax Credit Basis - Federal						12,388,390	21,306,587
Federal Tax Credit Percentage						4.00%	4.00%
Annual Federal Tax Credits - Basis	1,347,799					495,536	852,263
Federal Tax Credit Reservation	$ 1,347,799	-				495,536	852,263
Annual Federal Tax Credits	1,347,799	-				495,536	852,263
Years Claimed - Federal	10	1				10	10
Total Federal Tax Credits	13,477,990	-	13,477,990			4,955,360	8,522,630
LP Federal - LIHTC	13,476,640		13,476,640	$ 0.8750	$ 11,792,060		

Pinnacle on the Park With Abatement
Proforma
March 13, 2025

Income Adjustment			100%	100%	102%	102%	102%	102%	102%	102%
Expense Adjustment			100%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			1	2	3	4	5	6	7	8
Year	$/Unit	Budget	2025	2026	2027	2028	2029	2030	2031	2032
Revenues										
Rent										
Gross Potential Rent	10,416	$ 1,479,072	$ 1,232,560	$ 1,479,072	$ 1,508,653	$ 1,538,826	$ 1,569,603	$ 1,600,995	$ 1,633,015	$ 1,665,675
Other Income	144	20,448	17,040	20,448	20,857	21,274	21,699	22,133	22,576	23,028
Less Vacancy	(528)	(74,976)	(484,880)	(581,856)	(270,358)	(78,005)	(79,565)	(81,156)	(82,780)	(84,435)
Effective Gross Income	10,032	1,424,544	764,720	917,664	1,259,152	1,482,095	1,511,737	1,541,972	1,572,811	1,604,268
Operating Expenses										
Management Fees	502	71,227	50,000	60,000	62,955	75,565	77,832	80,167	82,572	85,049
Administrative	1,383	196,386	163,660	202,284	208,356	208,346	214,596	221,034	227,665	234,495
Utilities	811	115,135	95,950	118,596	122,148	122,147	125,811	129,585	133,473	137,477
Operating and Maintenance	1,759	249,824	208,190	257,328	265,044	265,039	272,990	281,180	289,615	298,303
Taxes and Insurance	1,452	206,182	82,600	105,300	194,520	218,738	225,300	232,059	239,021	246,192
Total Operating Expenses	5,907	838,754	600,400	743,508	853,023	889,835	916,529	944,025	972,346	1,001,516
Reserve Funding										
Replacement Reserve	300	42,600	-	-	-	42,600	43,878	45,194	46,550	47,947
Total Operating Expenses and Reserves	6,207	881,354	600,400	743,508	853,023	932,435	960,407	989,219	1,018,896	1,049,463
Net Operating Income	3,825	543,190	164,320	174,156	406,129	549,660	551,330	552,753	553,915	554,805
Debt Service										
Loan 1 - Principal			-	-	-	-	-	38,893	41,382	44,031
Loan 1 - Interest			-	-	-	414,252	414,252	413,156	410,666	408,018
Total Debt Service		452,048	-	-	-	414,252	414,252	452,049	452,048	452,049
Net Cash Flow		$ 91,142	$ 164,320	$ 174,156	$ 406,129	$ 135,408	$ 137,078	$ 100,704	$ 101,867	$ 102,756
DSCR						1.33	1.33	1.22	1.23	1.23

Pinnacle on the Park
Proforma
March 13, 2025

Income Adjustment			100%	100%	102%	102%	102%	102%	102%	102%
Expense Adjustment			100%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			1	2	3	4	5	6	7	8
Year	**$/Unit**	**Budget**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Distribution of Cash Flow from Operations										
Cash used in development			-	-	-	-	-	-	-	-
Fee to LP			-	-	21,932	8,196	8,442	8,695	8,956	9,225
Deferred Development Fee			-	-	722,673	41,341	-	-	-	-
GP AMF			-	-	-	58,864	16,391	16,883	17,389	17,911
Fee to GP			-	-	-	24,306	101,021	67,613	67,970	68,058
Distribution to LP			-	-	-	2,701	11,223	7,512	7,551	7,561
Distribution to GP			-	-	-	-	1	1	1	1
Development Fee Interest		0.00%	-	-	-	-	-	-	-	-
Development Fee Owed		764,014	764,014	764,014	41,341	-	-	-	-	-
Annual Taxable Inc. (Loss) Calc.										
Free Cash Flow From Above			$ 164,320	$ 174,156	$ 406,129	$ 135,408	$ 137,078	$ 100,704	$ 101,867	$ 102,756
Add Reserve Funding			-	-	-	42,600	43,878	45,194	46,550	47,947
Add Principal			-	-	-	-	-	38,893	41,382	44,031
Loan 2 Interest			-	-	-	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)
Development Fee Interest			-	-	-	-	-	-	-	-
Fee to LP			-	-	(21,932)	(8,196)	(8,442)	(8,695)	(8,956)	(9,225)
GP AMF			-	-	-	(58,864)	(16,391)	(16,883)	(17,389)	(17,911)
Fee to GP			-	-	-	(24,306)	(101,021)	(67,613)	(67,970)	(68,058)
Development Costs Expensed		393,112	(52,000)	(83,468)	(257,644)	-	-	-	-	-
Organization Exp./Amortization		100,000	(11,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)
Perm. Financing Amortization		57,000	-	-	(3,167)	(3,167)	(3,167)	(3,167)	(3,167)	(3,167)
Tax Credit Fees		139,085	-	-	(9,272)	(9,272)	(9,272)	(9,272)	(9,272)	(9,272)
Less Depreciation			(120,391)	(412,770)	(801,868)	(1,306,421)	(1,159,233)	(1,069,791)	(1,066,688)	(999,355)
30 Year Property - Acquisition		12,383,090	(120,391)	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)
30 Year Property - Rehab/New		14,908,982	-	-	(144,948)	(496,966)	(496,966)	(496,966)	(496,966)	(496,966)
15 Year Property - Rehab/New		403,000	-	-	(20,150)	(38,285)	(34,457)	(31,031)	(27,928)	(25,107)
5 Year Property - Rehab/New		1,120,000	-	-	(224,000)	(358,400)	(215,040)	(129,024)	(129,024)	(64,512)
Annual Taxable Income (Loss)			$ (19,404)	$ (328,415)	$ (694,087)	$(1,595,551)	$(1,479,902)	$(1,353,963)	$(1,346,976)	$(1,275,587)
Annual Federal LIHTC		13,497,870	-	-	1,178,687	1,349,787	1,349,787	1,349,787	1,349,787	1,349,787

Pinnacle on the Park
Proforma
March 13, 2025

Income Adjustment			102%	102%	102%	102%	102%	102%	102%	102%
Expense Adjustment			103%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			9	10	11	12	13	14	15	16
Year	**$/Unit**	**Budget**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Revenues										
Rent										
Gross Potential Rent	10,416	$ 1,479,072	$ 1,698,989	$ 1,732,969	$ 1,767,628	$ 1,802,981	$ 1,839,041	$ 1,875,822	$ 1,913,338	$ 1,951,605
Other Income	144	20,448	23,489	23,959	24,438	24,927	25,426	25,935	26,454	26,983
Less Vacancy	(528)	(74,976)	(86,124)	(87,846)	(89,603)	(91,395)	(93,223)	(95,088)	(96,990)	(98,929)
Effective Gross Income	10,032	1,424,544	1,636,354	1,669,082	1,702,463	1,736,513	1,771,244	1,806,669	1,842,802	1,879,659
Operating Expenses										
Management Fees	502	71,227	87,600	90,228	92,935	95,723	98,595	101,553	104,600	107,738
Administrative	1,383	196,386	241,530	248,776	256,239	263,926	271,844	279,999	288,399	297,051
Utilities	811	115,135	141,601	145,849	150,224	154,731	159,373	164,154	169,079	174,151
Operating and Maintenance	1,759	249,824	307,252	316,470	325,964	335,743	345,815	356,189	366,875	377,881
Taxes and Insurance	1,452	206,182	253,578	261,185	269,021	277,092	285,405	293,967	302,786	311,870
Total Operating Expenses	5,907	838,754	1,031,561	1,062,508	1,094,383	1,127,215	1,161,032	1,195,862	1,231,739	1,268,691
Reserve Funding										
Replacement Reserve	300	42,600	49,385	50,867	52,393	53,965	55,584	57,252	58,970	60,739
Total Operating Expenses and Reserves	6,207	881,354	1,080,946	1,113,375	1,146,776	1,181,180	1,216,616	1,253,114	1,290,709	1,329,430
Net Operating Income	3,825	543,190	555,408	555,707	555,687	555,333	554,628	553,555	552,093	550,229
Debt Service										
Loan 1 - Principal			46,849	49,847	53,038	56,432	60,044	63,887	67,976	72,327
Loan 1 - Interest			405,200	402,201	399,011	395,616	392,004	388,161	384,072	379,721
Total Debt Service		452,048	452,049	452,048	452,049	452,048	452,048	452,048	452,048	452,048
Net Cash Flow		$ 91,142	$ 103,359	$ 103,659	$ 103,638	$ 103,285	$ 102,580	$ 101,507	$ 100,045	$ 98,181
DSCR			1.23	1.23	1.23	1.23	1.23	1.22	1.22	1.22

Pinnacle on the Park
Proforma
March 13, 2025

Income Adjustment			102%	102%	102%	102%	102%	102%	102%	102%
Expense Adjustment			103%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Year	**$/Unit**	**Budget**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Distribution of Cash Flow from Operations										
Cash used in development			-	-	-	-	-	-	-	-
Fee to LP			9,502	9,787	10,081	10,383	10,694	11,015	11,345	11,685
Deferred Development Fee			-	-	-	-	-	-	-	-
GP AMF			18,448	19,001	19,571	20,158	20,763	21,386	22,028	22,689
Fee to GP			67,868	67,384	66,587	65,470	64,011	62,195	60,005	57,426
Distribution to LP			7,540	7,486	7,398	7,273	7,111	6,910	6,666	6,380
Distribution to GP			1	1	1	1	1	1	1	1
Development Fee Interest		0.00%	-	-	-	-	-	-	-	-
Development Fee Owed		764,014	-	-	-	-	-	-	-	-
Annual Taxable Inc. (Loss) Calc.										
Free Cash Flow From Above			$ 103,359	$ 103,659	$ 103,638	$ 103,285	$ 102,580	$ 101,507	$ 100,045	$ 98,181
Add Reserve Funding			49,385	50,867	52,393	53,965	55,584	57,252	58,970	60,739
Add Principal			46,849	49,847	53,038	56,432	60,044	63,887	67,976	72,327
Loan 2 Interest			(350,400)	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)
Development Fee Interest			-	-	-	-	-	-	-	-
Fee to LP			(9,502)	(9,787)	(10,081)	(10,383)	(10,694)	(11,015)	(11,345)	(11,685)
GP AMF			(18,448)	(19,001)	(19,571)	(20,158)	(20,763)	(21,386)	(22,028)	(22,689)
Fee to GP			(67,868)	(67,384)	(66,587)	(65,470)	(64,011)	(62,195)	(60,005)	(57,426)
Development Costs Expensed		393,112	-	-	-	-	-	-	-	-
Organization Exp./Amortization		100,000	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,338)	-
Perm. Financing Amortization		57,000	(3,167)	(3,167)	(3,167)	(3,167)	(3,167)	(3,167)	(3,167)	(3,167)
Tax Credit Fees		139,085	(9,272)	(9,272)	(9,272)	(9,272)	(9,272)	(9,272)	(9,272)	(9,272)
Less Depreciation			(933,513)	(933,513)	(933,553)	(933,513)	(933,553)	(933,513)	(933,553)	(933,513)
30 Year Property - Acquisition		12,383,090	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)	(412,770)
30 Year Property - Rehab/New		14,908,982	(496,966)	(496,966)	(496,966)	(496,966)	(496,966)	(496,966)	(496,966)	(496,966)
15 Year Property - Rehab/New		403,000	(23,777)	(23,777)	(23,817)	(23,777)	(23,817)	(23,777)	(23,817)	(23,777)
5 Year Property - Rehab/New		1,120,000	-	-	-	-	-	-	-	-
Annual Taxable Income (Loss)			$ (1,205,510)	$ (1,201,084)	$ (1,196,495)	$(1,191,614)	$(1,186,585)	$(1,181,235)	$(1,175,717)	$(1,163,505)
Annual Federal LIHTC		13,497,870	1,349,787	1,349,787	1,349,787	1,349,787	171,100	-	-	-

Pinnacle on the Park As Taxable
Proforma
March 26, 2025

Income Adjustment			100%	100%	102%	102%	102%	102%	102%	102%
Expense Adjustment			100%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Year	**$/Unit**	**Budget**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Revenues										
Rent										
Gross Potential Rent	10,416	$ 1,479,072	$ 1,232,560	$ 1,479,072	$ 1,508,653	$ 1,538,826	$ 1,569,603	$ 1,600,995	$ 1,633,015	$ 1,665,675
Other Income	144	20,448	17,040	20,448	20,857	21,274	21,699	22,133	22,576	23,028
Less Vacancy	(528)	(74,976)	(484,880)	(581,856)	(270,358)	(78,005)	(79,565)	(81,156)	(82,780)	(84,435)
Effective Gross Income	10,032	1,424,544	764,720	917,664	1,259,152	1,482,095	1,511,737	1,541,972	1,572,811	1,604,268
Operating Expenses										
Management Fees	502	71,227	50,000	60,000	62,955	75,565	77,832	80,167	82,572	85,049
Administrative	1,383	196,386	163,660	202,284	208,356	208,346	214,596	221,034	227,665	234,495
Utilities	811	115,135	95,950	118,596	122,148	122,147	125,811	129,585	133,473	137,477
Operating and Maintenance	1,759	249,824	208,190	257,328	265,044	265,039	272,990	281,180	289,615	298,303
Taxes and Insurance	2,082	295,684	157,180	197,496	286,716	313,692	323,103	332,796	342,780	353,063
Total Operating Expenses	6,537	928,256	674,980	835,704	945,219	984,789	1,014,332	1,044,762	1,076,105	1,108,387
Reserve Funding										
Replacement Reserve	300	42,600	-	-	-	42,600	43,878	45,194	46,550	47,947
Total Operating Expenses and Reserves	6,837	970,856	674,980	835,704	945,219	1,027,389	1,058,210	1,089,956	1,122,655	1,156,334
Net Operating Income	3,195	453,688	89,740	81,960	313,933	454,706	453,527	452,016	450,156	447,934
Debt Service										
Loan 1 - Principal			-	-	-	-	-	32,527	34,609	36,825
Loan 1 - Interest			-	-	-	346,454	346,454	345,537	343,455	341,240
Total Debt Service		378,065	-	-	-	346,454	346,454	378,064	378,064	378,065
Net Cash Flow		$ 75,623	$ 89,740	$ 81,960	$ 313,933	$ 108,252	$ 107,073	$ 73,952	$ 72,092	$ 69,869
DSCR						1.31	1.31	1.20	1.19	1.18

Pinnacle on the Park
Proforma
March 26, 2025

Income Adjustment			100%	100%	102%	102%	102%	102%	102%	102%
Expense Adjustment			100%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Year	**$/Unit**	**Budget**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Distribution of Cash Flow from Operations										
Cash used in development			-	-	-	-	-	-	-	-
Fee to LP			-	-	21,932	8,196	8,442	8,695	8,956	9,225
Deferred Development Fee			-	-	463,701	100,056	98,631	65,257	63,136	60,644
GP AMF			-	-	-	-	-	-	-	-
Fee to GP			-	-	-	-	-	-	-	-
Distribution to LP			-	-	-	-	-	-	-	-
Distribution to GP			-	-	-	-	-	-	-	-
Development Fee Interest		0.00%	-	-	-	-	-	-	-	-
Development Fee Owed		1,870,970	1,870,970	1,870,970	1,407,269	1,307,213	1,208,582	1,143,325	1,080,189	1,019,545
Annual Taxable Inc. (Loss) Calc.										
Free Cash Flow From Above			$ 89,740	$ 81,960	$ 313,933	$ 108,252	$ 107,073	$ 73,952	$ 72,092	$ 69,869
Add Reserve Funding			-	-	-	42,600	43,878	45,194	46,550	47,947
Add Principal			-	-	-	-	-	32,527	34,609	36,825
Loan 2 Interest			-	-	-	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)
Development Fee Interest			-	-	-	-	-	-	-	-
Fee to LP			-	-	(21,932)	(8,196)	(8,442)	(8,695)	(8,956)	(9,225)
GP AMF			-	-	-	-	-	-	-	-
Fee to GP			-	-	-	-	-	-	-	-
Development Costs Expensed		380,112	(52,000)	(82,624)	(245,488)	-	-	-	-	-
Organization Exp./Amortization		100,000	(11,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)
Perm. Financing Amortization		54,000	-	-	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
Tax Credit Fees		138,946	-	-	(9,263)	(9,263)	(9,263)	(9,263)	(9,263)	(9,263)
Less Depreciation			(120,443)	(412,946)	(801,022)	(1,304,265)	(1,157,470)	(1,068,267)	(1,065,172)	(998,019)
30 Year Property - Acquisition		12,388,390	(120,443)	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)
30 Year Property - Rehab/New		14,870,682	-	-	(144,576)	(495,689)	(495,689)	(495,689)	(495,689)	(495,689)
15 Year Property - Rehab/New		402,000	-	-	(20,100)	(38,190)	(34,371)	(30,954)	(27,859)	(25,045)
5 Year Property - Rehab/New		1,117,000	-	-	(223,400)	(357,440)	(214,464)	(128,678)	(128,678)	(64,339)
Annual Taxable Income (Loss)			$ (94,036)	$ (419,943)	$ (773,105)	$(1,537,205)	$(1,390,557)	$(1,300,885)	$(1,296,473)	$(1,228,199)
Annual Federal LIHTC		13,477,990	-	-	1,176,951	1,347,799	1,347,799	1,347,799	1,347,799	1,347,799

Pinnacle on the Park
Proforma
March 26, 2025

Income Adjustment			102%	102%	102%	102%	102%	102%	102%	102%
Expense Adjustment			103%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Year	**$/Unit**	**Budget**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Revenues										
Rent										
Gross Potential Rent	10,416	$ 1,479,072	$ 1,698,989	$ 1,732,969	$ 1,767,628	$ 1,802,981	$ 1,839,041	$ 1,875,822	$ 1,913,338	$ 1,951,605
Other Income	144	20,448	23,489	23,959	24,438	24,927	25,426	25,935	26,454	26,983
Less Vacancy	(528)	(74,976)	(86,124)	(87,846)	(89,603)	(91,395)	(93,223)	(95,088)	(96,990)	(98,929)
Effective Gross Income	10,032	1,424,544	1,636,354	1,669,082	1,702,463	1,736,513	1,771,244	1,806,669	1,842,802	1,879,659
Operating Expenses										
Management Fees	502	71,227	87,600	90,228	92,935	95,723	98,595	101,553	104,600	107,738
Administrative	1,383	196,386	241,530	248,776	256,239	263,926	271,844	279,999	288,399	297,051
Utilities	811	115,135	141,601	145,849	150,224	154,731	159,373	164,154	169,079	174,151
Operating and Maintenance	1,759	249,824	307,252	316,470	325,964	335,743	345,815	356,189	366,875	377,881
Taxes and Insurance	2,082	295,684	363,655	374,565	385,802	397,376	409,297	421,576	434,223	447,250
Total Operating Expenses	6,537	928,256	1,141,638	1,175,888	1,211,164	1,247,499	1,284,924	1,323,471	1,363,176	1,404,071
Reserve Funding										
Replacement Reserve	300	42,600	49,385	50,867	52,393	53,965	55,584	57,252	58,970	60,739
Total Operating Expenses and Reserves	6,837	970,856	1,191,023	1,226,755	1,263,557	1,301,464	1,340,508	1,380,723	1,422,146	1,464,810
Net Operating Income	3,195	453,688	445,331	442,327	438,906	435,049	430,736	425,946	420,656	414,849
Debt Service										
Loan 1 - Principal			39,181	41,689	44,358	47,197	50,217	53,431	56,851	60,490
Loan 1 - Interest			338,883	336,375	333,707	330,868	327,847	324,633	321,213	317,575
Total Debt Service		378,065	378,064	378,064	378,065	378,065	378,064	378,064	378,064	378,065
Net Cash Flow		$ 75,623	$ 67,267	$ 64,263	$ 60,841	$ 56,984	$ 52,672	$ 47,882	$ 42,592	$ 36,784
DSCR			1.18	1.17	1.16	1.15	1.14	1.13	1.11	1.10

Pinnacle on the Park
Proforma
March 26, 2025

Income Adjustment			102%	102%	102%	102%	102%	102%	102%	102%
Expense Adjustment			103%	103%	103%	103%	103%	103%	103%	103%
Year of Operation			**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Year	**$/Unit**	**Budget**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Distribution of Cash Flow from Operations										
Cash used in development			-	-	-	-	-	-	-	-
Fee to LP			9,502	9,787	10,081	10,383	10,694	11,015	11,345	11,685
Deferred Development Fee			57,765	54,476	50,760	46,601	41,978	36,867	31,247	25,099
GP AMF			-	-	-	-	-	-	-	-
Fee to GP			-	-	-	-	-	-	-	-
Distribution to LP			-	-	-	-	-	-	-	-
Distribution to GP			-	-	-	-	-	-	-	-
Development Fee Interest		0.00%	-	-	-	-	-	-	-	-
Development Fee Owed		1,870,970	961,780	907,304	856,544	809,943	767,965	731,098	699,851	674,752
Annual Taxable Inc. (Loss) Calc.										
Free Cash Flow From Above			$ 67,267	$ 64,263	$ 60,841	$ 56,984	$ 52,672	$ 47,882	$ 42,592	$ 36,784
Add Reserve Funding			49,385	50,867	52,393	53,965	55,584	57,252	58,970	60,739
Add Principal			39,181	41,689	44,358	47,197	50,217	53,431	56,851	60,490
Loan 2 Interest			(350,400)	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)	(350,400)
Development Fee Interest			-	-	-	-	-	-	-	-
Fee to LP			(9,502)	(9,787)	(10,081)	(10,383)	(10,694)	(11,015)	(11,345)	(11,685)
GP AMF			-	-	-	-	-	-	-	-
Fee to GP			-	-	-	-	-	-	-	-
Development Costs Expensed		380,112	-	-	-	-	-	-	-	-
Organization Exp./Amortization		100,000	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,333)	(6,338)	-
Perm. Financing Amortization		54,000	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
Tax Credit Fees		138,946	(9,263)	(9,263)	(9,263)	(9,263)	(9,263)	(9,263)	(9,263)	(9,263)
Less Depreciation			(932,353)	(932,353)	(932,393)	(932,353)	(932,393)	(932,353)	(932,393)	(932,353)
30 Year Property - Acquisition		12,388,390	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)	(412,946)
30 Year Property - Rehab/New		14,870,682	(495,689)	(495,689)	(495,689)	(495,689)	(495,689)	(495,689)	(495,689)	(495,689)
15 Year Property - Rehab/New		402,000	(23,718)	(23,718)	(23,758)	(23,718)	(23,758)	(23,718)	(23,758)	(23,718)
5 Year Property - Rehab/New		1,117,000	-	-	-	-	-	-	-	-
Annual Taxable Income (Loss)			$ (1,161,618)	$ (1,160,917)	$ (1,160,478)	$(1,160,186)	$(1,160,210)	$(1,160,399)	$(1,160,926)	$(1,155,288)
Annual Federal LIHTC		13,477,990	1,347,799	1,347,799	1,347,799	1,347,799	170,848	-	-	-

Value Assumptions

Current (2025)

PIN	Appraised Land	Appraised Improvements	Appraised Total	Assessed Land	Assessed Improvements	Assessed Total	Assessment Ratio
1323148001	$ -	$ -	$ -	$ -	$ -	$ -	NA
Total	$ -	$ -	$ -	$ -	$ -	$ -	

Redeveloped Estimate

PIN	Appraised Land	Appraised Improvements	Appraised Total	Assessed Land	Assessed Improvements	Assessed Total	Assessment Ratio
1323148001	$ -	$ -	$ -	$ -	$ -	$ -	NA
Total	$ -	$ -	$ -	$ -	$ -	$ -	

Analysis of Tax Exempt Improvements

Pinnacle on the Park Redevelopment Area
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes: NA

Year		Assessed Value			Real Estate Taxes									
Plan	Calendar	Land	Improv.	Total	State of Missouri 0.0300	Greene County General Revenue 0.1120	Greene County Road and Bridge 0.1121	Greene County Sheltered Workshop 0.0448	Springfield-Greene County Library 0.2331	Ozarks Technical Community College 0.1871	Springfield R-12 School District 3.9888	City of Springfield 0.6101	County Seniors' Services 0.0472	Total Real Estate Taxes 5.3652
1	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	2027	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	2029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	2032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	2033	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Pinnacle on the Park Redevelopment Area

Tax Impact Analysis

Projected Tax Revenue with Redevelopment and without Abatement

Biennial Growth Rate Assumption - Real Estate Taxe NA

Year		Assessed Value			Real Estate Taxes									
Plan	Calendar	Land	Improv.	Total	State of Missouri 0.0300	Greene County General Revenue 0.1120	Greene County Road and Bridge 0.1121	Greene County Sheltered Workshop 0.0446	Springfield-Greene County Library 0.2331	Ozarks Technical Community College 0.1871	Springfield R-12 School District 3.9688	City of Springfield 0.6101	County Seniors' Services 0.0472	Total Real Estate Taxes 5.3652
1	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	2027	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	2029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	2032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	2033	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Pinnacle on the Park Redevelopment Area

Tax Impact Analysis

Projected Tax Revenue with Redevelopment and Abatement

Biennial Growth Rate Assumption - Real Estate Taxe NA

Year		Assessed Value			Real Estate Taxes									
Plan	Calendar	Land	Improv.	Total	State of Missouri 0.0300	Greene County General Revenue 0.1120	Greene County Road and Bridge 0.1121	Greene County Sheltered Workshop 0.0448	Springfield-Greene County Library 0.2331	Ozarks Technical Community College 0.1871	Springfield R-12 School District 3.9888	City of Springfield 0.6101	County Seniors' Services 0.0472	Total Real Estate Taxes 5.3652
1	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	2027	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	2029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	2032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	2033	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Pinnacle on the Park Redevelopment Area
Tax Impact Analysis - Summary

Taxing District	Tax Revenue		
	Without Redevelopment or Abatement	With Redevelopment and Abatement	Impact on Taxing Districts
State of Missouri	$ -	$ -	$ -
Greene County General Revenue	$ -	$ -	$ -
Greene County Road and Bridge	$ -	$ -	$ -
Greene County Sheltered Workshop	$ -	$ -	$ -
Springfield-Greene County Library	$ -	$ -	$ -
Ozarks Technical Community College	$ -	$ -	$ -
Springfield R-12 School District	$ -	$ -	$ -
City of Springfield	$ -	$ -	$ -
County Seniors' Services	$ -	$ -	$ -
Total	**$ -**	**$ -**	**$ -**

Analysis of Taxable Improvements

Current (2025, w/ tax-exemption)

PIN	Appraised			Assessed			Assessment Ratio
	Land	Improvements	Total	Land	Improvements	Total	
1323148001	$ -	$ -	$ -	$ -	$ -	$ -	NA
Total	$ -	$ -	$ -	$ -	$ -	$ -	

Current (2025, w/o tax-exemption)

PIN	Appraised			Assessed			Assessment Ratio
	Land	Improvements	Total	Land	Improvements	Total	
1323148001		$ 3,880,500	$ 3,880,500	$ -	$ 737,295	$ 737,295	0.19
Total	$ -	$ 3,880,500	$ 3,880,500	$ -	$ 737,295	$ 737,295	

Redeveloped Estimate

PIN	Appraised			Assessed			Assessment Ratio
	Land	Improvements	Total	Land	Improvements	Total	
1323148001		$ 8,780,000	$ 8,780,000	$ -	$ 1,668,200	$ 1,668,200	0.19
Total	$ -	$ 8,780,000	$ 8,780,000	$ -	$ 1,668,200	$ 1,668,200	

Pinnacle on the Park Redevelopment Area
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes: NA

Year		Assessed Value			Real Estate Taxes									
Plan	Calendar	Land	Improv.	Total	State of Missouri 0.0300	Greene County General Revenue 0.1120	Greene County Road and Bridge 0.1121	Greene County Sheltered Workshop 0.0448	Springfield-Greene County Library 0.2331	Ozarks Technical Community College 0.1871	Springfield R-12 School District 3.9888	City of Springfield 0.6101	County Seniors' Services 0.0472	Total Real Estate Taxes 5.3652
1	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	2027	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	2029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	2032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	2033	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Pinnacle on the Park Redevelopment Area

Tax Impact Analysis

Projected Tax Revenue with Redevelopment and without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes: 2%

Year		Assessed Value			Real Estate Taxes									
Plan	Calendar	Land	Improv.	Total	State of Missouri 0.0300	Greene County General Revenue 0.1120	Greene County Road and Bridge 0.1121	Greene County Sheltered Workshop 0.0448	Springfield-Greene County Library 0.2331	Ozarks Technical Community College 0.1871	Springfield R-12 School District 3.9888	City of Springfield 0.6101	County Seniors' Services 0.0472	Total Real Estate Taxes 5.3652
1	2026	$ -	$1,668,200	$1,668,200	$ 500.46	$ 1,868.38	$ 1,870.05	$ 747.35	$ 3,888.57	$ 3,121.20	$ 66,541.16	$ 10,177.69	$ 787.39	$ 89,502.27
2	2027	$ -	$1,701,564	$1,701,564	$ 510.47	$ 1,905.75	$ 1,907.45	$ 762.30	$ 3,966.35	$ 3,183.63	$ 67,871.98	$ 10,381.24	$ 803.14	$ 91,292.31
3	2028	$ -	$1,701,564	$1,701,564	$ 510.47	$ 1,905.75	$ 1,907.45	$ 762.30	$ 3,966.35	$ 3,183.63	$ 67,871.98	$ 10,381.24	$ 803.14	$ 91,292.31
4	2029	$ -	$1,735,595	$1,735,595	$ 520.68	$ 1,943.87	$ 1,945.60	$ 777.55	$ 4,045.67	$ 3,247.30	$ 69,229.42	$ 10,588.87	$ 819.20	$ 93,118.16
5	2030	$ -	$1,735,595	$1,735,595	$ 520.68	$ 1,943.87	$ 1,945.60	$ 777.55	$ 4,045.67	$ 3,247.30	$ 69,229.42	$ 10,588.87	$ 819.20	$ 93,118.16
6	2031	$ -	$1,770,307	$1,770,307	$ 531.09	$ 1,982.74	$ 1,984.51	$ 793.10	$ 4,126.59	$ 3,312.24	$ 70,614.01	$ 10,800.64	$ 835.58	$ 94,980.52
7	2032	$ -	$1,770,307	$1,770,307	$ 531.09	$ 1,982.74	$ 1,984.51	$ 793.10	$ 4,126.59	$ 3,312.24	$ 70,614.01	$ 10,800.64	$ 835.58	$ 94,980.52
8	2033	$ -	$1,805,713	$1,805,713	$ 541.71	$ 2,022.40	$ 2,024.20	$ 808.96	$ 4,209.12	$ 3,378.49	$ 72,026.29	$ 11,016.66	$ 852.30	$ 96,880.13
9	2034	$ -	$1,805,713	$1,805,713	$ 541.71	$ 2,022.40	$ 2,024.20	$ 808.96	$ 4,209.12	$ 3,378.49	$ 72,026.29	$ 11,016.66	$ 852.30	$ 96,880.13
10	2035	$ -	$1,841,828	$1,841,828	$ 552.55	$ 2,062.85	$ 2,064.69	$ 825.14	$ 4,293.30	$ 3,446.06	$ 73,466.82	$ 11,236.99	$ 869.34	$ 98,817.73
					$ 5,260.92	$ 19,640.75	$ 19,658.29	$ 7,856.30	$ 40,877.32	$ 32,810.58	$ 699,491.41	$ 106,989.50	$ 8,277.17	$ 940,862.25

Pinnacle on the Park Redevelopment Area

Tax Impact Analysis

Projected Tax Revenue with Redevelopment and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes: NA

Year		Assessed Value			Real Estate Taxes									
Plan	Calendar	Land	Improv.	Total	State of Missouri 0.0300	Greene County General Revenue 0.1120	Greene County Road and Bridge 0.1121	Greene County Sheltered Workshop 0.0448	Springfield-Greene County Library 0.2331	Ozarks Technical Community College 0.1871	Springfield R-12 School District 3.9888	City of Springfield 0.6101	County Seniors' Services 0.0472	Total Real Estate Taxes 5.3652
1	2026	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
2	2027	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
3	2028	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
4	2029	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
5	2030	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
6	2031	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
7	2032	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
8	2033	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
9	2034	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
10	2035	$ -	$737,295	$737,295	$ 221.19	$ 825.77	$ 826.51	$ 330.31	$ 1,718.63	$ 1,379.48	$ 29,409.22	$ 4,498.24	$ 348.00	$ 39,557.35
					$ 2,211.89	$ 8,257.70	$ 8,265.08	$ 3,303.08	$ 17,186.35	$ 13,794.79	$ 294,092.23	$ 44,982.37	$ 3,480.03	$ 395,573.51

Pinnacle on the Park Redevelopment Area
Tax Impact Analysis - Summary

Taxing District	Tax Revenue: Without Redevelopment or Abatement	Tax Revenue: With Redevelopment and Abatement	Impact on Taxing Districts
State of Missouri	$ -	$ 2,211.89	$ 2,211.89
Greene County General Revenue	$ -	$ 8,257.70	$ 8,257.70
Greene County Road and Bridge	$ -	$ 8,265.08	$ 8,265.08
Greene County Sheltered Workshop	$ -	$ 3,303.08	$ 3,303.08
Springfield-Greene County Library	$ -	$ 17,186.35	$ 17,186.35
Ozarks Technical Community College	$ -	$ 13,794.79	$ 13,794.79
Springfield R-12 School District	$ -	$ 294,092.23	$ 294,092.23
City of Springfield	$ -	$ 44,982.37	$ 44,982.37
County Seniors' Services	$ -	$ 3,480.03	$ 3,480.03
Total	**$ -**	**$ 395,573.51**	**$ 395,573.51**

Blight Report

Stillwell Columns Redevelopment

I. General

The Land Clearance for Redevelopment Authority Law is outlined in Section 99.330 through 99.660 of the Missouri Revised Statutes and was enacted in 1951 to help local municipalities eradicate "blighted areas" in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. Through the LCRA law, municipalities and private citizens can work together to achieve the goal of fostering economic opportunities and improving property values in cities throughout Missouri.

The LCRA Law defines "blighted area" as an area which, by reason of predominance, of (1) defective or inadequate street layout, (2) insanitary or unsafe conditions, (3) deterioration of site improvements, or (4) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) hinders the provision of housing accommodations, (b) constitutes an economic or social liability, or (c) constitutes a menace to the public health, safety, morals, or welfare in its present condition and use. Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, the first five factors listed in the first half of Section 99.320(3) above, whether individually or in combination, produce one of the circumstances named in the second half of this Section.

A. Introduction:

This Blight Report is for the Stillwell Columns Redevelopment Area (this "***Blight Report***") is being submitted by KDC, LLC, a Mississippi limited liability company (such entity, or its successor and assigns, is referred to as the "***Developer***"), to demonstrate that the Redevelopment Area (as defined below) should be declared blighted according to the LCRA Law. This Blight Report will demonstrate (i) that the Redevelopment Area is a "blighted area" under the LCRA Law due to the predominance of (1) deterioration of site improvements, (2) unsanitary and unsafe conditions, and (3) the existence of conditions which endanger life and property by fire and other causes, and (ii) because of the aforementioned conditions, the Redevelopment Area hinders the provision of housing accommodation, constitutes an economic and social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use. Importantly, the determination of blight focuses on whether the Redevelopment Area, as a whole (and not individual lots), suffers from a predominance of the conditions.

B. Background:

The Developer shall remediate blight and redevelop the area per the Redevelopment Plan following this blight report.

The residential structure in the Redevelopment Area is a tower building on a square parcel of land bordered by South Campbell Avenue, West Mount Vernon Street, South Market Avenue, and West Elm Street. The residential structure is commonly and currently known as Stillwell Columns and is currently owned and operated by the Housing Authority of Springfield as public housing. The property will be converted under HUD's Rental Demonstration Program to affordable housing as part of the redevelopment plan. Since the property is owned and operated by the Housing Authority, it has remained habitable through public funds. These funds are limited and can only go so far. Through the RAD program, the partnership will enter a ground lease where the partnership will lease the land from the Housing Authority but own the improvements to the property. This Blight Report establishes a finding of blight and requests support for the Stillwell Columns Redevelopment Plan Area.

II. Redevelopment Area Description

The Redevelopment Area includes approximately 1.9348 acres. of real property located on S. Campbell Avenue in the City of Springfield, Missouri (the "***Redevelopment Area***"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit A and the Redevelopment Areas is legally described on Exhibit B attached hereto and incorporated herein. The proposed redevelopment area is located just outside the existing Chapter 99 Downtown Redevelopment area.

III. Evidence in Support of Blight

The LCRA Law provides municipalities with a tool to encourage the redevelopment of areas within a city by private developers, which facilitates the renewal of downtrodden portions of a city without necessitating excessive expenditures of public funds. The City of Springfield (the "City") has utilized this tool over the past few decades in blighting large tracts of property throughout the city. The proposed Redevelopment Area is just outside of the boundaries of the existing Chapter 99 Downtown Redevelopment Area.

The property within the Redevelopment Area, which is nearing the end of its economic life, is of comparable age and in similar condition to many of the blighted properties within these adjacent areas.

The key factors evidencing the Redevelopment Area as a "blighted area" under Section 99.805 of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in Exhibit E.

A. Deterioration of Site Improvements

In general, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing floor tiles or ceiling panels, or holes and cracks over limited areas. Deterioration not easily curable and unavailable during normal maintenance includes defects in primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roof, elevators, wiring etc. Secondary building components include doors, windows, frames, fascia materials, etc. Deterioration of sidewalks, parking areas, and other similar site improvements is evidenced by settled areas, gravel sections, cracks. Overgrowth, or depressed curb areas.

A Physical Needs Assessment completed by BBG Real Estates Services for the Stillwell Columns property reflected deterioration due to deferred maintenance. The Redevelopment Area has approximately $862,000 worth of repairs needed over the next twenty years. Rehabilitation costs to modernize and bring the property up to date is estimated to be $9,768,807. These costs are necessary to improve the property and the lives of its residents.

Stillwell Columns

Stillwell Columns is a nine-story tower building comprised of one hundred forty-two (142) residential units at 525 S. Campbell Avenue in Springfield. The asphalt pavement is uneven due to cracking and settling, resulting in a tripping hazard and needs immediate repair. The exterior walls of Stillwell Columns show deterioration, which requires repair and/or repainting as well as recaulking/repointing brick. Roofing systems also need attention, as well as exterior doors. The Redevelopment Area contains a preponderance of deterioration of site improvements, under LCRA Law's definition of a "blighted area."

B. Insanitary/Unsafe Conditions

In addition to the general physical deterioration discussed above, the Redevelopment Area is also afflicted with a variety of insanitary and unsafe conditions.

Several areas of the flooring in the building tested positive for asbestos, including public and private spaces causing unsafe conditions for the residents. The project plans to address these areas and they will be abed and removed or encapsulated as required by law.

There is evidence of water damage at Stillwell Columns along the entry ways. The dampness and moisture is evidenced by stains inside the Stillwell Columns tower. All sources of water intrusion should be identified and rectified.

The property has two passenger elevators servicing approximately 142 senior, handicap, and disabled families. The elevator is 22 years old and typical life cycle expectancy is 20-30 years, depending on usage and upkeep. Because of the population the elevators services, it gets more than normal usage and the residents rely heavily upon it on a daily basis. Many residents cannot utilize the stairway due to their physical limitations, so it is critical that the elevators always remain in top shape to meet the safety needs of the residents of the building. The current age of cars presents problems with obsolete components and extended downtime due to parts not being available as needed. Over the past years, the cars have required work around solutions to deal with obsolete components and manage down times to meet the needs of the resident families. Currently the elevator lacks some new modern safety code components such as the Rope Gripper device and must be either modernized or replaced to provide the highest safety service. Due to the age of the system and desire for long-term longevity, the project must replace both elevator cars with new equipment that will provide a safer riding experience for the residents of the building. This will also provide a safer working environment for the technicians and staff who provide a service for the equipment. The current service provider has indicated it is important that we upgrade or replace this equiment as soon as possible to ensure the safety of the families utilizing the equipment

As noted in the photos and Physical Needs Assessment report attached, many of the sidewalks and walkways have cracks and are uneven creating trip and fall hazards. Uneven surfaces on exterior and interior should be repaired. To become habitable, among other things, the Stillwell Columns will need to update/repair fire alarm systems, HVAC, plumbing, electrical, and kitchen appliances.

C. Conditions that Endanger Life or Property by Fire or other Causes

Endangerment by fire and other causes is typically due to structures below minimum code standards. Such code standards include building, property maintenance, fire, environmental or other governmental codes applicable to a particular property. The principal purpose of such codes is to require building to be constructed and maintained so that they will have the capacity to support the type of occupancy and necessary fire and similar hazard protection or to establish

the minimum standards essential for safe and sanitary use, occupation, and/or habitation. Updates to the ADA units including audio and visual ADA units, modernization of the elevator, and floor replacement are all items in the scope of work to provide safe affordable housing to the residents of Springfield.

IV. Impact of the Redevelopment Area's Blight Conditions:

Missouri law only requires that the current condition of a redevelopment area produce one (1) or the three (3) following circumstances for a finding of blight: 1) it hinders the provision of housing accommodations 2) it constitutes an economic or social liability, or 3) it is a menace to the public health, safety, morals, and welfare. However, the combination of blighting factors plaguing the Redevelopment Area creates all three (3) of these circumstances.

The Redevelopment Area is deteriorating, and many areas of development are reaching the end of their useful life. The building in the Redevelopment Area appraised for approximately $7,285,000 in 2019. The building in the Redevelopment Area is currently tax exempt and has a P.I.L.O.T Agreement. Based on the 2019 appraisal the building estimated taxes would range between $261.88 and $616.89 per unit under the new ownership. The building will remain a low-income housing development with restricted rents.

Exhibit A

Map Identifying the Redevelopment Area

1323148001 525 S CAMPBELL AVE, SPRINGFIELD

April 25, 2024

1:2,493

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

City of Springfield, Missouri GIS

Greene MO Assessment

Exhibit B

Legal Description

Stillwell Columns

Legal Description

Located at 525 S. Campbell Ave, Springfield, MO 65806: TRACT I:

BEGINNING AT THE SOUTHWEST CORNER OF CAMPBELL AVENUE AND ELM STREET.; THENCE WEST 317.0 FEET TO THE SOUTHEAST CORNER OF MARKET AVENUE AND ELM STREET.; THENCE SOUTH 318.25 FEET TO THE NORTHEAST CORNER OF MARKET AVENUE AND MT. VERNON STREET.; THENCE EAST 78.51 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF MT. VERNON STREET ON A CURVE TO THE RIGHT OF RADIUS 274.11 FEET, A DISTANCE OF 119.59 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MT. VERNON STREET, ON A TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 35.3 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MT. VERNON STREET, ON A CURVE TO THE LEFT OF RADIUS 221.50 FEET, A DISTANCE OF 93.03 FEET TO THE NORTHWEST CORNER OF CAMPBELL AVENUE AND MT. VERNON STREET, AS NOW ESTABLISHED; THENCE NORTH 370.9 FEET TO THE POINT OF BEGINNING, A PORTION BEING ALL IN LOT 17, JOHN S. PHELPS ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. EXCEPT THAT PART TAKEN FOR MT. VERNON STREET.

Exhibit C

Map of the Chapter 99 Redevelopment Areas

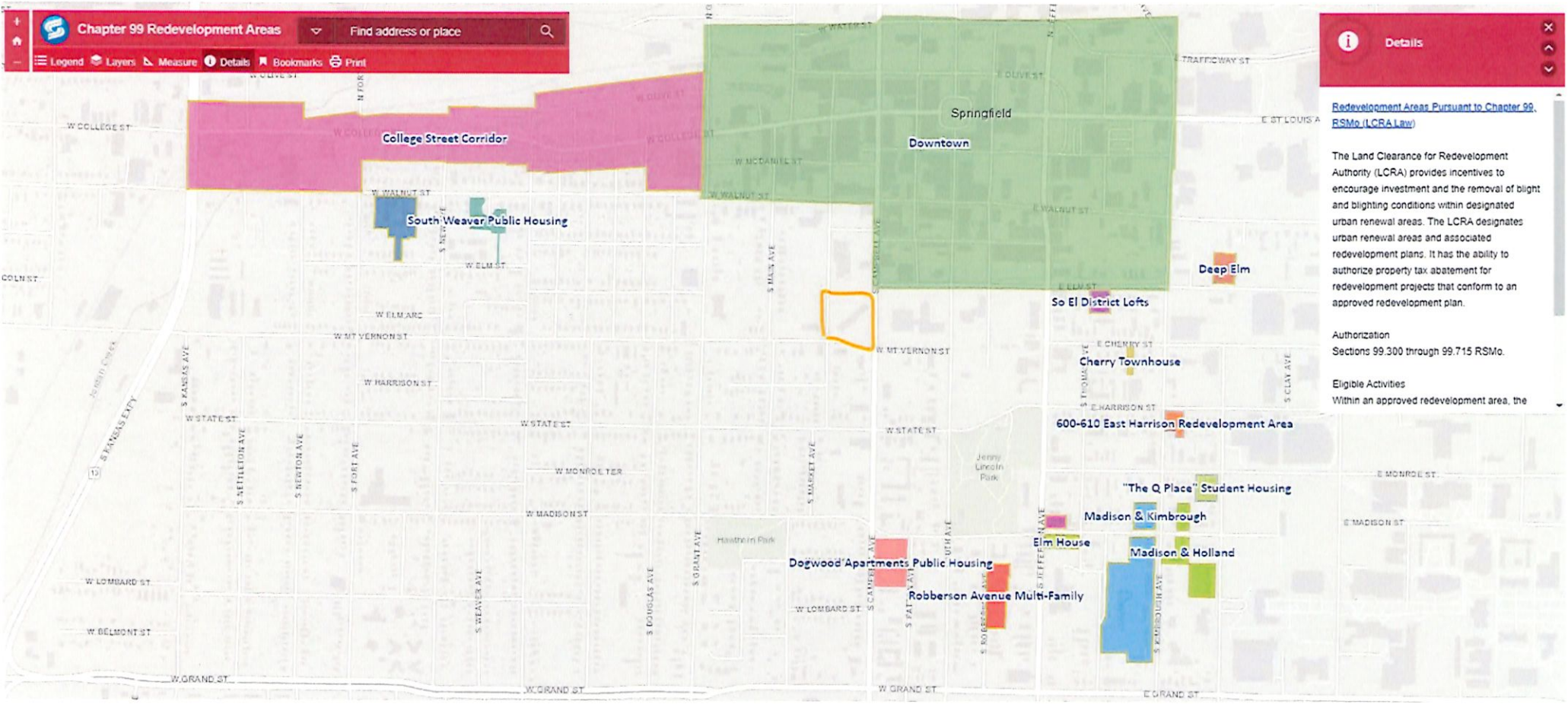

Chapter 99 Redevelopment Areas
Find address or place
Legend
Layers
Measure
Details
Bookmarks
Print
College Street Corridor
Springfield
Downtown
South Weaver Public Housing
Deep Elm
So El District Lofts
Cherry Townhouse
600-610 East Harrison Redevelopment Area
"The Q Place" Student Housing
Madison & Kimbrough
Elm House
Madison & Holland
Dogwood Apartments Public Housing
Robberson Avenue Multi-Family
Jenny Lincoln Park
Hawthorn Park
W COLLEGE ST
W WALNUT ST
W ELM ST
W MT VERNON ST
W HARRISON ST
W STATE ST
W MONROE TER
W MADISON ST
W LOMBARD ST
W BELMONT ST
W GRAND ST
E GRAND ST
E MONROE ST
E MADISON ST
E HARRISON ST
E CHERRY ST
E ELM ST
E WALNUT ST
E OLIVE ST
TRAFFICWAY ST
S KANSAS EXPY
S KANSAS AVE
S SCHILLER AVE
S NEWTON AVE
S FORT AVE
S WEAVER AVE
S DOUGLAS AVE
S GRANT AVE
S MARKET AVE
S CAMPBELL AVE
S PATTON AVE
S ROBERTSON AVE
S JEFFERSON AVE
S KIMBROUGH AVE
S CLAY AVE
Details
Redevelopment Areas Pursuant to Chapter 99, RSMo (LCRA Law)
The Land Clearance for Redevelopment Authority (LCRA) provides incentives to encourage investment and the removal of blight and blighting conditions within designated urban renewal areas. The LCRA designates urban renewal areas and associated redevelopment plans. It has the ability to authorize property tax abatement for redevelopment projects that conform to an approved redevelopment plan.
Authorization
Sections 99.300 through 99.715 RSMo.
Eligible Activities
Within an approved redevelopment area, the

Exhibit D

Downtown Community Impact District Map

C.I.D and T.D.D.

Community Improvement District

- Airport Plaza
- Brentwood N/S
- College Station
- Commercial Street
- Convention and Entertainment
- Cottle's Range
- Downtown Springfield
- Galloway
- Glenstone and Kearney
- Glenstone Marketplace
- James River Commons
- Kansas and Kearney
- Kay Point Place
- Northwest Area
- Ridge at Ward Farm
- SGF Sports
- Southern Hills
- Springfield Plaza
- The Shoppes at James River

Transportation Development District

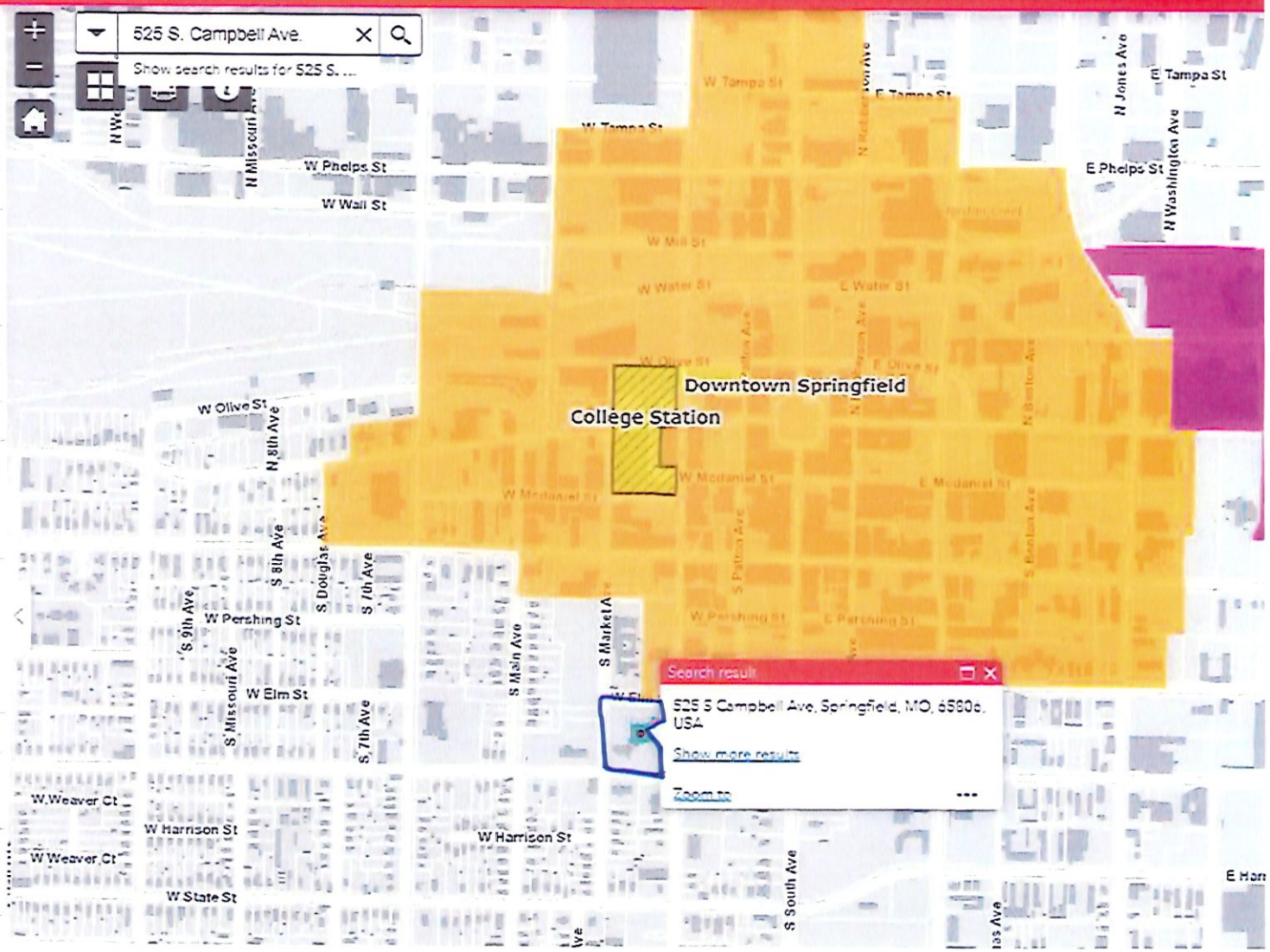
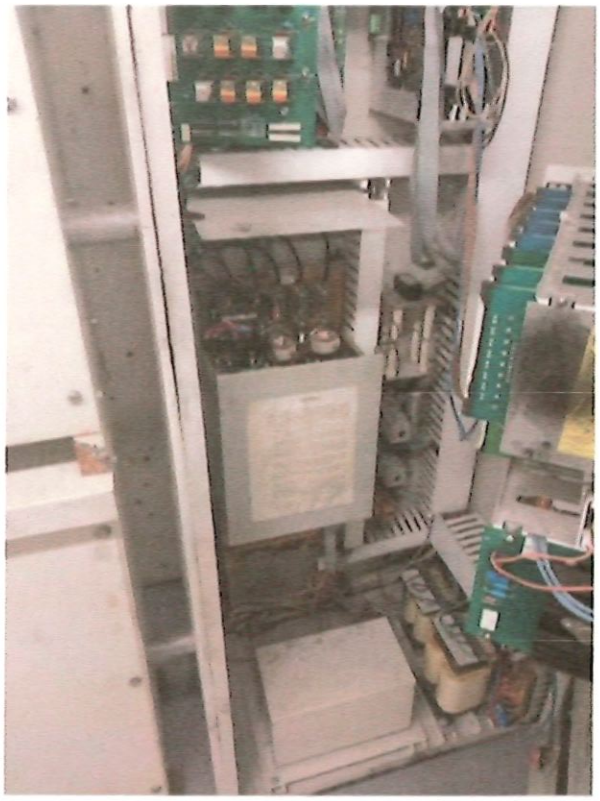


Exhibit E

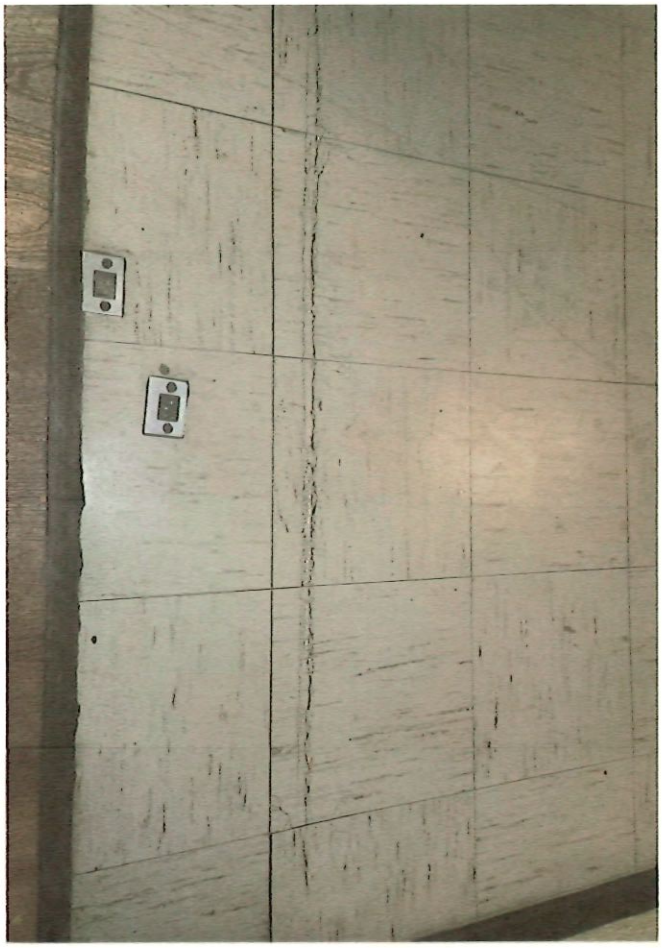
Photos of the Redevelopment

Interior replacement of flooring and side panels needed

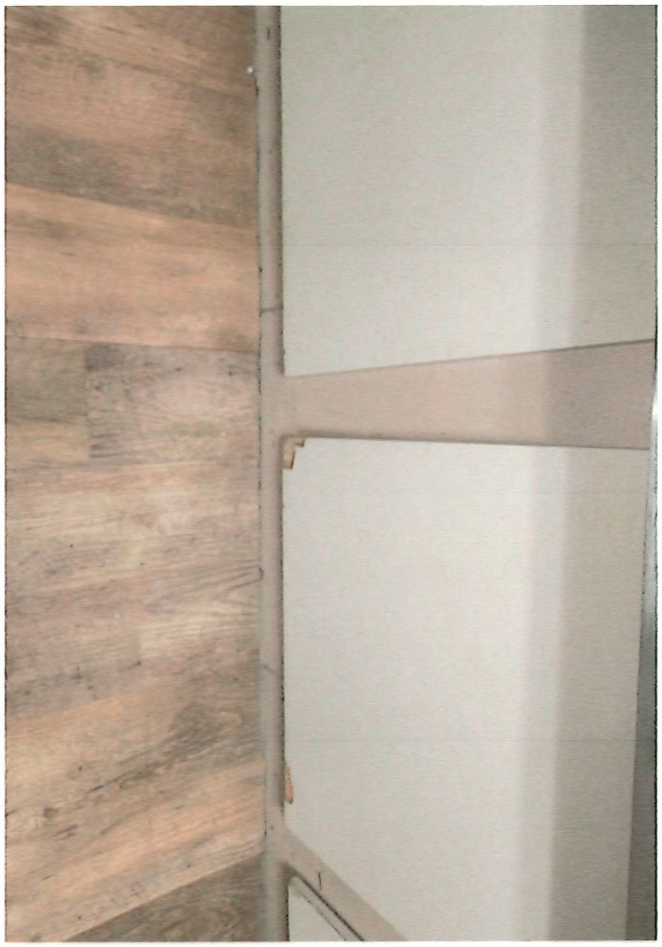
Elevator panel at Stilwell Columns



Several areas of the flooring in the building tested positive for asbestos, including public and private spaces. These areas will be abated and removed or encapsulated as required by law.



WARNING



1
2
3
4
5

Summary of Comments on Blight Photos_Stillwell Columsn.pdf

Page: 1

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:48:42 PM

East side of the roof of Stillwell Columns

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:49:07 PM

Elevator room with motors, cabinets, everything to do with the elevators except for the cars.

Number: 3 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:49:35 PM

Patch work on the roof

Number: 4 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:50:45 PM

Large patch work

Number: 5 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:50:04 PM

Stain from standing water- Roof is holding water.

1
2
3

Page: 2

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:50:53 PM

East side of the roof-

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:51:38 PM

Tar areas

Number: 3 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:51:21 PM

Another large patch job

1
2
3
4
5
6

Page: 3

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:51:49 PM

West side of the roof

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:52:35 PM

Stairwell

Number: 3 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:52:21 PM

Large patch job

Number: 4 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:53:01 PM

Stains from holding water

Number: 5 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:52:50 PM

Stain from holding water

Number: 6 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:52:07 PM

Stain due to holding water

1
2

Page: 4

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:53:31 PM

Air handler- controls common areas throughout the building

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:54:48 PM

Condensation water running from the air handler

1
2
3

Page: 5

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:54:55 PM

East side of the roof

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:55:07 PM

Standing water

Number: 3 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:55:32 PM

Stains from standing water

1
2

Page: 6

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:56:33 PM

damage due to leaks- flashing not installed correctly- roof is leaking

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:55:47 PM

Stairwell on the west side of the roof

1
2

Page: 7

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:56:44 PM

Dent in the awning

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:57:05 PM

damage due to leaks

1
2

Page: 8

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:57:28 PM

stairwell on the east side of the roof

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:57:46 PM

leaks inside of the building here

1
STILLWELL COLUMNS

Page: 9

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:58:14 PM

chimney for the fireplace- leaks
flashing is incorrectly installed

1

Page: 10

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:58:38 PM

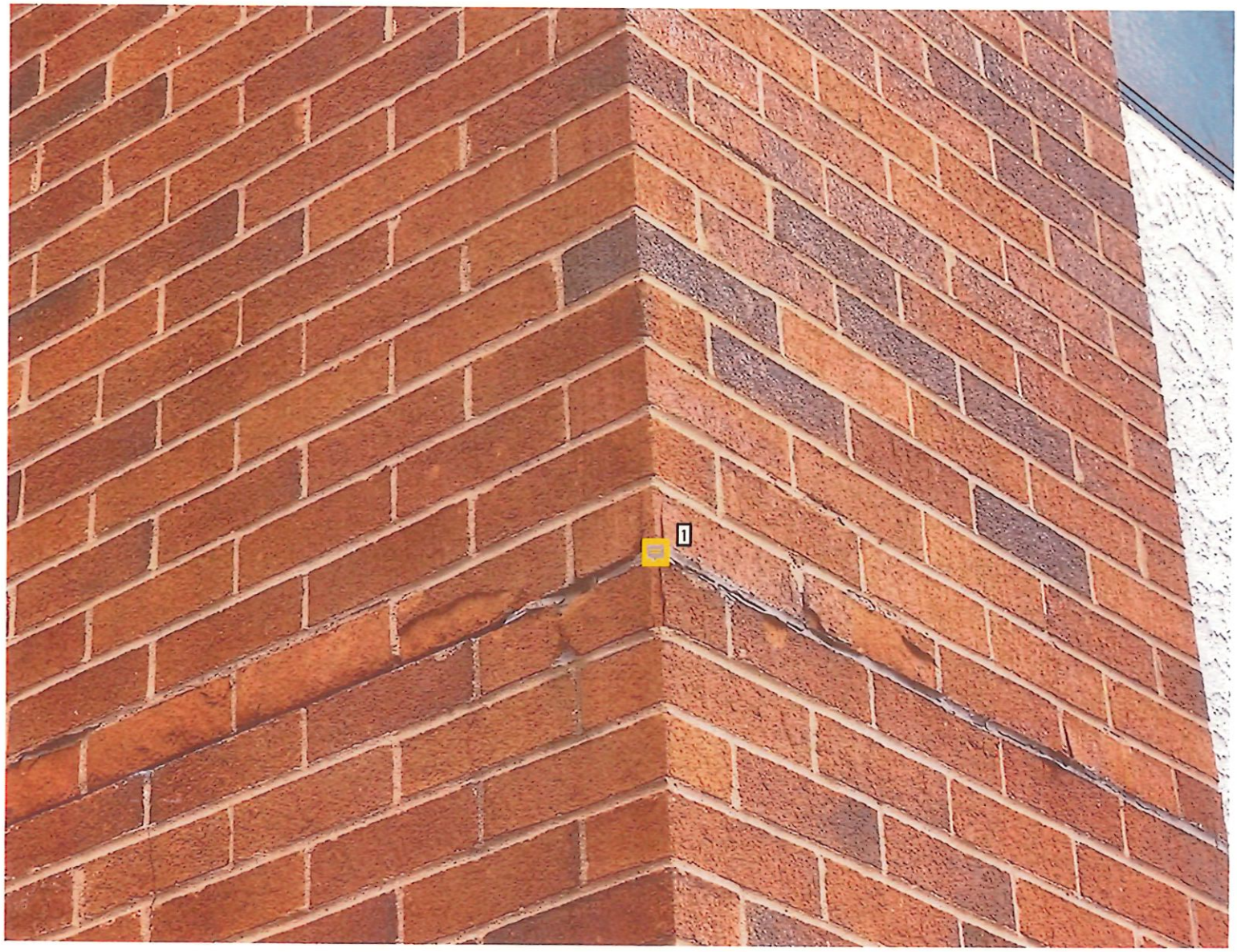
missing a piece of exterior wall brick- south exterior wall

1

Page: 11

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:58:56 PM

South exterior wall- deterioration of the bricks


1

Page: 12

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:59:22 PM

south exterior wall- deterioration of the bricks

1

Page: 13

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:00:02 PM

Decking is in rough shape- needs to be sanded and stained- needs a metal roof

1

Page: 14

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:01:26 PM

Overhang for the outer wall of the building (5th floor level) - 2x4 ft. wide- the bottom is falling off- this goes all the way up to the roof

1

Page: 15

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:02:16 PM

Another over hang on the south end of the building- missing the bottom plate

1
2

Page: 16

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:02:48 PM

Poor landscaping

Number: 2 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:03:25 PM

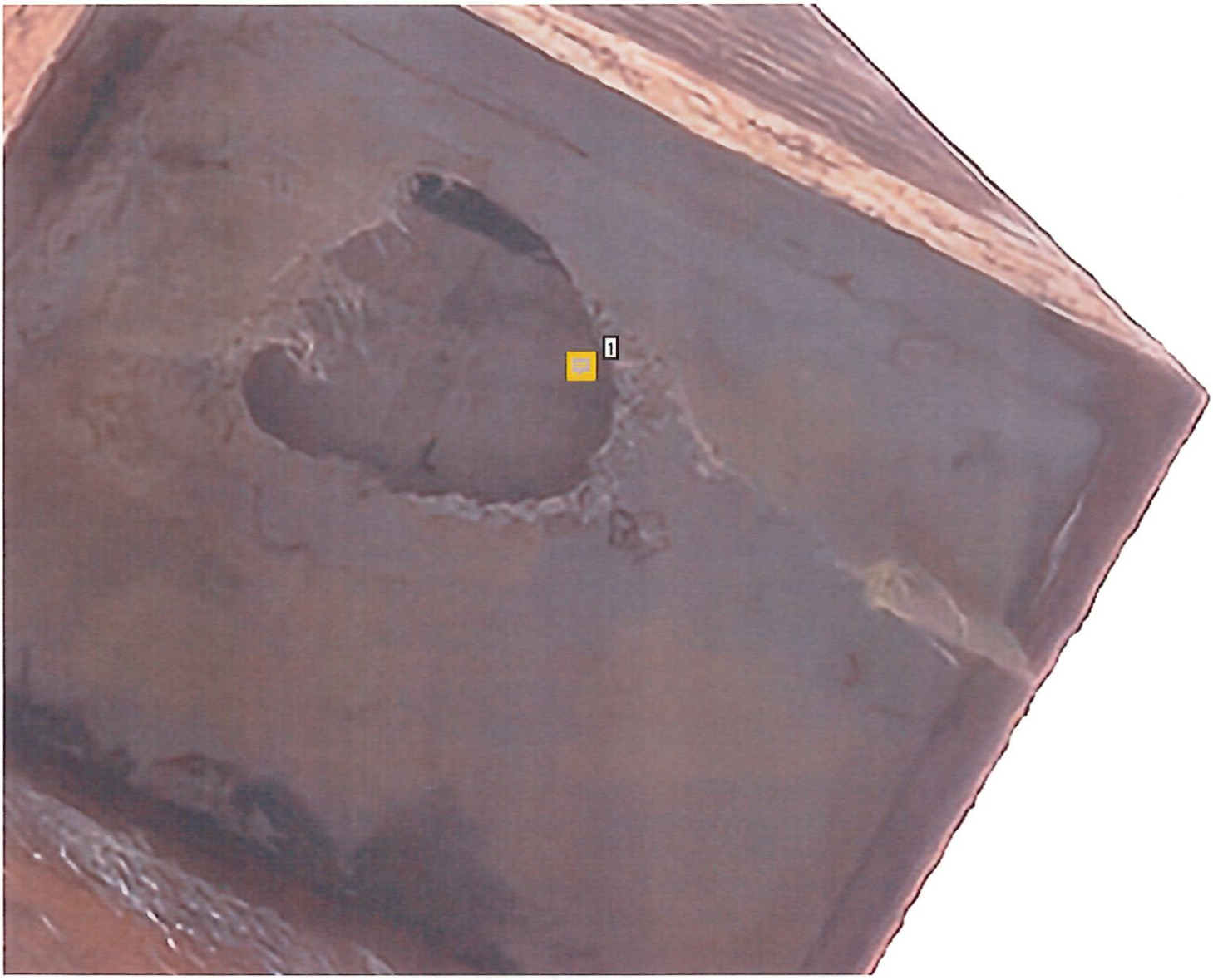
french ditch for the condensation to drain

1

Page: 17

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:03:46 PM

bottom of the overhang is busted and/or missing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Page: 18

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:04:04 PM

Same area as previous picture from a better angle

1

Page: 19

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:04:33 PM

Brick deterioration in the middle of the south wall

STILLWELL COLUMNS
525

Page: 20

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:04:58 PM

Chimney- leaks, flashing installed incorrectly

1

Page: 21

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:05:12 PM

Brick deterioration or busted

1
EXIT

Page: 22

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:05:48 PM

Damaged tile- 9th floor due to leak from the air handler on the roof

1

Page: 23

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:06:18 PM

damage due to leak from a slanted shingle roof on the south east end of the building

1

Page: 24

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:06:34 PM

damage from a leak on the north east end of a slanted roof

1

Page: 25

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:06:55 PM

Damage from roof leak on the north end of the building

1

Page: 26

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:07:20 PM

East side stairwell-9th floor- leak

1

Page: 27

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:07:44 PM

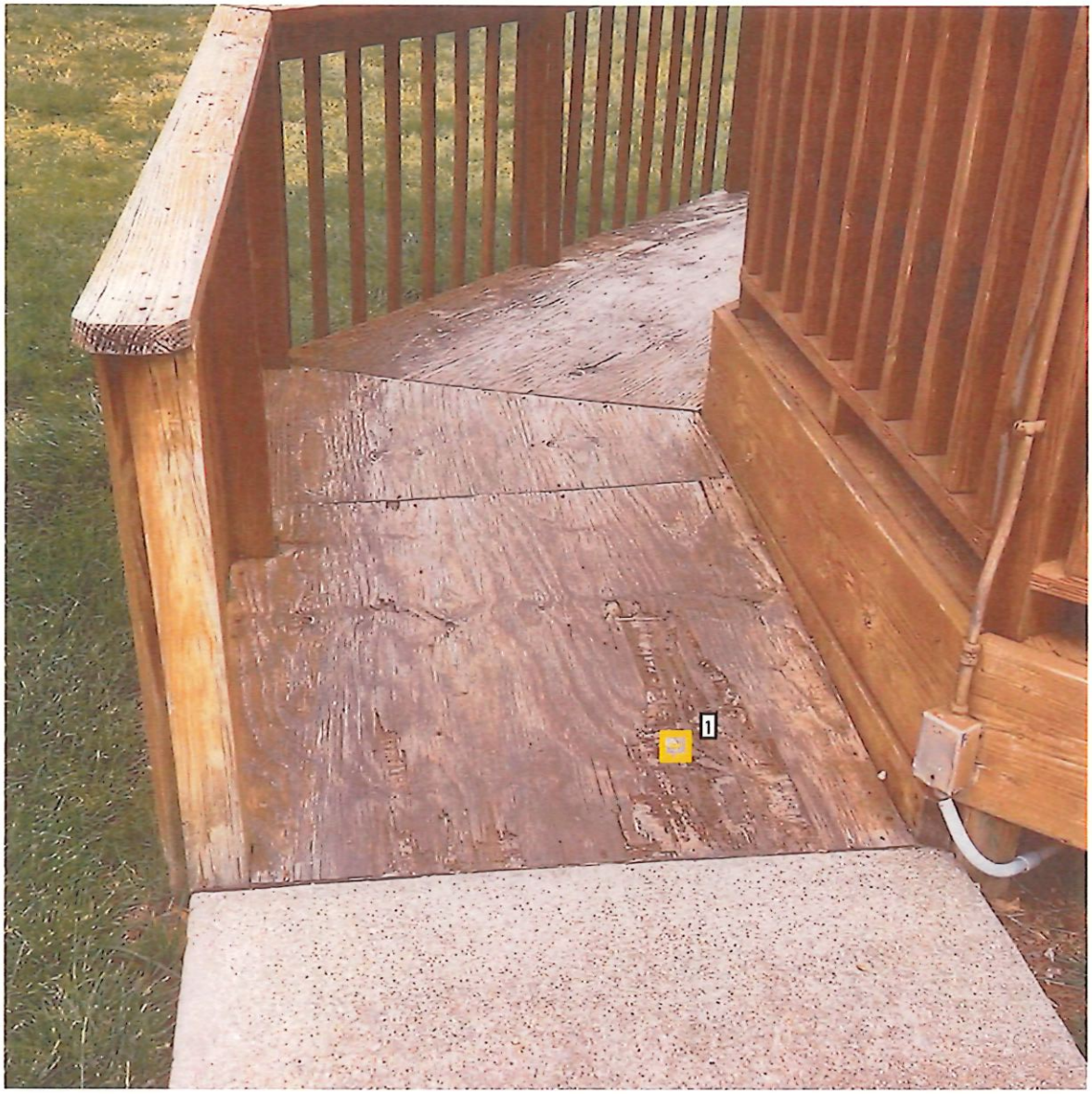
Damage due to roof leak on the south end of the building

1

Page: 28

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:08:08 PM

West end stairwell-9th floor- water leaking into the building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Page: 29

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:08:24 PM

Gazebo- deck deterioration

Page: 30

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:08:36 PM

Gazebo- deck deterioration

1

Page: 31

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:09:03 PM

Deterioration of the sidewalk at the main entrance on the north end

1

Page: 32

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:09:38 PM

Stump that needs to be removed on Southwest end of the building - needs landscaping

1

Page: 33

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:10:03 PM

Brick deterioration on the Southwest end of the building

1

Page: 34

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:10:18 PM

Cracked sidewalks

1

Page: 35

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:10:44 PM

Parking lots- asphalt- needs to be relayed- cracks and uneven.

1

Page: 36

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:11:08 PM

Uneven side walk- curb is too high or the sidewalk is too low- major tripping hazard

1

Page: 37

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:12:01 PM

Concrete slab at north east end of the building a common area for benches, bbqs, etc. cracking and deteriorated

800.323.7548
1

Page: 38

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:12:34 PM

northside of the building- dumpster pad is deteriorating.

1

Page: 39

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:12:57 PM

Sidewalk deterioration to the dumpsters

1

Page: 41

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:13:19 PM

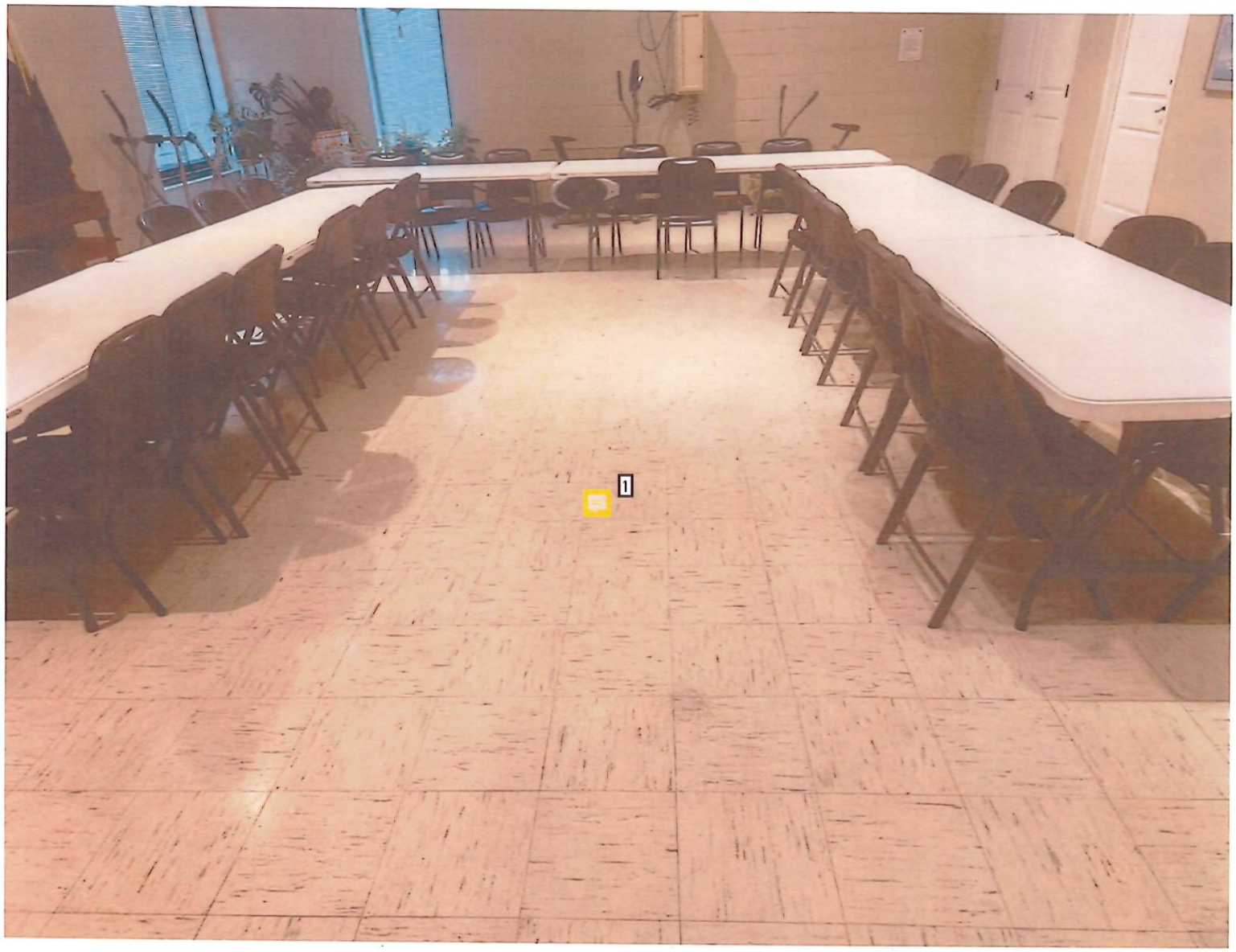
curb cracking at the dumpster site

1
NORTON

Page: 42

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:14:05 PM

pieces are missing on the sliding door inside and out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Page: 43

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:14:33 PM

Tile needs to be removed and replaced

1

Page: 44

Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:15:02 PM

dead tree on the south end of the property- hazard

Exhibit F

Construction Costs Budget Breakdown Table

SNYDER CONSTRUCTION GROUP

STILLWELL COLUMNS COST BREAKDOWN

Project Address: Springfield, MO
# of Units: 142
Date: November 5, 2024

Division	Item Description	Quantity	UOM	Unit Cost	Total Item Cost	Total Division Cost	Cost/Unit
02000	**SITE CONSTRUCTION/EXISTING CONDITIONS**					$1,489,322.00	$10,488.18
	Asbestos Abatement	1	LS	$298,890.00	$298,890.00		$2,104.86
	Demolition/Disposal	1	LS	$648,157.00	$648,157.00		$4,564.49
	Temporary Walls	1	LS	$10,000.00	$10,000.00		$70.42
	Asphalt Paving	1	LS	$74,800.00	$74,800.00		$526.76
	Pavement Markings	1	LS	$4,870.00	$4,870.00		$34.30
	Temporary Fencing	1	LS	$13,000.00	$13,000.00		$91.55
	Fencing	1	LS	$245,605.00	$245,605.00		$1,729.61
	Landscaping/Site Amenity Allowance	1	LS	$100,000.00	$100,000.00		$704.23
	Pavilion/Gazebo Allowance	1	LS	$40,000.00	$40,000.00		$281.69
	Equipment Rental	1	LS	$54,000.00	$54,000.00		$380.28
03000	**CONCRETE**					$77,825.00	$548.06
	Site Concrete	1	LS	$42,825.00	$42,825.00		$301.58
	Sidewalk Repair Allowance	1	LS	$35,000.00	$35,000.00		$246.48
04000	**MASONRY**					$40,000.00	$281.69
	Minor Masonry Tuckpointing Allowance	1	LS	$40,000.00	$40,000.00		$281.69
06000	**WOODS & PLASTICS**					$1,205,195.00	$8,487.29
	Chimney Area Roof Framing Repair	1	LS	$4,794.00	$4,794.00		$33.76
	Material Staging/Transporting Labor	1	LS	$40,000.00	$40,000.00		$281.69
	Finish Carpentry Material	1	LS	$7,000.00	$7,000.00		$49.30
	Finish Carpentry Labor (Incl. Doors & Specialties)	1	LS	$365,310.00	$365,310.00		$2,572.61
	Interior Corridor Railings	1	LS	$38,875.00	$38,875.00		$273.77
	Cabinets & Countertops	1	LS	$633,432.00	$633,432.00		$4,460.79
	Closet Shelving	1	LS	$115,784.00	$115,784.00		$815.38
07000	**THERMAL & MOISTURE PROTECTION**					$1,631,362.00	$11,488.46
	Recote System/Caulking	1	LS	$293,440.00	$293,440.00		$2,066.48
	EIFS	1	LS	$789,837.00	$789,837.00		$5,562.23
	Roofing/Exterior Sheet Metal	1	LS	$548,085.00	$548,085.00		$3,859.75
08000	**OPENINGS**					$363,350.00	$2,558.80
	Doors/Frames/Hardware	1	LS	$295,000.00	$295,000.00		$2,077.46
	Aluminum Framed Storefront	1	LS	$68,350.00	$68,350.00		$481.34
09000	**FINISHES**					$1,498,763.00	$10,554.67
	Drywall/Acoustical Ceilings	1	LS	$504,991.00	$504,991.00		$3,556.27
	Flooring	1	LS	$344,037.00	$344,037.00		$2,422.80
	Existing Flooring Repair Allowance	1	LS	$50,000.00	$50,000.00		$352.11
	Floor Prep	1	LS	$20,000.00	$20,000.00		$140.85
	Final Cleaning	1	LS	$69,995.00	$69,995.00		$492.92
	Acoustical Ceiling Tile Repair Allowance (Common Areas)	1	LS	$20,000.00	$20,000.00		$140.85
	Painting	1	LS	$489,740.00	$489,740.00		$3,448.87
10000	**SPECIALTIES**					$129,567.00	$912.44
	Toilet Partitions	1	LS	$3,227.00	$3,227.00		$22.73
	Fireplace	1	LS	$2,057.00	$2,057.00		$14.49
	Signage	1	LS	$20,074.00	$20,074.00		$141.37
	Monument Sign Allowance	1	LS	$25,000.00	$25,000.00		$176.06
	Mailboxes	1	LS	$19,880.00	$19,880.00		$140.00
	Fire Extinguishers	1	LS	$8,698.00	$8,698.00		$61.25
	Firestop Extinguishers	1	LS	$9,295.00	$9,295.00		$65.46
	Toilet Accessories	1	LS	$15,271.00	$15,271.00		$107.54
	Shower Curtains	1	LS	$5,680.00	$5,680.00		$40.00
	Mirrors	1	LS	$20,385.00	$20,385.00		$143.56
11000	**EQUIPMENT**					$222,199.00	$1,564.78
	Appliances	1	LS	$222,199.00	$222,199.00		$1,564.78
12000	**FURNISHINGS**					$74,711.00	$526.13
	Window Blinds	1	LS	$74,711.00	$74,711.00		$526.13
14000	**CONVEYING SYSTEMS**					$610,865.00	$4,301.87
	Elevator Modernization	1	LS	$610,865.00	$610,865.00		$4,301.87

15000	**MECHANICAL SYSTEMS**					**$593,553.00**	**$4,179.95**
	Fire Service Backflow Preventers	1	LS	$17,230.00	$17,230.00		$121.34
	Plumbing	1	LS	$371,448.00	$371,448.00		$2,615.83
	HVAC	1	LS	$204,875.00	$204,875.00		$1,442.78
16000	**ELECTRICAL SYSTEMS**					**$560,194.00**	**$3,945.03**
	Electrical/Fire Alarm	1	LS	$362,194.00	$362,194.00		$2,550.66
	Fire Suppression Alarm Code Required Upgrades	1	LS	$50,000.00	$50,000.00		$352.11
	Exterior Lighting Allowance	1	LS	$75,000.00	$75,000.00		$528.17
	Access Control Removal/Reinstallation	1	LS	$8,000.00	$8,000.00		$56.34
	Security Camera Allowance	1	LS	$65,000.00	$65,000.00		$457.75
					Subtotal:	**$8,496,906.00**	**$59,837.37**
					General Contractor's General Requirements (6%):	**$509,814.36**	**$3,590.24**
					General Contractor Overhead (2%):	**$169,938.12**	**$1,196.75**
					General Contractor Profit (6%):	**$509,814.36**	**$3,590.24**
					Payment & Performance Bond:	**$82,335.02**	**$579.82**
					TOTAL:	**$9,768,807.86**	**$68,794.42**

EXPLANATION TO BLIGHT REPORT AND REDEVELOPMENT PLAN FOR THE HAMPT

FILED: 03/28/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager

Attachments: 1. 1 Hampton-Florence Blight Report-Redevelopment Plan

BLIGHT REPORT

&

REDEVELOPMENT PLAN

FOR THE

HAMPTON - FLORENCE REDEVELOPMENT AREA

301, 307, 311, 315, 323, 327 South Florence

& 306, 328 South Hampton

& 1100, 1104 East McDaniel

Springfield, MO

February 28th, 2025

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MAP OF JORDAN VALLEY PARK TIF AREA ……..... EXHIBIT B

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LEGAL DESCRIPTION OF SOFLO PROJECT AREA ……..……..… EXHIBIT D

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LEGAL DESCRIPTION OF FLO 301 PROJECT AREA ……. EXHIBIT F

EVIDENCE IN SUPPORT OF BLIGHT [PHOTOS/ POLICE REPORTS] …. EXHIBIT G

PRELIMINARY SITE PLANS AND RENDERINGS SOFLO PROJECT ….. EXHIBIT H

PRELIMINARY SITE PLANS AND RENDERINGS HAMPTON SUITES… EXHIBIT I

PRELIMINARY SITE PLANS AND RENDERINGS FLO 301 PROJECT …. EXHIBIT J

Blight Report

I. GENERAL DESCRIPTION

To encourage rehabilitation and development in "blighted areas", the Land Clearance for Redevelopment Authority Law (LCRA Law), as set forth in sections 99.300 through 99.660 of the Missouri Revised Statutes, defines "blight" and intends to foster cooperation between public and private entities to improve these areas.

The LCRA describes "blighted area" as follows (Section 99.320 and 99.805 of the Missouri Revised Statutes [1]):

> "Blighted area", 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 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, or welfare in its present condition and use."

Missouri Courts have found that when an area meets one or more of the first three factors above that lead to any of the next three conditions in the second half of the definition, an area may be deemed "blighted".

The purpose of the Blight Report is to demonstrate that the described properties (Redevelopment Area), in its present condition and use, show a predominance of:

(1) insanitary or unsafe conditions,

(2) deterioration of site improvements or,

(3) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors

Which leads to:

(a) Retardation of the provision of housing accommodations or
(b) constitutes an economic and social liability or
(c) is a menace to public health, safety, morals, or welfare.

[1] See MO, Rev. Stat. 99.320 (3) and 99.805 (2)

II. INTRODUCTION

The Blight Report for the Hampton—Florence Redevelopment Area (this "Blight Report") is made for the purpose of documenting the blighted conditions affecting the proposed Redevelopment Area (as hereinafter defined). This Blight Report demonstrates (i) that the Redevelopment Area is a "blighted area" under the Missouri Revised Statutes, Sections 99.320 and 99.805 due to it being 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 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, or welfare in its present condition and use."[2] Additional supporting photographic evidence of blight is attached hereto as Exhibit G.

Furthermore, the Redevelopment Area is located within the Jordan Valley Park (JVP) Tax Increment Financing (TIF) Area[3], which the City Council declared a blighted area pursuant to the TIF Act in 2000 by Special Ordinance 24114. Although the Redevelopment Area is already located within a blighted area, it must be declared a blighted area pursuant to the LCRA Law.

The Redevelopment Area is in a state of severe blight, posing a direct threat to public health and safety. These ongoing conditions also have significant economic consequences, as blighted properties deter investment, reduce property values, and hinder the ability to generate reasonable tax revenue. Vacant and deteriorating buildings create an environment conducive to crime, including vandalism, illegal drug activity, and squatting, making it even more difficult to attract businesses or new residents to the area. Without redevelopment, this cycle of decay continues, placing a greater financial burden on the city while preventing the community from realizing its full economic potential. Addressing these blighted conditions is not just a matter of revitalization—it is essential to restoring safety, stability, and long-term economic viability to the area.

III. REDEVELOPMENT AREA

The Redevelopment Area is comprised of six parcels, which totals approximately 1.327 acres of real property located at 301, 307, 311, 315, 323, 327 South Florence Avenue**,** 306, 328 South Hampton Avenue, and 1100, 1104 East McDaniel Avenue, in the City of Springfield, Missouri (the "Redevelopment Area"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A"[4] and the Redevelopment Area is legally described on Exhibit "C"[5] attached hereto and incorporated herein.

The Redevelopment Area is located between South Hampton Avenue, and South Florence Avenue, and South of East McDaniel Avenue, and North of East Walnut Street.

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[2] See MO, Rev. Stat. 99.320 (3) and 99.805 (2)
[3] Exhibit B: Map of Redevelopment Area; Map of Jordan Valley Park TIF Blighted Area
[4] Exhibit A: Map of Redevelopment Area; Zoning Map
[5] Exhibit C: Legal Descriptions of Redevelopment Area

The area consists of the following three project areas that will be redeveloped as phases. All properties are zoned R-HD, High-density Multi-family Residential District.

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue [6]

The Developer (Soflo, LLC) purchased the properties at 315, 323, 327 South Florence & 328 South Hampton over the year(s) of 2023-2024. There was a total of four structures on the three parcels of land, approximately ranging in age from the 1920's to the 1960's. Two were single family structures and two were multifamily structures (one non permitted duplex and one triplex). In 2024, these structures were demolished for safety reasons after the city determined them to be a life & safety issue. The developer intends to transform the land in accordance with the Redevelopment Plan and the project has been permitted and is under construction.

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue [7]

The Developer (Hampton Suites, LLC) contracted the purchase of the property at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100-1104 East McDaniel Avenue. There are a total of seven structures on the four parcels of land, approximately ranging in age from the 1900's to the 1940's, which consist of five single family structures, and two garages. These properties are to be vacant in or before end of May, as any remaining tenants will not be releases.

Flo 301 Project Area

Located at 301 South Florence Avenue [8]

The owner (Maclachlan Properties, LLC) purchased the property in 1995, according to the county assessors, and the dwelling unit was renovated in the 1990's, nearly thirty years ago. The property has been vacant intermittently over the past five years.

IV. EVIDENCE IN SUPPORT OF BLIGHT

Several properties within the Redevelopment Area, are quickly nearing the end of their economic life, which is of comparable age and is substantially similar condition to many of the blighted properties within these adjacent areas.

[6] Exhibit A: Map of Redevelopment Area; Multi Projects Map
[7] Exhibit A: Map of Redevelopment Area; Multi Projects Map
[8] Exhibit A: Map of Redevelopment Area; Multi Projects Map

The key factors evidencing the Redevelopment Area as a "blighted area" under section 99.320(3) of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in Exhibit "G"[9].

A. INSANITARY OR UNSAFE CONDITIONS

When evaluating insanitary conditions in an area, it is essential to consider a combination of factors that contribute to public health and safety risks. According to Chapter 99, an "insanitary area" is characterized by a predominance of buildings and improvements that suffer from dilapidation, deterioration, age, or obsolescence. These conditions can lead to economic and social liabilities, ultimately harming public health, safety, and overall welfare.[10]

The properties in this area have been a consistent hotspot for criminal activity, with over thirty reported incidents involving the Springfield Police Department over the past decade. These crimes range from vehicle theft and felony burglary to violent offenses such as assaults causing bodily harm.[11] The frequency and severity of these incidents highlight the ongoing safety concerns for residents, visitors, and law enforcement alike. The lack of security and the deteriorating conditions of the properties make them an easy target for criminal activity, further perpetuating the cycle of blight and public endangerment.

Beyond property crimes like vandalism, trespassing, and robbery, more serious offenses, including firearm thefts from vehicles and home invasions, have taken place. The area has even seen reports of sexual assault, demonstrating the urgent need for intervention to restore safety and stability. As long as these properties remain neglected and unprotected, they will continue to attract criminal behavior, further diminishing the quality of life in the surrounding community. Redevelopment efforts are not just about improving aesthetics—they are crucial to addressing these ongoing safety concerns and preventing further crime.

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

The property is currently in a partially constructed state and is entirely uninhabitable. In its present condition, it would not meet building code requirements, making it unsuitable for occupancy. The unfinished structures lack the necessary components to ensure safety, stability, and compliance with regulations. Without significant improvements and completion of construction, the site remains unfit for residential use.[12]

Beyond the structures themselves, the land, in its current state, is also non-compliant with current grading codes. Walkways are incomplete and lack the necessary handrails, creating potential safety hazards for pedestrians. Additionally, there are no designated parking spaces on-site, further complicating accessibility and usability. Without proper infrastructure in place, the property does not provide the essential amenities required for functional development.

Traffic egress has also not been addressed, making entry and exit from the site difficult and potentially

[9] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]
[10] See MO, Rev. Stat. 99.320 (9)
[11] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]
[12] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]

unsafe. Without a completed traffic flow system, the property poses logistical challenges for future use. Overall, the combination of structural incompleteness, safety concerns, and lack of essential infrastructure renders the site unsuitable in its current condition, requiring significant improvements before it can be deemed viable for occupancy or use.

The developer has faced repeated incidents of vandalism and theft, severely impacting the project's progress and security. Electrical wires have been cut, windows have been shattered, and valuable construction materials have been stolen, further delaying. Law enforcement has been called multiple times in response to these disturbances, highlighting the ongoing vandalism and criminal problems in this area. These repeated acts of trespassing and destruction not only create financial setbacks but also contribute to an unsafe environment, making it difficult to move forward with construction.

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

The property is in a severe state of disrepair, with structural, environmental, and health hazards throughout. The garage is unsafe for entry due to extensive water damage, which has led to mildew, fungus, and potential mold growth on floors, walls, doors, and cabinets. Saturated subfloors have weakened the structural integrity of the building, making it dangerous to walk through. Additionally, the foundation is failing, as it was built directly on dirt without proper footings, further compromising the stability of the structure. Windows have been broken out by vagrants and hastily covered, leaving the property exposed to the elements and unauthorized access.

The electrical system is outdated and hazardous, with melted wiring and old, unsafe fuse boxes posing a major fire risk. The HVAC system is equally problematic, featuring asbestos-lined ductwork that could be dangerous if disturbed. The basement is improperly ventilated, worsening moisture-related issues, while the siding and soffit are falling off the eaves, with asbestos-containing materials present on the exterior.[13]

Sewer problems add another layer of concern, with broken lines causing human waste to back up into basements. The sewer laterals cross property lines, with some homes situated directly over their neighbors' sewer lines, creating further complications. Outside, the property continues to deteriorate, with rotting window trim, chipping lead-based paint, and stone walls collapsing into the public sidewalk, creating additional hazards. The deteriorated bath areas, combined with excessive moisture, have fostered an environment for mold and bacteria, further making the property unsafe and unlivable.

B. DETERIORATION OF SITE IMPROVEMENTS

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

These properties exhibit significant structural and maintenance issues that compromise both safety and habitability. The porches are sagging, indicating deterioration, while the exterior door jambs are

[13] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]

rotting, further weakening the integrity of the entryways. Many windows are in a state of disrepair, with multiple broken panes contributing to both security concerns and energy inefficiency. Additionally, the foundation is failing, on several of these houses, due to subpar construction on dirt without proper footings, undermining the overall stability of the structure.[14]

The exterior condition is equally concerning, with rotting window framing and chipping paint evident throughout. Given that both structures were built before 1978, there is a high likelihood that the paint contains lead, posing a health hazard where it is deteriorating and flaking. The fascia has exposed raw wood, further accelerating the risk of weather damage, while the siding and front porch railings show visible signs of chipping paint and neglect. The flooring throughout the properties, are sagging, indicating underlying structural issues. In the basement, improper crawl space ventilation exacerbates moisture-related problems, further threatening the foundation's stability. The garage at 306 South Hampton Avenue is in a severe state of deterioration, with its roof, walls, and door collapsing. Electrical safety is another major concern, with exposed wiring throughout the living areas, and with original outdated fuse panels. All of these properties contain different types and ages of wiring that are not up to code, predating modern licensing requirements, creating a fire hazard. The overall state of disrepair makes the property not only structurally unsound but also a potential safety risk to its occupants.[15]

Flo 301 Project Area

Located at 301 South Florence Avenue

The property exhibits hazardous structural issues. The porch lacks railing, creating a dangerous situation for anyone using the space. Additionally, the porch joists are rotting, due to water exposure, compromising the structural integrity of the entire area and increasing the likelihood of collapse. The foundation is being compromised by a tree growing directly into the structure. This intrusion threatens the stability of the home, potentially causing cracks, shifting, or long-term foundation failure. Further exacerbating the issues, the gutters are deteriorating and falling off, preventing proper drainage and increasing the risk of water damage. Without functional gutters, rainwater can intrude behind siding and cause severe accelerating rot to the structure and mold growth, and further structural degradation.[16]

C. EXISITANCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

Unfinished new construction projects can pose serious risks to a community, creating both safety hazards and inviting unwanted criminal activity. With exposed electrical wiring, large debris, and unused materials scattered around, these sites become dangerous for both residents and trespassers. Open wiring poses an electrocution risk, especially if left exposed to the elements, while loose debris and construction

[14] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]
[15] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]
[16] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]

materials can become hazards or even be used as projectiles in acts of vandalism. Without completion, due to financial hardship, sites that become abandoned, can quickly deteriorate, turning into breeding grounds for dangerous incidents.

Moreover, unfinished construction projects often attract vandalism, illegal dumping, and other forms of criminal harm. When a site remains vacant and unprotected for long periods, it becomes an easy target for graffiti, broken windows, and even theft of valuable materials such as copper wiring or lumber. These acts of destruction not only increase cleanup and repair costs but also bring down property values and create an overall sense of neglect within the neighborhood. Over time, a single abandoned site can contribute to a broader decline in the area, discouraging investment and making it harder to attract new businesses or homeowners.

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

The condition of the properties has deteriorated significantly, posing both structural and environmental hazards. The asbestos siding is cracked, potentially exposing the dangerous material and increasing the risk of airborne contamination. Lead-based paint is chipping away from window frames, creating a serious health concern, especially if the particles become airborne or settle where children or pets could be exposed. Wooden privacy fences are collapsing, no longer serving their purpose and adding to the overall state of disrepair. The steps leading from porches have rotted away, making entry and exit hazardous, while front porch railings have also decayed to the point of falling apart, further increasing safety risks.[17]

Structural integrity is a major concern, as the old stone foundations are failing due to years of water intrusion and neglect. Many of these homes were built directly on dirt without proper footings, making them particularly unstable over time. Gutters are falling off, preventing proper water drainage, and accelerating foundation damage. Overgrown trees loom dangerously over the houses, with the risk of falling limbs causing serious damage during storms. Cracked, broken, and uneven driveways create tripping hazards, adding another layer of risk to an already dangerous environment. Beneath the homes, the situation worsens, as skunks, raccoons, and other animals have taken up residence, further destabilizing the foundations. Additionally, broken sewer lines have led to raw sewage backing up into basements, creating not only a horrific sanitation issue but also a severe health hazard for anyone in the vicinity. The combination of these issues makes the properties not just unlivable but potentially actively dangerous to the school just north of this area.

V. IMPACT OF REDEVELOPMENT AREA'S BLIGHTED CONDITIONS

Under Missouri law, a redevelopment area must meet only one of three criteria to be deemed blighted: (1) it hinders the provision of housing accommodations, (2) it constitutes an economic or social liability, or (3) it poses a menace to public health, safety, morals, and welfare.[18] The conditions within the

[17] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]
[18] See MO, Rev. Stat. 99.320 (3) and 99.805 (2)

Redevelopment Area clearly meet all three of these criteria, as the site has become both an economic liability and a serious threat to public safety.

Vacant, dilapidated properties and unfinished-construction housing projects significantly hinder the provision of housing accommodations by reducing the available supply of safe and livable homes. When properties sit abandoned or remain in a state of disrepair, they become uninhabitable, removing potentially valuable housing stock from the market. These structurally unsound properties not only fail to meet modern safety and habitability standards but also discourage investment and redevelopment due to the high costs of rehabilitation. Additionally, incomplete construction projects that are left unfinished due to financial issues, permitting delays, or other setbacks contribute to the housing shortage by occupying land that could otherwise be developed into functional residences.

Beyond the immediate loss of available housing, these neglected and unfinished properties have a ripple effect on the surrounding community. They often attract crime, vandalism, and trespassing, making the area less desirable for prospective residents and developers. Their presence can also depress nearby property values, discouraging new housing developments and deterring potential homeowners or renters from moving into the area. Without intervention, these properties remain an obstacle to housing availability, limiting options for those in need while exacerbating the broader housing crisis by reducing the overall supply of safe homes. Addressing these issues through redevelopment and policy incentives is critical to ensuring that vacant and deteriorating properties do not continue to be a barrier to housing accommodations.

Several of these properties are in a state of severe deterioration, nearing the end of its economic life. The current taxable value is significantly below other newly developed neighboring properties, generating a minimal property tax liability of $7,837.52[19], in which the City receives $891.23 per year. This is significantly lower than the potential revenue generated by surrounding redeveloped properties, underscoring the area's economic inefficiency and lost potential.

The hazardous and unsanitary conditions within the Redevelopment Area create a direct risk to public health and safety, particularly given the building's vacancy. These factors not only endanger citizens and surrounding properties but also encourage criminal activity such as trespassing, vandalism, and illegal occupation. Without comprehensive redevelopment, the area will continue to deteriorate, further decreasing property values and increasing financial strain on the city. The cost of remediation far exceeds the property's current value, making rehabilitation impractical without significant investment. If left unaddressed, the site will remain underutilized and unsafe, preventing the city from realizing its full economic potential while continuing to drain resources and deter growth.

		CURRENT ASSESSMENT		CURRENT CITY ALLOCATION		
Project	*Address*	*Appraised Value*	*Assessed Value*	*Tax 2024 [Actual]*	*City / Yr*	*City / 10 Yr*
Soflo Project	327 S Florence	83,700.00	15,900.00	853.06	97.01	970.06
	323 S Florence	76,100.00	14,460.00	775.82	88.22	882.20
	315 S Florence	101,600.00	19,300.00	1,035.50	117.75	1,177.49
	328 S Hampton	107,900.00	20,500.00	1,099.87	125.07	1,250.71
Hampton Suites Project	306 S Hampton	104,900.00	19,930.00	1,069.29	121.59	1,215.93
	1100-1104 E McDaniel	85,800.00	16,300.00	874.53	99.45	994.46
	311 S Florence	84,800.00	16,110.00	864.33	98.29	982.87
	307 S Florence	56,000.00	10,640.00	570.86	64.91	649.15
Flo 301 Project	301 S Florence	68,100.00	12,940.00	694.26	78.95	789.47
	Total	768,900.00	146,080.00	7,837.52	**891.23**	8,912.34

2024 Tax Levy Analysis

[19] See 2024 Tax Levy Analysis

VI. CONCLUSION

The Redevelopment Area is plagued by unsanitary and unsafe conditions, significant deterioration of site improvements, and numerous hazards that pose a direct threat to life and property, including fire risks and structural instability. These factors have rendered the area not only unlivable but also a growing economic and social liability. In its current state, it undermines public health, safety, and overall community welfare. The Redevelopment Area qualifies as a "blighted area" as defined in section 99.805(1)[20] of the Missouri Revised Statutes. The ongoing neglect and hazardous conditions continue to hinder redevelopment efforts, discouraging investment and further contributing to the area's decline.

Given these circumstances, the City of Springfield should take action under the LCRA Law to officially designate the Redevelopment Area as a blighted area. Doing so would enable the city to implement necessary redevelopment strategies, facilitating rehabilitation efforts and attracting investment to revitalize this deteriorating portion of the city. By leveraging available redevelopment tools, the city can work to restore the area's safety,

[20] See MO, Rev. Stat. 99.805 (1)

REDEVELOPMENT PLAN

FOR THE HAMPTON-FLORENCE REDEVELOPMENT AREA

I. INTRODUCTION

Soflo, LLC (the "Developer") has prepared the following redevelopment plan for the redevelopment of approximately 1.327 acres generally located between South Hampton Avenue, and South Florence Avenue, and South of East McDaniel Avenue, and North of East Walnut Street. The redevelopment of this area will take place in multiple phases, beginning with the Soflo Project Area, followed by the Hampton Suites Project Area and the Flo 301 Project Area. Each of these initiatives is outlined in detail within the Redevelopment Plan, with a focus on revitalizing underutilized properties and enhancing the neighborhood's housing options. By strategically planning these projects, the redevelopment aims to create a cohesive and well-integrated community that aligns with the area's needs and growth objectives.

The Soflo Project Area involves redeveloping three previously separate parcels, now combined into one site located at 315, 323, and 327 South Florence Avenue and 328 South Hampton Avenue in Springfield, Missouri, for the construction of a fourteen-unit residential housing development. This project is a crucial step in transforming the area by increasing housing availability, improving infrastructure, and contributing to the long-term revitalization of the neighborhood. Further details on the Soflo Project's design, impact, and implementation can be found throughout this Redevelopment Plan. Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.[21]

The Redevelopment Area offers exceptional accessibility, with bike-friendly infrastructure and dedicated parking to encourage alternative transportation options. Residents will benefit from a highly walkable environment, with downtown businesses, entertainment venues, and key amenities just steps away. The development is conveniently situated near the Springfield Cardinals minor league baseball stadium, local supermarkets, restaurants, and Missouri State University, making it an ideal location for students, professionals, and families alike. Additionally, nearby bus stops, medical facilities, and employment centers provide easy access to essential services, further enhancing the appeal of this vibrant, connected community.

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

This project is multi-family residential, housing development which will bring new housing to the area, enhancing the community with modern, high-quality living spaces while maintaining the character of the neighborhood. Designed to complement the surrounding neighborhood, the development will feature architecture and aesthetics in line with the existing housing stock, ensuring a seamless blend with the historic neighborhood to the south on Walnut Street. The new buildings will be of similar height and scale to the surrounding structures, preserving the visual harmony of the area while providing much-needed residential options. This project is in its early stages and remains far from completion.

[21] Exhibit A: Map of Redevelopment Area; Multi Projects Map

Other projects that will be developed in the future and after the Soflo Project Area, (the "Future Projects") are generally described as follows:

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

This project is multi-family residential housing development, designed to enhance the neighborhood while maintaining the character and scale of the surrounding area. The development will be thoughtfully integrated into the community, with architectural aesthetics, style, and design, that complement the existing properties and the Soflo redevelopment project. The height and size of the structures will align with those in the historic Walnut Street district to the south, ensuring a seamless transition between old and new while preserving the neighborhood's charm. Additionally, the project will prioritize bike accessibility and ample parking, encouraging alternative transportation options and reducing congestion in the area. This project is estimated to begin in fall of 2025.

Flo 301 Project Area

Located at 301 South Florence Avenue

This project is multi-family residential housing development, which will provide modern living spaces while maintaining the character and scale of the surrounding neighborhood. Designed with a focus on accessibility and sustainability, the development will include bike-friendly infrastructure and dedicated parking, encouraging alternative transportation options. The architectural style, and design, will complement the existing properties, and the Soflo and Hampton Suites Redevelopment projects, ensuring that the new residences blend seamlessly with the surrounding community. By maintaining a similar height and size to the historic neighborhood to the south on Walnut Street, the project will preserve the area's charm while introducing much-needed housing options. The sellers are not currently willing to sell, but we fully intend to purchase and develop the land once they decide to do so. As a result, the timeline for starting the project remains uncertain and dependent on when the property becomes available. While we are committed to moving forward with development, we must wait until the sellers are ready to proceed, making it difficult to establish a definitive start date at this time.

II. DESCRIPTION OF THE PROJECT

A) BOUNDARIES OF THE REDEVELOPMENT AREA

The Redevelopment Area is generally bounded by E McDaniel St to the north, an alley to the south, S Florence Ave to the east, and S Hampton Ave to the west. It consists of six parcels, totaling approximately 1.327 acres of real property, addressed as 301, 307, 311, 315, 323, and 327 S Florence Ave; 306 and 328 S Hampton Ave; and 1100 and 1104 E McDaniel Ave. A map identifying the Redevelopment Area is attached as Exhibit "A" [22] and incorporated herein. A legal description of the

[22] Exhibit A: Map of Redevelopment Area; Multi Projects Map

Redevelopment Area and is attached as Exhibit "C"[23] and incorporated herein. All properties are zoned R-HD, High-density Multi-family Residential District.

B) BOUNDARIES OF THE SOFLO PROJECT AREA

The Soflo Project Area contains a single, recently combined parcel. They are addressed as 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue in Springfield, Missouri.[24] The Soflo Project Area consists of approximately .6638 acres (approx. 28,900 square feet). A map identifying the Soflo Project Area is attached hereto as Exhibit A[25] and is legally described on Exhibit D[26] attached hereto.

The Developer (Soflo, LLC) purchased the properties over the year(s) of 2023-2024. There was a total of four structures on the three parcels of land, approximately ranging in age from the 1920's to the 1960's. Two were single family structures and two were multifamily structures [one non permitted duplex and one triplex]. In 2024, these structures were demolished for safety reasons after the city has determined it to be a life & safety issue. The property is currently in a partially constructed state and is entirely uninhabitable. In its present condition, it would not meet building code requirements, making it unsuitable for occupancy. Without significant improvements and completion of construction, the site remains unfit for residential use.[27] The developer intends to complete the project, pending an approval of partial real tax abatement, in accordance with the Redevelopment Plan.[28]

Furthermore, the developer dedicated approximately 1,125 square feet of land (7.5 feet by 150 feet) along the east side of South Hampton Avenue to the City of Springfield as additional right-of-way to meet roadway requirements. This ensures compliance with city regulations and allows for proper infrastructure planning. The right-of-way acquisition was handled by the City of Springfield's Traffic Department, Zoning Department, and Right-of-Way Department, ensuring that all necessary approvals and adjustments were made before redevelopment proceeded.

C) BOUNDARIES OF THE HAMPTON SUITES PROJECT AREA

The Hampton Suites Project Area contains four (4) parcels of land, which will be combined into one parcel. They are addressed as 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue in Springfield, Missouri. The Hampton Suites Project Area consists of approximately .5389 acres (approx. 23,400 square feet). A map identifying the Hampton Suites Project Area is attached hereto as Exhibit A[29] and is legally described on Exhibit E[30] attached hereto.

There are a total of five single family dwellings, approximately ranging in age from the 1900's to the 1940's, and three accessory structures. These properties are to be vacant in or before end of May, as any remaining tenants will not be releases.

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[23] Exhibit C: Legal Description of Redevelopment Area
[24] Exhibit H: Preliminary Site Plans and Renderings: Soflo Project Area
[25] Exhibit A: Map of Redevelopment Area; Multi Projects Map
[26] Exhibit D: Legal Description of Soflo Project Area
[27] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]
[28] See "Redevelopment Plan; D) Execution of the Project; c) Financing"
[29] Exhibit A: Map of Redevelopment Area; Multi Projects Map
[30] Exhibit E: Legal Description of Hampton Suites Project Area

D) BOUNDARIES OF THE FLO 301 PROJECT AREA

The Flo 301 Project Area contains a single parcel of land. This is addressed as 301 South Florence Avenue in Springfield, Missouri. The Flo 301 Project Area consists of approximately .124 acres (approx. 5,400 square feet). A map identifying the Flo 301 Project Area is attached hereto as Exhibit A[31] and is legally described on Exhibit F[32] attached hereto.

This property was purchased by current owners in 1995 and has once been renovated in the 1990's, nearly thirty years ago. The property has been vacant intermittently over the past five years.

E) NEED FOR REDEVELOPMENT

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The implementation of this Redevelopment Plan will eliminate the blighted conditions described in the Blight Report and briefly discussed here. The Redevelopment Plan will permit projects like the Soflo Project, Hampton Suites Project, and Flo 301 Project to develop the necessary utility infrastructure currently lacking to support significant redevelopment. It will also permit the removal of vacant, deteriorated, and dangerous buildings while simultaneously cleaning the Redevelopment Area more generally of structurally failing housing, glass, overgrowth, trash, etc. The economic and social liability of the Redevelopment Area caused by the significant deterioration of physical conditions, lack of development, and reduced commercial and residential traffic will be replaced with high quality and attractive multi-family residential projects. The Redevelopment Area is a prime opportunity to create a desirable living environment for residents and promoting increased traffic and economic opportunities within the mixed-use area, and just north of the iconic Historic Walnut Street and Missouri State University and just South of the minor league Springfield Cardinals baseball stadium, while increasing the taxable revenues to the City of Springfield.

F) REDEVELOPMENT PLAN OBJECTIVES AND STRATEGIES

a) GOALS OF THE SPRINGFIELD- FORWARD SGF COMPREHENSIVE PLAN

The Redevelopment Plan focuses on the redevelopment of a blighted area near downtown for low-density multi-family housing, with an emphasis on "missing middle" options like duplexes, townhomes, and multiplexes, which strongly aligns with the Forward SGF Comprehensive Plan.

Mixed Use Placetype Compatibility

The Mixed Use placetype is designed to support a wide variety of uses from residential, commercial, artisan, and even light industrial. It promotes adaptive reuse of existing buildings and aims to create lively, walkable areas. Adding low-density multi-family homes here fits seamlessly, supporting a diverse mix of uses and contributing to a more vibrant neighborhood.[33]

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[31] Exhibit A: Map of Redevelopment Area; Multi Projects Map
[32] Exhibit F: Legal Description of Flo 301 Project Area
[33] FORWARD SGF Comprehensive Plan, Ch 5 Land Use & Development, page 44

Supporting Blight Redevelopment

Forward SGF is clear, revitalizing aging neighborhoods and disinvested corridors is a major priority. Rebuilding in a blighted area helps meet that goal, breathing life back into underused properties. This aligns with the city's land bank efforts focused on turning vacant lots into productive spaces that strengthen the surrounding community.[34]

Missing Middle Housing & Neighborhood Diversity

The plan directly supports Forward SGF's push for housing diversity, especially the "missing middle" housing types that fall between single-family homes and large apartment complexes. Adding options like duplexes and townhomes helps meet the needs of young professionals, new families, and seniors while still blending into the neighborhood's character. [35]

Design & Context Sensitivity

More than anything, Forward SGF emphasizes good design. It's not just about what gets built but how it fits. Projects should match the scale, style, and feel of the neighborhood, especially when transitioning between different land uses. This well-designed multi-family project seamlessly complements the surrounding area.[36]

Creating Complete Neighborhoods

This development also supports the goal of creating complete neighborhoods, places where people have diverse housing choices, good connectivity, and easy access to shops, services, and amenities. Adding missing middle housing near downtown boosts walkability and livability.[37]

Downtown Proximity & Economic Impact

Being close to downtown is another plus. More residents mean more foot traffic, support for local businesses, and a stronger urban core, exactly what Forward SGF envisions. Plus, the Mixed Use area naturally serves as a transition zone from the bustling downtown to quieter residential neighborhoods.[38]

Chapter 5 (Land Use & Development)

The plan to redevelop a blighted area near downtown with low-density multi-family housing, focused on "missing middle" options like duplexes and townhomes, closely aligns with the Forward SGF Comprehensive Plan. Situated within the Mixed Use placetype, the project supports the city's vision of creating vibrant, walkable neighborhoods that blend residential, commercial, and light industrial uses. Adding this housing type promotes connectivity, enhances livability, and encourages adaptive reuse of underutilized spaces.

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[34] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 69
[35] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 72
[36] FORWARD SGF Comprehensive Plan, Ch 5 Housing & Neighborhoods, page 44
[37] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 69
[38] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 70

This redevelopment also advances Forward SGF's goal of revitalizing aging neighborhoods and corridors. By transforming a blighted site into productive use, the project aligns with land bank strategies aimed at stabilizing communities and attracting reinvestment. Forward SGF highlights the importance of housing diversity, and missing middle options offer much-needed choices for families, young professionals, and seniors while preserving neighborhood character.

Equally important is the plan's focus on thoughtful design and context. The development is expected to complement the surrounding area's scale and style, supporting the creation of complete neighborhoods with access to housing, jobs, and amenities. Its downtown proximity strengthens the urban core by boosting foot traffic and supporting local businesses. This effort aligns with Chapter 5's emphasis on infill and mixed-use.[39]

Chapter 7 (Housing & Neighborhoods):

Chapter 7 of the Forward SGF Plan focuses on creating complete neighborhoods with a range of diverse housing options, strong connectivity, and access to goods, services, and community facilities. Targeting "missing middle" housing—such as duplexes, townhomes, and multiplexes—directly supports this goal by offering alternatives between single-family homes and larger apartment complexes. These housing types help expand choices for a variety of household types, including young professionals, families, and seniors, while promoting equity and inclusivity.

Revitalizing disinvested neighborhoods is another key objective. Redeveloping a blighted area near downtown supports this by encouraging reinvestment and stabilizing property values. Initiatives like **Restore SGF** further promote neighborhood renewal and align with the plan's strategy to transform underutilized lots or aging properties into productive uses that fit the scale and character of surrounding neighborhoods.

The plan also emphasizes thoughtful design, prioritizing compatibility and context over strict land-use labels. While this project introduces low-density multi-family housing, its focus on quality design and neighborhood character aligns with Forward SGF's place-based approach. Ultimately, redeveloping this site supports the broader vision of building vibrant, complete neighborhoods that blend residential uses within the Mixed Use placetype, strengthen community connections, and maximize reinvestment opportunities.

The planned low-density multi-family redevelopment of a blighted area near downtown aligns with several priorities of the Forward SGF Comprehensive Plan. Located within the Mixed Use placetype, this project supports the city's vision of integrating residential, commercial, and neighborhood-serving businesses to create vibrant, walkable spaces. Multifamily uses, especially along reinvestment corridors or as a transition to lower-density areas, are considered compatible within Mixed Use zones, making this location ideal for infill housing.

Revitalizing this blighted site also advances Forward SGF's focus on reinvestment in underutilized or vacant properties, particularly through initiatives like the Springfield Land Bank. Transforming an abandoned area into productive housing supports neighborhood stabilization and strengthens older

[39] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 69

communities facing disinvestment. By promoting redevelopment in these areas, the plan aims to revitalize established neighborhoods and encourage reinvestment in aging corridors.

Targeting "missing middle" housing directly aligns with the plan's goal of increasing housing diversity and providing more equitable choices. Housing types like duplexes, townhomes, and multiplexes help fill the gap between single-family homes and large apartment complexes, offering options for a variety of households while preserving neighborhood character. The project's proximity to downtown further enhances its impact by supporting the urban core, boosting foot traffic, and complementing the city's place-based approach to creating complete, connected, and vibrant neighborhoods.[40]

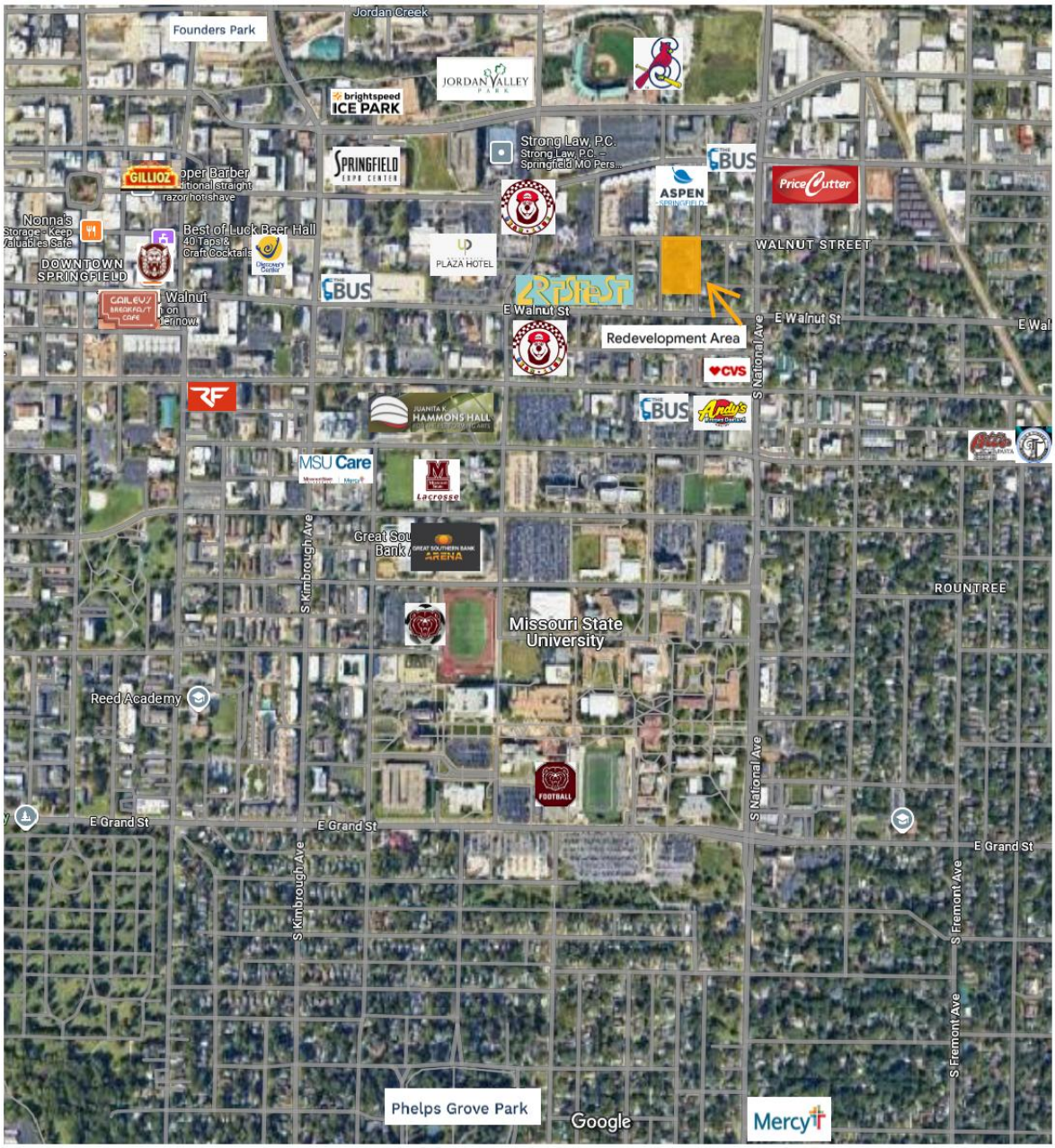
In Conclusion

This redevelopment aligns with Forward SGF's vision—revitalizing underused areas, increasing housing diversity, enhancing downtown vibrancy, and creating walkable, complete neighborhoods. With quality design and thoughtful placement, it supports the city's long-term goals while breathing new life into a struggling area.

[40] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 69

Walkable Area Map

[Within 10-15 minutes to Public Transportation, Schools, Entertainment, Outdoor Amenities][41]



[42]

[41] FORWARD SGF Comprehensive Plan, Ch 7 Housing & Neighborhoods, page 67

[42] Map: Walkable Area within 10-15 minutes [Public Transportation, Schools, Entertainment, Outdoor Amenities, Etc]

b) CURRENT CONDITIONS OF REDEVELOPMENT AREA

The Redevelopment Area suffers from significant physical deterioration, unsafe and unsanitary conditions, and structural issues that pose potential threats to life and property, as detailed in the Blight Report. Vacant and deteriorated structures, failing infrastructure, and environmental hazards have exacerbated the blight, discouraging private investment and hindering community growth. Substantial capital investment is necessary to rehabilitate and revitalize the area, transforming it into a functional and desirable space. Additionally, the Redevelopment Area is underutilized, failing to generate tax revenue at its full potential and potentially suppressing the economic vitality of the surrounding neighborhoods. Strategic redevelopment of the area will address these challenges, unlock its potential, and contribute to the local economy while improving the overall quality of life.

III. REDEVELOPMENT PLAN REQUIREMENTS

a) Overview

The Redevelopment Plan focuses on transforming the area into a vibrant residential multifamily neighborhood community, carefully designed to complement the existing style, size, and aesthetics of the surrounding neighborhoods. By aligning new developments with the architectural character of the area, the plan aims to seamlessly integrate modern housing while preserving the community's visual and historical appeal. Beyond its immediate impact, the redevelopment is expected to stimulate further private investment in the surrounding areas, creating a ripple effect of revitalization and economic growth. As new housing projects take shape, the overall safety of the neighborhood—both real and perceived—will improve, thanks to increased activity, investment, and a stronger sense of community engagement.

A key component of this redevelopment initiative is the encouragement of much-needed residential revitalization through partial real property tax abatement. By providing financial incentives, the plan seeks to attract developers and property owners to invest in new housing opportunities, ultimately increasing the area's housing supply and economic vitality. This strategic approach not only fosters growth within the redevelopment area but also supports long-term sustainability by ensuring that new projects are both economically viable and beneficial to the broader community. Through this initiative, the city aims to create a thriving, safe, and well-integrated residential district that enhances the quality of life for current and future residents.

The developer respectfully requests that the Redevelopment Plan be designated as a Multi-Project Redevelopment Plan based on factors outlined for Council consideration, including the size of the redevelopment area, the need for land assemblage, the phased nature of potential redevelopment projects, multiple property owners within the area, and the fact that the plan was initiated to facilitate redevelopment.[43]

b) Design Guidelines

All projects under this Redevelopment Plan should prioritize the use of high-quality materials and thoughtful design to enhance both aesthetics and functionality. The development should be planned to

[43] Springfield, MO Code of Ordinances Chapter 40- Community Development ARTICLE II- Workable Program, Sec. 40-19 (d)-Multi-project redevelopment plans

encourage pedestrian activity, creating a more walkable and inviting environment for residents and visitors alike. By incorporating well-designed pathways, streetscapes, and building facades, the redevelopment will contribute to a cohesive and visually appealing neighborhood that aligns with the surrounding community's character.

Additionally, all publicly visible sides of buildings—whether viewed from adjacent properties or roadways—must maintain a consistent level of architectural quality and finish. This ensures that every aspect of the development presents a well-maintained and polished appearance, reinforcing a sense of pride and investment in the area. A commitment to high standards in design and construction will not only improve the overall aesthetic appeal but also support long-term property values and encourage further private investment in the community.

c) Land Use Plan

a) Former and Existing Land Use Plan

The Redevelopment Area currently contains multiple structures, in varying states of disrepair. Several of these dwellings are in process of being vacated. Additionally, some of the structures within the redevelopment area are in various stages of construction but remain incomplete. These unfinished buildings further contribute to the area's instability, as they lack the necessary infrastructure and safety measures to be utilized effectively. The presence of both severe disrepair and incomplete structures underscores the urgent need for redevelopment to revitalize the area, enhance its livability, and attract new investment that will transform it into a thriving residential community.[44]

b) Proposed Land Use

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

The proposed land use for this redevelopment project involves transforming approximately 0.6638 acres into a multi-family residential development featuring duplex-style housing on a single combined lot. The plan includes the construction of up to 14 dwelling units, with a mix of two-bedroom units and four-bedroom units, offering diverse housing options to accommodate different household sizes. This redevelopment project highlights support of Missing Middle housing and aligns with the area's existing zoning regulations and aims to enhance the residential appeal of the neighborhood while increasing the availability of quality housing. Attached renderings and elevations further illustrate the design and layout of the proposed redevelopment, demonstrating how it integrates with the surrounding community.

In addition to the residential component, the developer is committed to making public improvements to the alleyway running east and west, just south of the redevelopment site. This alleyway is a vital access route not only for this project but also for the adjoining properties located on East Walnut Street. Upgrading this infrastructure will enhance connectivity, improve safety, and support both the new

[44] Exhibit G: Evidence in Support of Blight [Photos/Police Reports]

development and existing properties. By investing in these improvements, the redevelopment will contribute to the broader revitalization of the area, fostering a more accessible and functional urban environment for residents and businesses alike. The redevelopment plans and elevations reflecting the proposed land use are attached as Exhibit "H" and incorporated herein.[45]

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

The proposed redevelopment plan aims to transform approximately 0.5389 acres into a multi-family residential duplex community on a single combined lot. The developer plans to construct up to 12 dwelling units, offering a mix of two-bedroom and four-bedroom units, addressing a variety of housing needs within the community. These duplex-style homes contribute to the city's initiative for Missing Middle Housing, which seeks to provide diverse and affordable housing options between single-family homes and large apartment complexes. By developing multi-family residences in a way that blends seamlessly with the existing neighborhood, this project helps meet the growing demand for quality, well-designed housing while maintaining a sense of community and accessibility.

In addition to residential development, the project includes a public improvement to the city sewer system, which the sewer main runs north and south just west of the redevelopment area. Under this plan, and additional sewer will be installed on Hampton Avenue and going east along McDaniel Street. Upgrading this infrastructure will not only benefit future residents of the duplexes but also improve overall sewer capacity and functionality for neighboring properties. The redevelopment will adhere to existing zoning regulations, ensuring compliance with city planning objectives while contributing to the area's modernization and livability. Attached renderings and elevations provide a visual representation of the proposed land use, demonstrating the project's alignment with both community needs and urban development goals. The redevelopment plans and elevations reflecting the proposed land use are attached as Exhibit "I" and incorporated herein[46]

Flo 301 Project Area

Located at 301 South Florence Avenue

The proposed redevelopment aims to transform 0.124 acres into a multi-family residential duplex, adding much-needed Missing Middle housing to the community. Upon purchase, this project will introduce two dwelling units, providing housing options suitable for a variety of household sizes. By developing this duplex within existing zoning regulations, the project aligns with the city's goal of increasing housing density in a way that remains compatible with the surrounding neighborhood. The renderings and elevation plans illustrate how this development will integrate with the area, ensuring a balance between modern housing solutions and the existing community character. The redevelopment plans and elevations reflecting the proposed land use are attached as Exhibit "J" and incorporated herein[47]

[45] Exhibit H: Preliminary Site Plans and Renderings: Soflo Project Area
[46] Exhibit I: Preliminary Site Plans and Renderings: Hampton Suites Project Area
[47] Exhibit J: Preliminary Site Plans and Renderings: Flo 301 Project Area

Beyond providing new housing, this redevelopment contributes to community vitality by enhancing the availability of well-designed, efficient housing options that support a diverse and growing population. The introduction of a duplex-style residence encourages a more walkable, connected neighborhood, helping to sustain local businesses, schools, and public services. Additionally, Missing Middle housing plays a critical role in bridging the gap between single-family homes and larger apartment complexes, creating a more inclusive housing market that accommodates different income levels and lifestyles. This project will not only provide high-quality housing but also strengthen the local economy and contribute to a vibrant, sustainable neighborhood that fosters long-term growth and stability.

c) Existing and Proposed Zoning

The Redevelopment Area is zoned R-HD, High-density Multi-family Residential, district. No rezoning is anticipated to be required.[48]

d) Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. EXECUTION OF THE PROJECT

a) Execution

The Developer or its successors in intent will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

b) Land Acquisition

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

Land acquisition is not required for this project, as all necessary parcels have already been secured and consolidated into a single lot. This streamlined approach eliminates the need for further property negotiations and allows the redevelopment to move forward efficiently, ensuring a cohesive and well-planned development.

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

[48] Exhibit A: Map of Redevelopment Area; Zoning Map

Land acquisition is a crucial step in this project, as securing the necessary parcels is essential for redevelopment. The developer has already established agreements to acquire all required properties, ensuring a smooth transition once the acquisitions are finalized. These agreements provide a clear path forward, allowing the project to proceed without delays related to property negotiations.

Once all parcels have been acquired, they will be consolidated into a single parcel to streamline development and maximize land use efficiency. This combination will facilitate cohesive planning, infrastructure improvements, and construction, ensuring the project aligns with the overall redevelopment vision. By assembling the parcels into one, the developer can optimize site design and create a more functional and well-integrated residential community.

Flo 301 Project Area

Located at 301 South Florence Avenue

Land acquisition is a necessary component of this project, as the developer must secure ownership of the property to move forward with redevelopment. At present, the developer is pursuing a first right of refusal agreement with the current owner, ensuring the opportunity to purchase the land when the owner decides to sell. This agreement provides a clear path for acquisition, allowing the project to proceed as planned once the property becomes available.

c) Financing

The Developer is using conventional financing to finance the project.

The financing and loan guidelines for this project are contingent upon a partial real property tax abatement, as the success of the redevelopment hinges on financial feasibility.

The developer respectfully requests that the Redevelopment Plan be designated as a Multi-Project Redevelopment Plan based on factors outlined for Council consideration, including the size of the redevelopment area, the need for land assemblage, the phased nature of potential redevelopment projects, multiple property owners within the area, and the fact that the plan was initiated to facilitate redevelopment. While the multi-project requirements do not mandate a formal "but-for" test, the reality remains that these projects—including all public improvements—cannot proceed without this critical incentive.[49] The revitalization of the neighborhood depends on the financial viability of these efforts, and without tax abatement, the cost of redevelopment would be prohibitive, leaving the area in a continued state of decline and disinvestment.

The tax abatement ensures that necessary improvements—such as upgraded infrastructure, streetscape enhancements, and site rehabilitation—are economically feasible, allowing for long-term reinvestment and sustainability. Without the abatement, the projects cannot meet the lender's requirements, placing not only the Soflo Project at risk but also jeopardizing future projects, including the proposed Hampton Suites and Flo 301 projects. The but-for test, as defined by City Council, determines whether a redevelopment project would be financially unfeasible without tax abatement, and in this case, the answer is clear:

[49] Springfield, MO Code of Ordinances Chapter 40- Community Development ARTICLE II- Workable Program, Sec. 40-19 (d)-Multi-project redevelopment plans

without the incentive, redevelopment would not happen. The costs associated with demolition, infrastructure upgrades, and site preparation far exceed the financial return without support, making private investment alone insufficient to transform the neighborhood. The partial tax abatement is not simply a benefit but a necessity to bridge the financial gap and encourage investment that will revitalize the area, increase property values, and stimulate economic activity. Without it, the area will continue to suffer from blight, underutilization, and declining property conditions, hindering the city's broader redevelopment goals.

d) Disposition of Property

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

The developer dedicated approximately 1,125 square feet of land (7.5 feet by 150 feet) along the east side of South Hampton Avenue to the City of Springfield as additional right-of-way to meet roadway requirements. This ensures compliance with city regulations and allows for proper infrastructure planning. The right-of-way acquisition was handled by the City of Springfield's Traffic Department, Zoning Department, and Right-of-Way Department, ensuring that all necessary approvals and adjustments were made before redevelopment proceeded.

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

Land disposition will be a necessary step in this project, as the City of Springfield requires an approximate 7.5-foot of land for right-of-way requirements, along Hampton Avenue, to be deeded to them before the lots can be combined. This ensures compliance with city regulations and allows for proper infrastructure planning. The right-of-way acquisition will be handled by the City of Springfield's Traffic Department, Zoning Department, and Right-of-Way Department, ensuring that all necessary approvals and adjustments are made before redevelopment proceeds.

No other land disposition will be required.

e) Plan for Relocation Assistance

The majority of these properties located within the Redevelopment Area are currently unoccupied, meaning relocation assistance will not be required for these vacant structures. Only one property, a single house within the Flo 301 Project Area, is presently occupied, and as a condition of its purchase, it must be vacated before the closing. This ensures a smooth transition for redevelopment without the need for tenant relocation support, allowing the project to move forward efficiently

f) Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each state of the Project will be completed according to the following schedule:

Soflo Project Area

Located at 315, 323, 327 South Florence Avenue & 328 South Hampton Avenue

Completion of Acquisition of Parcels Summer 2024

Deed City of Springfield Additional Required R.O.W. Summer 2024

Combination of Parcels into one parcel Summer 2024

Construction Permitting Summer 2024

Site Work (Demolition) Fall 2024

Public Improvement Alleyway Completed Fall 2025 [but for a tax abatement: part of loan contingency]

Construction Completed Fall 2025 [but for a tax abatement: part of loan contingency]

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

Completion of Acquisition of Parcels Spring 2025

Deed City of Springfield Additional Required R.O.W. Spring 2025

Combination of Parcels into one parcel Spring 2025

Construction Permitting Fall 2025

Site Work (Demolition) Fall 2025

Public Improvement Sewer Extension Completed Fall 2025

Construction Completed Fall 2026

Flo 301 Project Area

Located at 301 South Florence Avenue

Pursuing First Right of Refusal Agreement Spring 2025

Rendering Plans and Drawings Spring 2025

Acquisition of property Tbd

Construction Permitting Tbd

Construction Completed Tbd

g) Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statuses, 2000.

h) Covenants

> *"The special ordinance approving a multi-project redevelopment plan shall be effective for up to five years, after which the designation shall cease to be in effect and the redevelopment plan shall be void, unless the previous designation is extended by a subsequent resolution of council prior to the plan's expiration."*[50]

The Redevelopment Plan will remain in effect for a period of five years from the date of final approval, after which it will automatically expire. During this timeframe, the plan will guide the redevelopment and use of the real property within the designated Redevelopment Area, ensuring that all improvements and developments align with its objectives. This long-term framework is intended to provide structure and consistency in revitalizing the area while fostering investment and economic growth.

Throughout this five period, the Developer and any future successors in interest must adhere to the guidelines set forth in the Redevelopment Plan to take advantage of the tax relief benefits provided under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000. Compliance with these regulations will be necessary for those seeking financial incentives, reinforcing the plan's role in shaping the redevelopment efforts.

V. OTHER PROVISIONS

a) Compliance with State and Local Law

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

b) Compliance with Workable Program

a. Multi-Project Redevelopment Plans

Pursuant to Section 40-19 of Article II of Chapter 40 of the Springfield City Code (the "Code")[51]*, where*
"(a) The purpose of this section is to allow flexibility regarding the applicability of this article, to ensure that tax abatement is available for future redevelopment of an area of the city which

[50] Springfield, MO Code of Ordinances Chapter 40- Community Development ARTICLE II- Workable Program, Sec. 40-19 (e)-Multi-project redevelopment plans
[51] Springfield, MO Code of Ordinances Chapter 40- Community Development ARTICLE II- Workable Program, Sec. 40-19 (e)-Multi-project redevelopment plans

contains widespread evidence of blighting factors, where an overall plan for redevelopment is required to address said blighting factors.
(b) City council, by resolution, shall have the authority to designate and declare that a redevelopment plan qualifies as a multi-project redevelopment plan.
(c) For purposes of this section 40-19, factors that council shall consider when designating a redevelopment plan as a multi-project redevelopment plan shall include:

(1) Size of the redevelopment area;
(2) If land assemblage is required;
(3) Whether the entire scope of the potential redevelopment projects within the redevelopment area is known at the time of application;
(4) Whether the redevelopment plan was initiated by the city to facilitate redevelopment in an area; and
(5) Whether there are multiple land owners of discrete parcels or properties within the redevelopment area.

(d) Any multi-project redevelopment plan or project submitted in accordance with such redevelopment plan shall be exempt from the requirements of this article except for the following provisions:

(1) Subsection 40-13(d), provided that the statement of projected tax impact described in subsection 40-13(d)
(2) shall not be required;
(2) Section 40-16; and
(3) This section 40-19.

(e) The special ordinance approving a multi-project redevelopment plan shall be effective for up to five years, after which the designation shall cease to be in effect and the redevelopment plan shall be void, unless the previous designation is extended by a subsequent resolution of council prior to the plan's expiration." [52]

This Redevelopment Plan meets the criteria outlined in Section 40-19 of Article II of Chapter 40 of the Springfield City Code for a multi-project redevelopment plan, and therefore, is not required to demonstrate a "but-for" financial feasibility study. The plan qualifies under the provisions set forth by the City Council, which allows for tax abatement in areas suffering from widespread blight where a comprehensive redevelopment approach is necessary. The factors considered in determining a multi-project redevelopment plan—such as the size of the redevelopment area, the need for land assemblage, the overall scope of the project, the assemblage of land that is required, and whether the city initiated the redevelopment efforts—have all been met in this case. As a result, this plan is exempt from the standard financial feasibility requirements, with the exception of specific provisions outlined in Subsection 40-13(d), Section 40-16, and Section 40-19 of the Code.

However, while the project is not required to demonstrate a formal "but-for" financial feasibility study, it remains clear that this redevelopment would not be feasible but for the availability of tax abatement. Without this financial mechanism, the costs associated with revitalizing the blighted area—addressing infrastructure deficiencies, redevelopment of the area, and attracting private investment—would be prohibitively high, deterring development altogether. The multi-project designation ensures the longevity of this redevelopment plan for up to five years, allowing for the necessary investment and redevelopment efforts to take place. If needed, the designation can be extended by a subsequent City Council resolution

[52] Springfield, MO Code of Ordinances Chapter 40- Community Development ARTICLE II- Workable Program, Sec. 40-19 (e)-Multi-project redevelopment plans

prior to its expiration, ensuring that the area continues to benefit from the tools necessary to facilitate comprehensive redevelopment and long-term economic revitalization of the City's aging neighborhoods.

b. Redevelopment Agreement

Pursuit to Section 40-14 of Article II of Chapter 40 of the Springfield City code (the "Code"), where "prior to applying to the LCRA for a certificate of qualification for tax abatement, the applicant shall execute a redevelopment agreement with the city, which has been approved by council concurrent with the redevelopment plan. Said agreement shall contain, at least, the following provisions:

> *(1) A termination clause which states that in the event of a breach of the redevelopment agreement or the redevelopment plan, that the city is entitled to damages from the breaching party in an amount equal to all ad valorem taxes which would have been assessed subsequent to the date of the breach and otherwise be payable with respect to the property had the LCRA not issued a certificate of qualification for tax abatement for the project. Said clause shall contain a notice and opportunity to cure before its provisions are acted upon;*
> *(2) Provisions by which subsequent purchasers of property within the redevelopment area are bound by the provisions of the redevelopment agreement and redevelopment plan for the duration of any tax abatement authorized in connection with said redevelopment plan; and*
> *(3) That the terms of the redevelopment agreement shall be considered essential terms of the approved redevelopment plan and that any violation of the redevelopment agreement shall constitute a violation of the redevelopment plan."*

Before the application for a Certificate of Qualification for Tax Abatement (the "Certificate") is issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall, at a minimum, address the requirements specified in Section 4-14 of the Code. [53]

c) Public Facilities

The Redevelopment Plan is not expected to create a need for additional public resources such as schools, parks, recreational spaces, or community facilities. However, upgrades and potential relocations of essential infrastructure—including water, sewer, and other public utilities—will be necessary to support the redevelopment. Alleyway upgrades, sewer extensions, and Sidewalk improvements, conforming to ADA standards, may also be required to enhance pedestrian accessibility and safety. The cost of these upgrades will be the responsibility of the property owner executing the development, although approved incentives or taxing districts may help offset some of these expenses.

Additionally, any projects that require new utility installations must ensure that all lines are placed underground to maintain a clean and unobstructed streetscape. The redevelopment will also provide

[53] Springfield, MO Code of Ordinances Chapter 40- Community Development ARTICLE II- Workable Program, Sec. 40-14 (1)(2)(3) Redevelopment Agreement

adequate parking options, including private off-street spaces as well as access to public on-street and off-street parking. All parking accommodations will be designed to meet statutory requirements set by City ordinances and approved design standards, ensuring that the new development is both functional and compliant with local regulations.

d) Procedure for Changes to Modification of Plan

The Redevelopment Plan may be amended or modified upon application by the developer or its successors in interest, subject to approval by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. If the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

1) Map of Redevelopment Area; Zoning Map …….…… Figure A-1
2) Map of Redevelopment Area; Multi-Project Map ……...…… Figure A-2
3) Map of Redevelopment Area; Future Placetypes ……...……..…. Figure A-3

EXHIBIT A

MAP OF REDEVELOPMENT AREA;

ZONING MAP

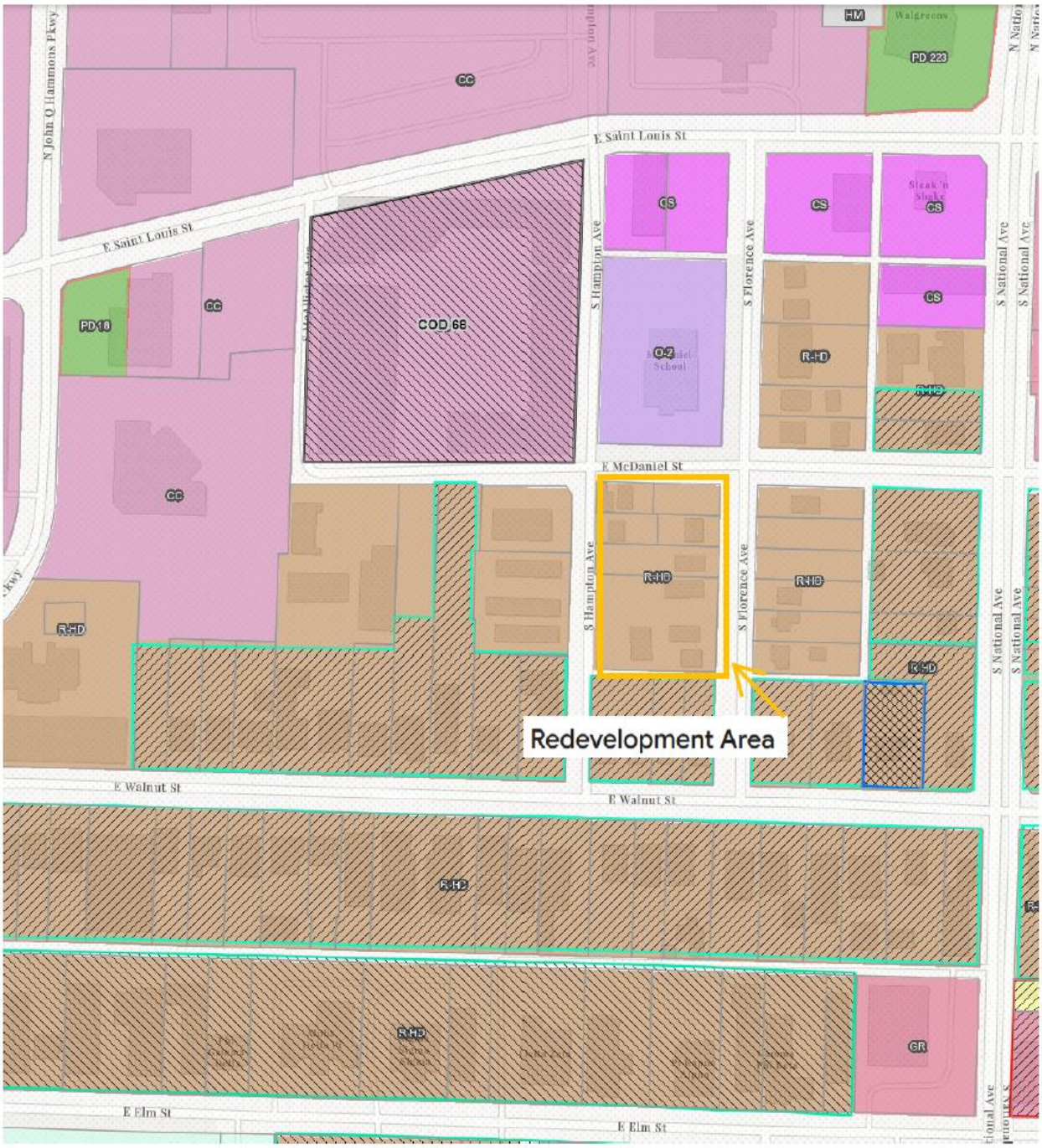


Figure A-1

EXHIBIT A

MAP OF REDEVELOPMENT AREA;

MULTI-PROJECT MAP

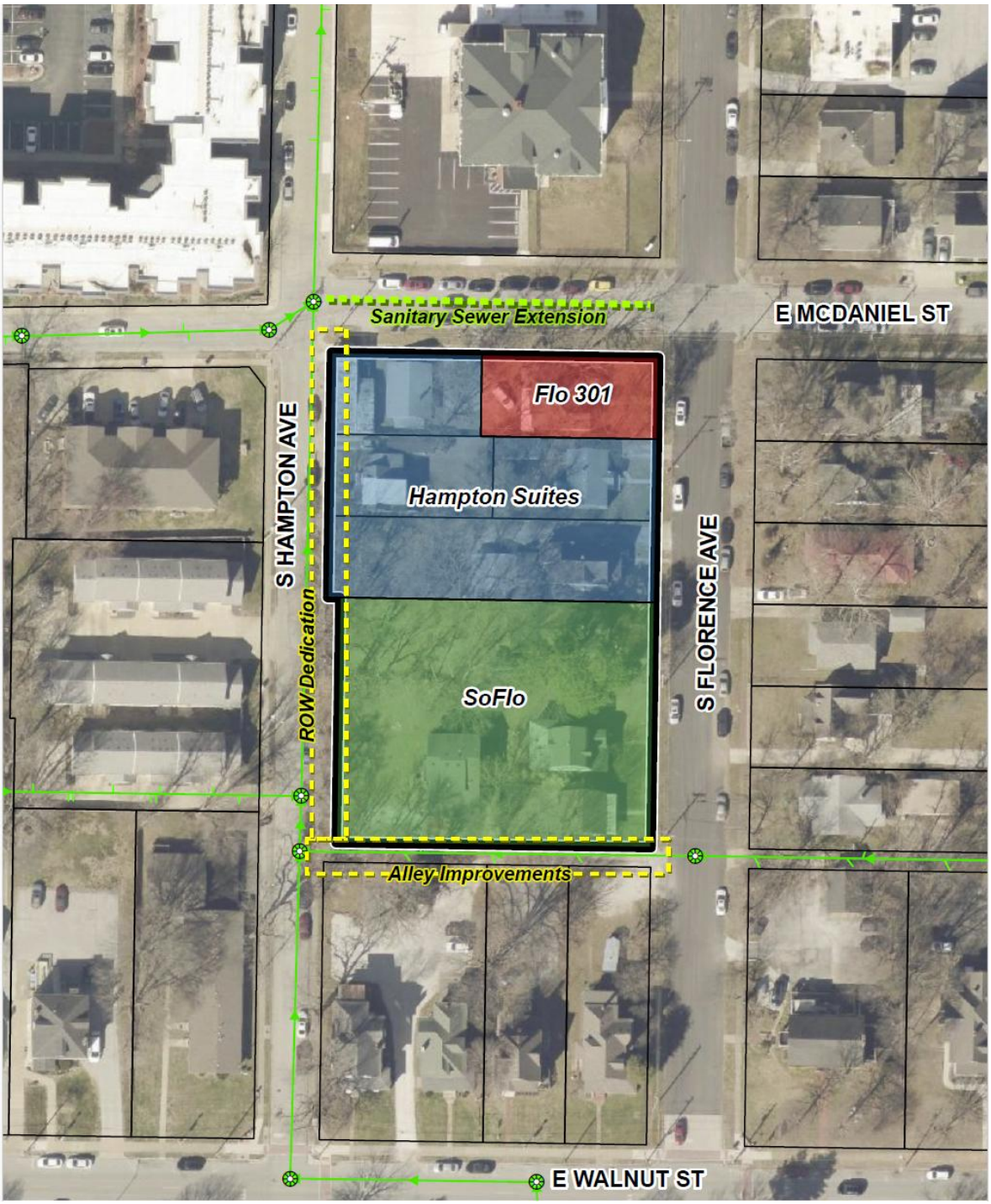


Figure A-2

EXHIBIT A

MAP OF REDEVELOPMENT AREA;

FUTURE PLACETYPES

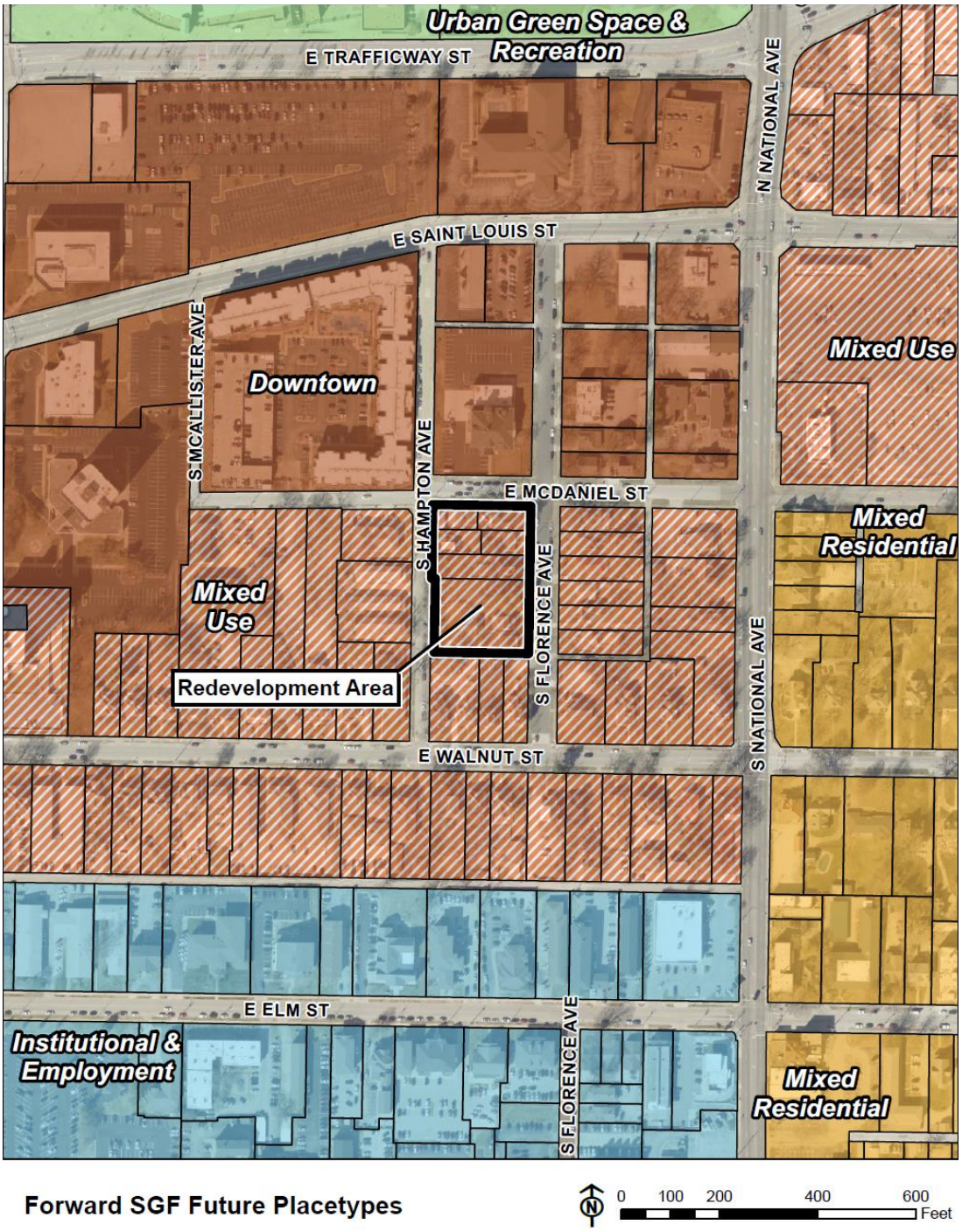


Figure A-3

EXHIBIT B

MAP OF JORDAN VALLEY PARK TIF BLIGHTED AREA

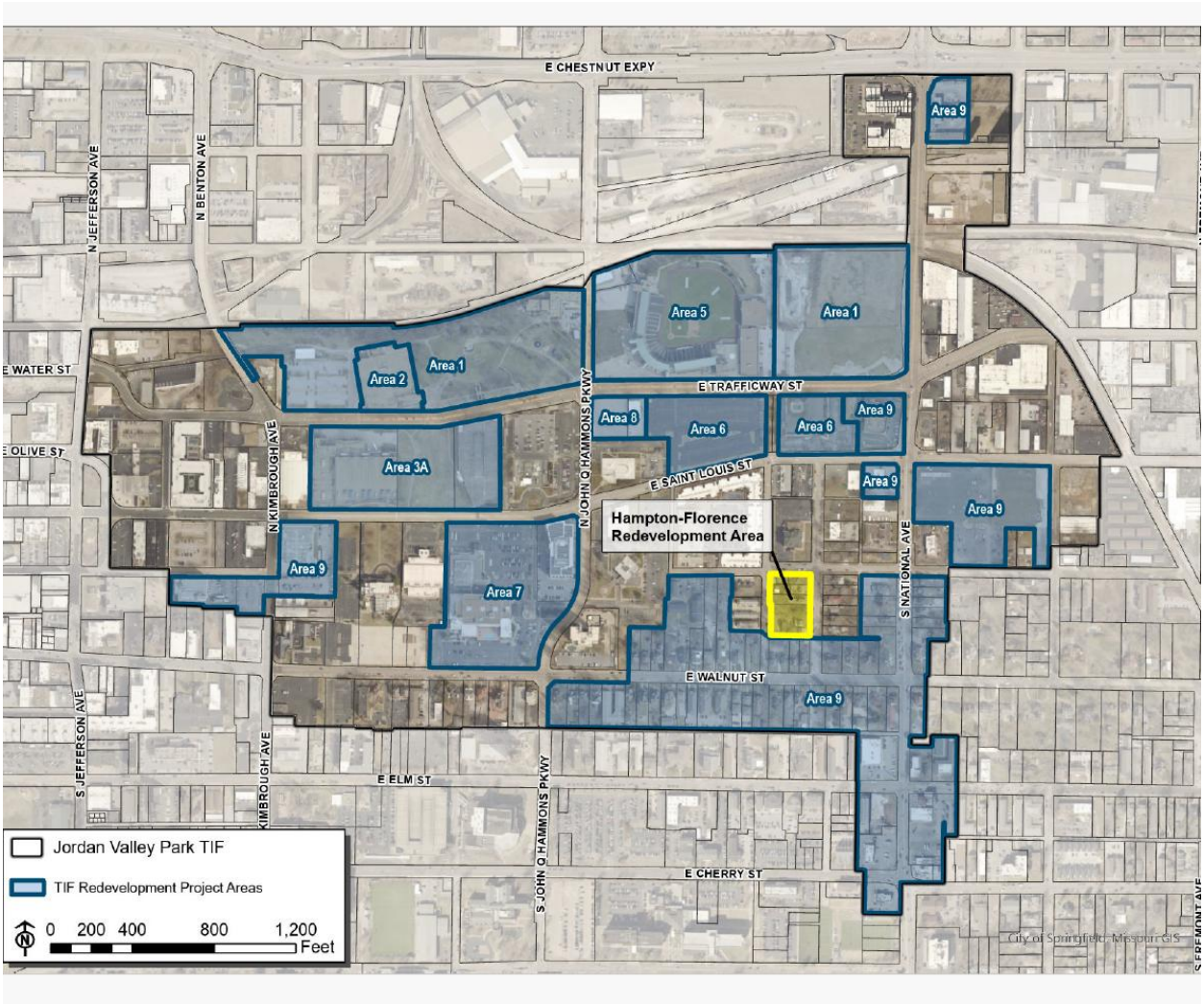


EXHIBIT C

LEGAL DESCRIPTION(S) OF REDEVELOPMENT AREA

301 South Florence Avenue

THE EAST 108 FEET OF LOT TWENTY-NINE (29), EAST SIDE ADDITION, IN THE CITY SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

307 South Florence Avenue

THE EAST HALF (E1/2) OF LOT 30 OF EAST SIDE ADDITION, ACCORDING TO THE RECORDED PLAT OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

311 South Florence Avenue

ALL OF LOT THIRTY-ONE (31) EAST SIDE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF

306 South Hampton Avenue

ALL OF THE WEST HALF (W1/2) OF LOT THIRTY (30) IN THE EAST SIDE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF

1100-1104 East McDaniel Avenue

ALL OF THE WEST NINETY-TWO FEET OF LOT TWENTY-NINE (29) IN THE EAST SIDE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

315 South Florence Avenue, 323 South Florence Avenue, 327 South Florence Avenue, 328 South Hampton Avenue

LOTS 32, 33, & 34 OF EAST SIDE ADDITION, EXCEPT THAT WHICH HAS BEEN DEDICATED AS RIGHT-OF-WAY, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT D

LEGAL DESCRIPTION(S) OF SOFLO PROJECT REDEVELOPMENT AREA

315 South Florence Avenue, 323 South Florence Avenue, 327 South Florence Avenue, 328 South Hampton Avenue

LOTS 32, 33, & 34 OF EAST SIDE ADDITION, EXCEPT THAT WHICH HAS BEEN DEDICATED AS RIGHT-OF-WAY, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT E

LEGAL DESCRIPTION(S) OF HAMPTON SUITES PROJECT REDEVELOPMENT AREA

307 South Florence Avenue

THE EAST HALF (E1/2) OF LOT 30 OF EAST SIDE ADDITION, ACCORDING TO THE RECORDED PLAT OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

311 South Florence Avenue

ALL OF LOT THIRTY-ONE (31) EAST SIDE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF

306 South Hampton Avenue

ALL OF THE WEST HALF (W1/2) OF LOT THIRTY (30) IN THE EAST SIDE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF

1100-1104 East McDaniel Avenue

ALL OF THE WEST NINETY-TWO FEET OF LOT TWENTY-NINE (29) IN THE EAST SIDE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT F

LEGAL DESCRIPTION(S) OF FLO 301 PROJECT REDEVELOPMENT AREA

301 South Florence Avenue

THE EAST 108 FEET OF LOT TWENTY-NINE (29), EAST SIDE ADDITION, IN THE CITY SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT G

1) Evidence In Support of Blight Conditions: Photos ...…… ……. Figure G-1; G 61
2) Evidence In Support of Blight Conditions: Springfield Police Reports ...…….. Figure G-62; G91

EXHIBIT G

EVIDENCE IN SUPPORT OF BLIGHT

PHOTO DOCUMENTATION

[Figure G1-G61]

G1. The rotted roof has severe structural failure, with large sections of missing or deteriorated shingles exposing the underlying structural beams to the elements. The failing section over the garage is hazardous, as the compromised support could lead to a sudden collapse, posing risks to both the structure and anyone nearby.

G2. This garage is severely deteriorated, with a collapsing roof, missing structural supports, and exposed openings, making it unsafe and uninhabitable. Its unstable condition poses a serious hazard to the neighborhood, creating an eyesore and potential for vagrants, due to the risk of collapse and unauthorized entry.

G3. This basement floor is heavily contaminated with feces, urine, and raw sewage from broken sewer laterals going under a separate, creating a severe health hazard. The presence of biohazardous waste poses risks of bacterial infections, airborne pathogens, and structural damage.

G4. This outdated electrical fuse panel poses a serious fire hazard due to its limited capacity and potential for overloading, especially if modern electrical demands exceed its design. The risk of overheating, short circuits, and improper fuse replacements increases the likelihood of an electrical fire.

G5. The improperly supported deck poses a serious safety hazard, increasing the risk of collapse and injury due to its lack of structural integrity, while the moldy, rolled-up carpet left in the yard creates an unsanitary eyesore, potentially harboring pests and allergens.

G6. The water-damaged wall and window frame show significant decay, indicating persistent moisture issues and potential structural deterioration.

G7. The structurally cracked, water-stained foundation basement wall shows signs of structural instability, flooding, indicating serious deterioration.

G8. The chipping lead paint on this rotting window frame poses a serious health hazard, particularly for children and pets, as lead exposure can cause neurological damage and developmental issues. The decayed wood also indicates structural weakness, increasing the risk of water infiltration, mold growth, and pest infestations.

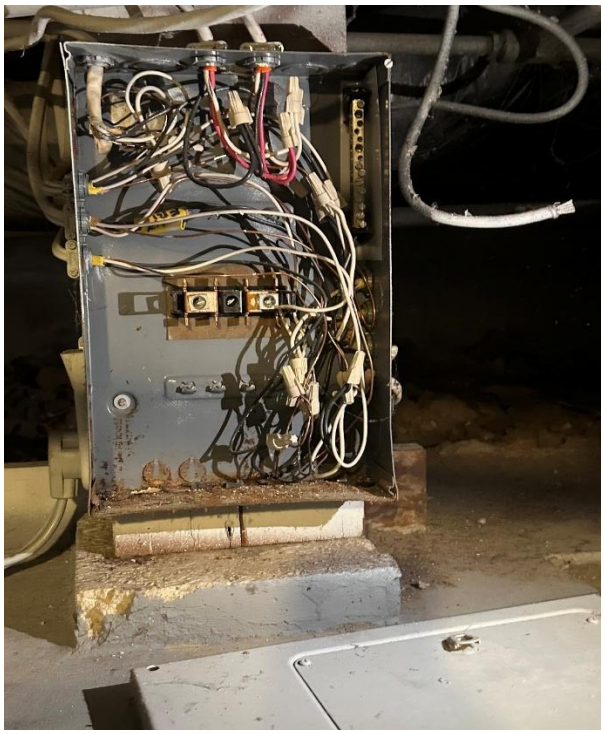
G9. The excess brush and overgrown vegetation have overtaken the area, creating an unsightly and hazardous environment that can harbor pests and obstruct visibility. The damaged and deteriorating fence, with sections that appear broken or collapsed, further adds to the neglected appearance, reducing security and contributing to the overall blight of the property.

G10. The broken asbestos shingles and cracked foundation indicate severe structural deterioration, posing both health risks from hazardous materials and potential instability issues for the building.

G11:12. A failing retaining wall, falling over into public sidewalks, poses a significant hazard to pedestrians. The structural instability may also lead to a complete collapse. Additionally, displaced debris on the sidewalk creates a tripping hazard, further increasing the risk of accidents.

G13. The rotted door shows significant deterioration and peeling paint, while the presence of mold and moisture damage indicates poor ventilation and potential structural decay.

G14. The plumbing is outdated and not code compliant. Unsuitable materials, and unsecured drain connections, could lead to leaks, and water damage.

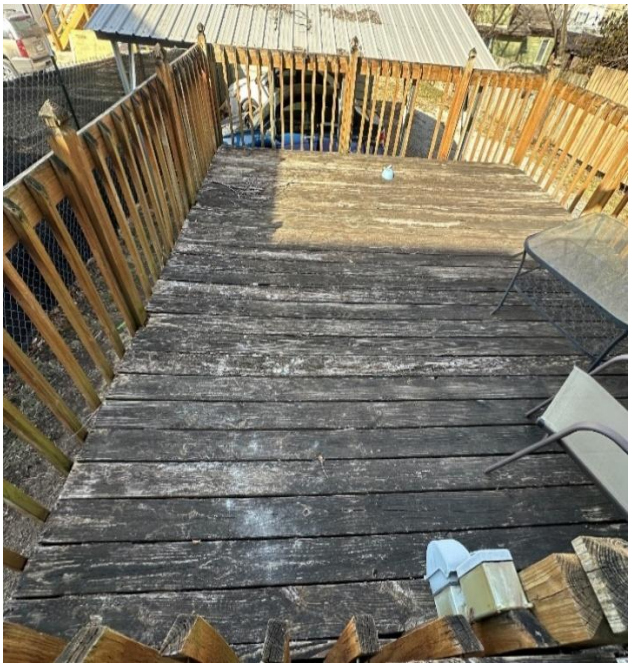


G15. This improperly wired electrical panel poses a serious fire and electrocution hazard, with unsecured connections, overloaded circuits, and a lack of proper insulation or grounding.

G16. The rotting fascia shows severe wood decay and structural deterioration, being vulnerable to water damage, pest infestation, and further structural compromise.

G17. The tree root system is growing through the foundation is causing serious structural concerns.

G18. The deck's rim joist is severely rotted and detaching from the wall, compromising the structural integrity of the deck and posing a serious safety hazard due to potential collapse.



G19. This deck is in a severely deteriorated condition, with rotting, warped boards, and extensive weather damage, making it structurally unsound.

G20. The window frame is severely deteriorated, with rotting, cracked wood, and peeling paint.

G21. The chipping and peeling paint on this older home suggests the presence of lead-based paint, which poses serious health hazards if not properly contained. Additionally, the foundation consists of non-code-compliant materials, leading to severe structural instability, while the indoor plumbing draining directly into exterior gutters creates potential contamination risks, contributing to unsafe living conditions and water-related health concerns.

G22. The rotting soffit and deteriorating fascia boards show significant water damage, possibly going into the walls. The decay of the siding along with with chipping paint that may contain lead, posing both structural and potential health hazards.

G23. The rotting wood and deteriorated soffits, along with the failing gutters, show clear signs of water damage and possible mold growth, exacerbated by gaps that allow animal and rodent intrusion.

G24. The indoor plumbing is improperly routed through the exterior wall, extending directly into the ground without proper drainage infrastructure, creating potential sanitation and structural risks. Additionally, the broken asbestos siding has been inadequately patched with spray foam, which is not a safe or code-compliant repair method, further compromising the integrity of the building.

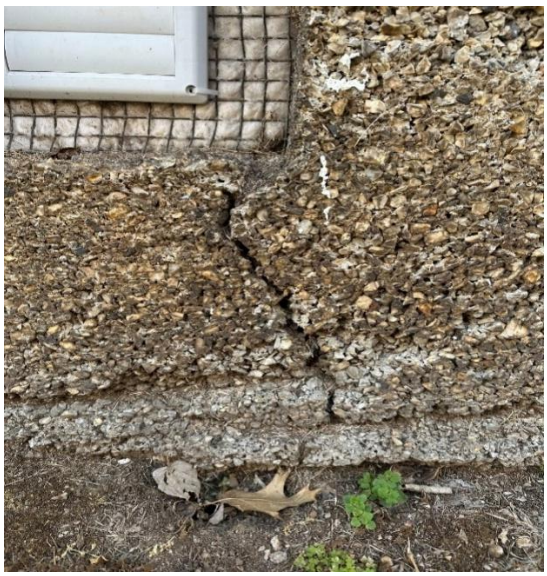
G25. The roof is severely deteriorated, with cracked, peeling, and failing waterproofing materials, creating a high risk for water intrusion, structural damage, and further degradation.

G26:27. The severely damaged roof and siding show significant structural deterioration, peeling paint, and exposed underlayment, posing a high risk for water infiltration, further decay, and potential collapse.

G28. The concrete step is severely deteriorated, with large cracks, crumbling edges, and exposed aggregate, creating a trip hazard and structural instability.

G29. The concrete porch is cracked and structurally failing. The railing is rotting and not secure.

G30. The improperly installed window air conditioning unit is surrounded by expanding foam insulation, with a makeshift, deteriorating awning, creating both an unsightly and potentially unsafe condition.



G31. The cracked foundation, is structurally failing, and a structural footing is non-existent.

G32. The structure shows severe deterioration, with chipped and peeling paint, rotting wood, a warped door, and a missing window, all contributing to significant structural and safety concerns.

G33. The railing is broken and severely deteriorated, posing a serious fall hazard. Additionally, the chipping and peeling paint is indicative of potential lead-based paint, creating significant health and safety risks, particularly for children.

G34. The peeling paint, rotting fascia, and overgrown vines on this deteriorating gable end indicate significant concerns about potential lead-based paint hazards.

G35. The sagging and damaged gutter, deteriorating chimney and peeling paint show significant deterioration to the property.

G36. The siding in this image is severely cracked and deteriorating, exposing the underlying structure to potential water intrusion and further structural issues.

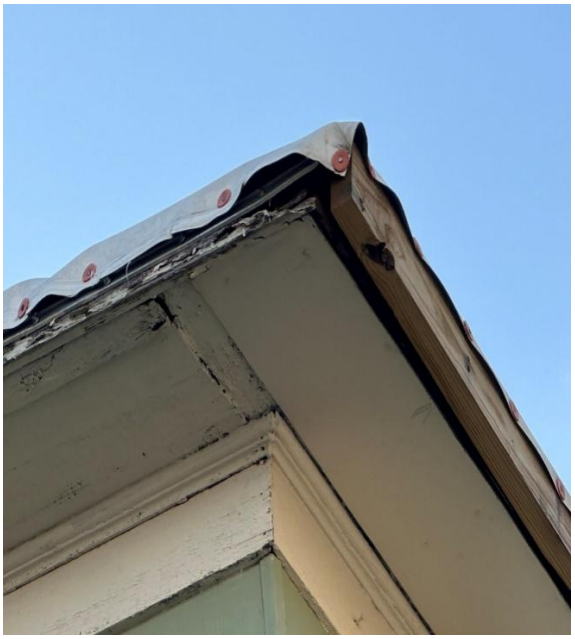
G37. The steps and decking in this image are heavily weathered, with rotting wood, peeling paint, and moss growth, creating a hazardous and unstable entryway.

G38. The cracked foundation, broken window, and accumulated trash create an unsafe and unsanitary environment, contributing to structural instability and potential pest infestations. This neglected area poses both health and safety risks, further deteriorating the property and negatively impacting the surrounding neighborhood.

G39. The soffit is severely damaged with exposed insulation, rotting wood, and deteriorating materials, creating structural concerns and potential entry points for pests.

G40. The lower portion of this exterior wall exhibits severe deterioration, including rotting siding, peeling paint, and water damage, and debris accumulation, creating structural and pest intrusion risks.

G41. The soffit and fascia show significant deterioration, with rotting wood, peeling paint, and exposed spray foamed edges, potentially leading to structural damage and pest intrusion.



G42. The roof's edge and soffit show severe deterioration with rotting wood, peeling paint, and an improperly installed roof.

G43. The soffit and fascia are severely deteriorated with rotting wood, structural separation, creating potential for water intrusion and further damage.

G44. The siding is severely damaged with large cracks, missing sections, and signs of decay, exposing the structure to water.

G45. The kitchen is outdated, with undersized non grounded electrical, broken appliances and worn cabinetry, and exposed plumbing.

G46. The foundation has a significant crack in it, indicating structural instability, with a potentially vulnerable electrical pipe running across it.

G47. The incomplete job site with construction materials, debris, and unfinished work, creating a potential hazard until its habitable.

G48. The electrical wires that have been cut by vandals and left exposed, and posing a serious safety and shock hazard.

G49. The construction site with scattered debris, unfinished bricks, and scaffolding, indicating an incomplete work area.

G50. This shattered window, due to vandalism, poses a serious safety hazard with sharp glass shards and compromises the security of the building.

G51. The sidewalk is absent, and in need of replacement, bringing it up to ADA standards.

G52. This sidewalk is severely deteriorated with large cracks, uneven surfaces, and broken sections, creating a major tripping hazard.

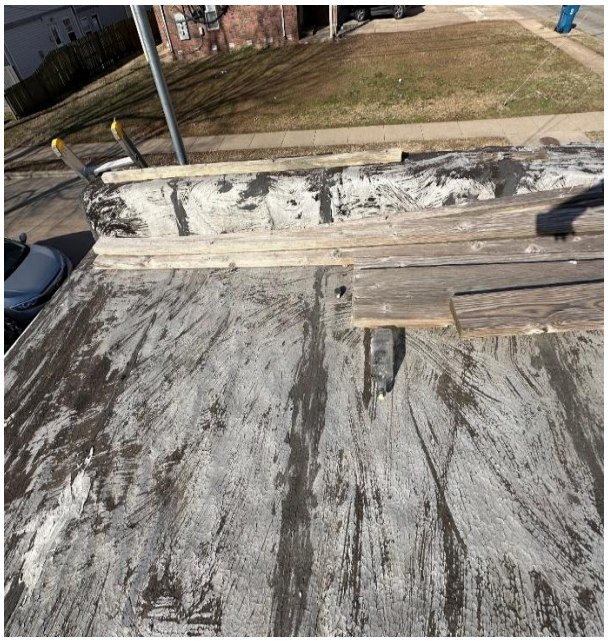
G53. This foundation corner of the porch has significant cracks, indicating potential structural issues.

G54:55. This broken concrete approach and unpaved alleyway are in poor condition, with uneven surfaces, including broken sidewalks, loose gravel, and visible deterioration, making access difficult and potentially hazardous. This alleyway serves multiple dwelling units, a local business, and their employees. The sidewalk serves as a pedestrian path of travel for hundreds of students that attend Missouri State University.

G56. The foundation has a significant structural crack, indicating foundation issues that compromise the building's integrity.

G57. The foundation has a major structural crack, posing a serious risk to the building's stability.

G58. The roof is severely deteriorated with extensive cracking, patchwork repairs, and failing materials, indicating it has no remaining lifespan and needs complete replacement.



G59. The roof is in a state of extreme deterioration, with extensive cracking, weathered coatings, and makeshift wooden repairs, indicating it has completely failed and requires full replacement.

G60. This roof is in an advanced state of decay, with extreme cracking, peeling coatings, and makeshift, ineffective repairs, leaving it completely compromised and in need of full replacement.

G61. This structure exhibits extreme deterioration, with severely rotted wood, rusted and damaged plumbing vent piping, and failing layers of material, indicating a critical need for immediate structural repairs.

EXHIBIT G

EVIDENCE IN SUPPORT OF BLIGHT

SPRINGFIELD POLICE REPORTS FROM THESE PROPERTIES

[Figure G62-G91]

Springfield Police Department

Incident: SPD210622021532

Incident details:

Incident Type:	Burglary, Residential
Incident time:	06/22/2021 13:00 - 06/22/2021 14:00
Reported time:	06/22/2021 15:28
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Residential burglary

Involved Persons:

Name:	BUSH, HARLI M	**Gender:**	Female
Classification:	Suspect		
Name:	BARNES, ANTHONY JAMES	**Gender:**	Male
Classification:	Property owner; Victim		

Involved Property:

- Entertainment: Television / Damaged / VIZIO [TELEVISION] / TELEVISION
- Media card / Evidence / MEDIA CARD
- P21016503 / Documents: Papers, letters, documents / Evidence / [NOTE] / NOTE

Involved Officers:

- Reporting officer / ROBINSON, P. / #1647 / SPD / Sworn / SQUAD 3 / #1493 D'ANDREA, T. / 06/22/2021 / 20210622 --:--:--:---

Reports:

General report:

Author:	#1647 ROBINSON, P.	**Report time:**	06/22/2021 16:15
Entered by:	#1647 ROBINSON, P.	**Entered time:**	06/22/2021 16:15

Narrative:

On 22 June 2021 at 1533 hours, I was dispatched to 328 S. Hampton in reference to a past residential Burglary. When I arrived, I spoke to the victim, Anthony Barnes.

Barns explained to me that he believed his ex-girlfriend, Harli Bush, broke into this apartment and damaged his television. Harli never lived at the apartment where Barnes was living. He presented me a handwritten note which was attached to his door. He was gone from home between 1300 hours and 1400 hours on 6/22/21.

The note had the name Harli written on the front and was then folded in half. On the inside the note stated, "I'm sorry I wish we were friends but this is not going to work. See you at Martha's, Junkie"

On scene it appeared as though the suspect entered the home by pushing a window air conditioner into the living room and climbing into the window. There was no damage to the air conditioner or window. The television was a 48-inch Vizio flat screen with an original value of $350.

I photographed the scene and logged the media card into the property room as evidence along with the note.

I provided the case number to Barnes and explained the ex-Parte process to him. He stated he wanted to press charges if Harli did not leave him alone.

G.62

Springfield Police Department

Incident: SPD210725025939

Incident details:

Incident Type:	Burglary, Residential
Incident time:	07/25/2021 09:00 - 07/25/2021 15:00
Reported time:	07/25/2021 15:15
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	burglary, residential

Involved Persons:

Name:	BARNES, ANTHONY JAMES	**Gender:**	Male
Classification:	Complainant; Property owner		

Involved Property:

- Entertainment: Speaker / Stolen / LG [SOUND BAR] / MEZ568R427940
- Entertainment: Television / Stolen / ONN [TELEVISION] / P9190801C5A037048
- Police video/recording / Evidence / BODY CAMERA- BRUTON, 1982
- Media card / Evidence / MEDIA CARD

Involved Officers:

- Reporting officer / BRUTON, C. / #1982 / SPD / Sworn / SQUAD 8 / #1436 STEELE, J. / 07/25/2021 / 20210725 --:--:--:---

Reports:

General report:

Author:	#1982 BRUTON, C.	**Report time:**	07/25/2021 19:36
Entered by:	#1982 BRUTON, C.	**Entered time:**	07/25/2021 19:36

Narrative:

On 7/25/2021 at approximately 1530 hours I was dispatched to 328 S. Hampton Ave. Apt B to investigate a residential burglary.

When I arrived, I contacted Anthony Barnes who stated he went to work at 0900 hours today and when he returned at approximately 1500 hours, he noticed 2 items missing from his entertainment center located in the living room.

The items were:

- 52-inch ONN Flatscreen television. SN: P9190801C5A037048. Value: $200.0
- LG soundbar speakers. SN: MEZ568R427940. Value: $100.0
- Total Value: $300.0

Barnes told me when he left for work, he had a window A/C unit sitting in the window located on the west side of the residence and that he left a sliding door on the east side of the building unsecured. Barnes said the window will not secure when the A/C unit is sitting in the window and has a 4-inch gap on both sides. Barnes stated the entertainment center had been moved out a few inches from the wall.

Using my issued point and shoot camera I photographed the residence, the window, and where the items were located and later submitted the media card into the property room as evidence.

I dusted for latent prints around the window, entertainment center, and back door and was unable to identify any prints.

I conducted a canvass of the area and did not locate any surveillance camera's and was unable to make contact with residence in APT A.

My body worn camera was later uploaded for review.

G.63

Springfield Police Department

Incident: SPD161129050542

Incident details:

Incident Type:	Robbery, Home Invasion
Incident time:	11/29/2016 02:40 - 11/29/2016 03:10
Reported time:	11/29/2016 03:07
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Suspended - pending further leads
Summary:	3 males robbed others at gun point

Involved Persons:

Name:	GAMBLE, JESSICA MARIE	**Gender:**	Female
Classification:	Victim		
Name:	MINICH, DEREK PAUL	**Gender:**	Male
Classification:	Victim		
Name:	BISHOP, WESLEY E	**Gender:**	Male
Classification:	Victim		
Name:	BRYAN, WILSON JAMES	**Gender:**	Male
Classification:	Witness		

Involved Property:

- Personal: Cell phone / Stolen / SUMSUNG S6 EDGE [S6 EDGE]
- U.S. currency : Cash / Stolen / $700 IN CASH
- Entertainment: Game console / Stolen / MICROSOFT XBOX [XBOX ONE]
- Credit card : Other / Stolen / CENTRAL BANK CREDIT CARD
- Identification : License, operator/driver / Stolen / DRIVER LICENSE / V108206004
- U.S. currency : Cash / Stolen / $220 IN CASH
- Personal: Wallet / Stolen / [WALLET]

Involved Officers:

- Investigator; Reporting officer / WILLIAMS, C. / #1370 / SPD / Sworn / NARCOTICS UNIT / #1568 CARTER, J. / 11/30/2016 / 20161130 --:--:--:---
- Reporting officer / BROWN, J. / #1740 / SPD / Sworn / PROPERTY CRIMES UNIT / #1310 KARNES, M. / 11/29/2016 / 20161129 --:--:--:---
- Reporting officer / BROWN, J. / #1740 / SPD / Sworn / PROPERTY CRIMES UNIT / #1310 KARNES, M. / 11/29/2016 / 20161129 --:--:--:---
- Reporting officer / TELSCHER, N. / #1741 / SPD / Sworn / MISSOURI STATE UNIVERSITY / #1359 LUDWIG, J. / 11/29/2016 / 20161129 --:--:--:---

Reports:

General report:

Author:	#1740 BROWN, J.	**Report time:**	11/29/2016 05:33
Entered by:	#1740 BROWN, J.	**Entered time:**	11/29/2016 05:33

Narrative:

CAD/Dispatch Comments:

SOUNDS LIKE SOMEONE IS IN THEIR HOUSE CLR THINKS HE SAW SOMEONE WITH A < GUN > GUYS WITH MASKS OUTSIDE THE WINDOW WITH A POSS GUN CLR ADV THEY ARE DOWNSTAIRS CLR IS UPSTAIRS THERE ARE 3 APTS AT THIS LOC ALL APTS ARE IN THE SAME HOUSE, CLR LIVES IN UNIT C UPSTAIRS HE HEARS YELLING DOWNSTAIRS CLR DOESNT HAVE ANY WEAPONS CLR ADV THE PEOPLE THAT ARE DOWN STAIRS SEEM TO BE SCARED CLR FROM < APT B > ADV HE WAS JUST ROBBED AT GUNPOINT, THEY KICKED IN HIS DOOR 2M'S, WITH MASKS BOTH HAD PISTOLS, LEFT ON FOOT, UNK DOT MW, SKELETON MASK, ALL BLACK CLOTHING MB, SKELETON MASK, ALL BLACK CLOTHING

On 11/29/2016, at about 0307 hours, I was dispatched to 328 S Hampton for a Robbery. When I arrived on scene I located Wesley Bishop behind the residence throwing some items in the trash can. Bishop told me that he had just been robbed. Bishop was in front of the residence when three males came running at him. One was a skinny black male around 6'3". Another was a white male around 5'7". There was a third, but Bishop could not get a description. All three males had black hand guns. The males demanded that he get on the ground. One of the males hit Bishop in the chest with the butt of the pistol. Bishop laid on the ground. One of the males took Bishop's wallet. Inside the wallet were his driver's license, a Central Bank credit card, and $220 in cash. One of the males stayed outside of the residence and the other two entered into apartment B.

Wilson Bryan lives in the upstairs apartment (apartment C). Bryan heard something and looked out the window. Bryan saw a man in a mask standing out side of apartment B.

Derek Minich was in apartment B when he heard screaming outside of his door. Two males opened his door and entered into his apartment. One of the males hit Minich in the chest twice with a handgun. The males started to go through Minich's room. The males took an Xbox One and $700 in cash. Minich said the males seem nervous. Minich said he thinks it could have been an air soft gun because it did not hurt when he was hit by it. Minich said the males were wearing skull masks that covered the bottom parts of their faces. Minich said seemed like the males had been their before because they seemed to be looking for something.

When I was talking to Bishop, a female, Jessica Gamble came running toward me from across the street. Gamble asked who I was and I informed her that I was a police officer. Gamble said that she had been in apartment B when the three males came in. She tried to call 911, but one of the males took her Samsung S6 Edge cell phone. The males left the residence. Gamble grabbed someone else's phone and went outside after the males. Gamble saw the males run toward the west through some of the apartments. Gamble told me that she could locate her phone by using an app on the other phone she grabbed. Gamble tried to run off to follow the males multiple times. I told Gamble that she could not run off after the males because they were armed. Gamble told me that they would not hurt her because "I have tits and they are amazing." Gamble ran off towards the west and said that it was a free county and we could not stop her from going where she wanted.

I gave all the victims this report number.

All three of the victims were highly intoxicated. The victims all had a hard time standing still and telling me what happened. When I left the area I saw the three victims walking in the direction that the males had gone.

Supplemental:

Author:	#1370 WILLIAMS, C.	**Report time:**	12/22/2016 11:01
Entered by:	#1370 WILLIAMS, C.	**Entered time:**	12/22/2016 11:01

Narrative:

I was assigned this case for follow up investigation. I reviewed the initial police report taken by Officer J. Brown (DSN#1740).

Follow Up

Derek Minich

I contacted Minich who advised me he had no additional information to provide at this time. Minich stated he believed he could possibly identify the suspects if seen again but said it would be a challenge as they were wearing masks, hoods, and sunglasses.

I advised Minich that often times in these types of robberies there is usually a narcotic element that led to the address being targeted. I advised this usually involved marijuana or illegal drug sales and he stated that could have led to this incident as well. He reported that no illegal substances were in his apartment at the time of this robbery.

Jessica Gamble

On 12/22/16 I contacted the female victim, Jessica Gamble, who stated since filing the police report she has gotten her cellular telephone back. She stated after the phone had been stolen she used a function to alert the possessor of the cellular telephone that it was stolen and to leave it at "The Flea." Gamble said the following afternoon, at approximately 1300 hours, went to the location and located her cellular telephone. She reported bar staff had stated an older woman had located it inside the bar.

Gamble stated after police cleared the scene on the morning this incident took place Minich located a knife which they believed belonged to the suspects. They believed the suspects were in possession of knives as well as guns. She stated she attempted to contact police to report this find but had not received any contact back. Gamble advised that nobody witnessed the suspects drop the knife as they fled. Due to the elapsed time and the transfer between parties I did not attempt to collect the knife as evidence.

Gamble had no further suspect information to provide at this time.

Wesley Bishop

On 12/22/16 I attempted to contact Bishop but was unsuccessful. As of this date I have received no contact from Bishop.

Wilson Bryan

I contacted the witness, Wilson Bryan, who advised he had nothing further to report and that he only witnessed a brief portion of the incident.

Conclusion

I am SUSPENDING this case pending further investigative leads.

G.64

Springfield Police Department

Incident: SPD230628019330

Incident details:

Incident Type:	Auto Theft, Stolen Vehicle
Incident time:	06/27/2023 23:59 - 06/28/2023 11:00
Reported time:	06/28/2023 12:44
Incident location:	915 E ELM ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 358, Beat: MSU) 65806
Incident status:	Unassigned
Summary:	Auto Theft, Stolen Vehicle

Involved Persons:

Name:	DAMERON, MICHAEL JAMES	**Gender:**	Male
Classification:	Victim		
Name:	CHOATE, ELTON L	**Gender:**	Male
Classification:	Person of interest		
Name:	DICKMAN, BRANDON MICHAEL	**Gender:**	Male
Classification:	Property owner		

Involved Property:

- Veh accessory: Seat / Damaged / [SCOOTER SEAT]
- Veh accessory: Ignition, ignition switch / Damaged / [IGNITION SWITCH TRIM]
- Veh accessory: Vehicle light (spotlight, fog light, headlight) / Damaged / [HEADLIGHT ASSEMBLY]
- Media card / Evidence / MEDIA CARD
- Police video/recording / Evidence / BWC 1877

Involved Vehicles:

- Recovered; Stolen / Honda CHF50 2007 VIN:JH2AF60057K505026 / [Motorcycle: Moped] MO Colors: Blue, light, White / Blue, light

Involved Officers:

- Reporting officer / BASHIOUM, M. / #1747 / SPD / Sworn / SQUAD 3 / #1493 D'ANDREA, T. / 06/28/2023 / 20230628 --:--:--:---
- Reporting officer / MCCONNELL, A. / #1877 / SPD / Sworn / SQUAD 1 / #1215 MARCUM, J. / 06/28/2023 / 20230628 --:--:--:---
- Reporting officer / DOLLARHITE, C. / #N129 / SPD / Non sworn / RECORDS FIRST SHIFT / #1789 SMALL, K. / 06/28/2023 / 20230628 --:--:--:---
- Reporting officer / SCHERTZ, D. / #1973 / SPD / Sworn / ADMINISTRATIVE / #1137 SCHROEDER, E. / 06/28/2023 / 20230628 --:--:--:---

Reports:

General report:

Author:	#1973 SCHERTZ, D.	**Report time:**	06/28/2023 13:07
Entered by:	#1973 SCHERTZ, D.	**Entered time:**	06/28/2023 13:07

Narrative:

On 06/28/2023 I was working at the front desk at Police Headquarters (321 E Chestnut Exy) when a subject came in to report a stolen vehicle.

The subject, Michael Dameron, stated his 2007 Hinda CHF50 (VIN: JH2AF60057K505026) was stolen between 06/27/2023 2359 hours, and 06/28/2023 1100 hours. The vehicle was a gift from his grandmother-in-law. Dameron stated he had an Apple Air tag attached to the vehicle and was pinging at 325 S Hampton.

Dameron described the vehicle as royal blue and white. The left mirror was missing and there was a crack down on the back of the moped.

Dameron said no one had permission to use the mope or have possession of it. Dameron did not know who would have stolen the mope. Dameron stated he wanted to pursue charges if the suspect was located.

I provided Dameron with a case number. I later tasked MULES to add the vehicle as stolen.

Supplemental:

Author:	#N129 DOLLARHITE, C.	**Report time:**	06/28/2023 14:52
Entered by:	#N129 DOLLARHITE, C.	**Entered time:**	06/28/2023 14:52

Narrative:

On 06/28/2023, while working MULES, I received a hit from Dispatch stating that Officer McConnell was out with the owner, Michael Dameron and the stolen scooter mentioned in this report.

I confirmed the entry active per our records, and tasked MULES for removal.

VTU was already tasked at the time of this report.

Supplemental:

Author:	#1877 MCCONNELL, A.	**Report time:**	06/28/2023 15:06
Entered by:	#1877 MCCONNELL, A.	**Entered time:**	06/28/2023 15:06

Narrative:

On 6/28/23, I was dispatched to 328 S. Hampton reference a stolen scooter.

Ofc. Bashioum advised he located the scooter on the property earlier today but it was not listed as stolen at that time.

Ofc. Bashioum and I contacted the vehicle owner, Michael Dameron, near McDaniel/Hampton. He showed us a photo of the stolen scooter and the ping from the airtag attached to his scooter (blue/white 2007 Honda Metropolitan scooter VIN: JH2AF60057K505026 with missing left mirror and crack on rear panel), which pinged right at 328 S. Hampton.

Ofc. Bashioum and I arrived at the 328 S. Hampton address. This residence was divided into three separate apartments that did not connect. Ofc. Bashioum checked where the scooter was earlier today but it was not there. Several doors and windows were boarded up with plywood, however, some were missing. I checked the second story door on the east side of the residence. I noticed the plywood slab covering the door appeared to be removed by force due to screws being exposed. The door was locked. There were several "No Trespassing" signs placed around the residence. Dispatch contacted the property owner, Brandon Dickman, who advised no one was allowed on the property and would be willing to pursue charges for trespassing. A perimeter was established and a K-9 responded. A plywood slab covered the east sliding glass door, which was unlocked. After several announcements, a male attempted to exit one of the north windows but retreated back inside. Eventually the male exited the east door and was detained. The male was identified as Elton Choate. Officers cleared the units but no one else was located. The scooter was not located.

Brandon advised he also owned the two properties east of 328 S. Hampton, which were 323 and 327 S. Florence. Brandon stated 323 was vacant but 327 currently had a tenant.

Since the scooter was not located but the air tag still pinged at 328 S. Hampton, I had Dameron use the chime feature on the airtag app to at least recover his airtag. The chime was played several times inside the residence but could not be heard. While checking the other side of the fence between 328 S. Hampton and 323 S. Florence, I located a slab of plywood covering the basement of 323 S. Florence. When I removed the plywood, I observed Dameron's scooter as he described it just inside the basement.

Dispatch confirmed the scooter was stolen. Dameron advised there was new damage to the scooter:

- Headlight assembly valued at $300
- Ignition switch trim piece valued at $150
- Scuff marks on the seat valued at $100

I took photos of the scooter. I released the scooter to Dameron.

The trespassing report regarding Elton Choate was documented on 23-19347.

This incident was documented on my body worn camera.

Supplemental:

Author:	#1747 BASHIOUM, M.	**Report time:**	06/28/2023 16:09
Entered by:	#1747 BASHIOUM, M.	**Entered time:**	06/28/2023 16:09

Narrative:

On 6/28/2023 at 0626 hours, I was dispatched to Hampton and Walnut for a male who pushed a moped behind an abandoned house northeast of the intersection.

Upon arrival I located the abandoned building at 328 S Hampton. The residence was a multi resident unit and there was plywood on several of the entrances. There were "No trespassing" signs posted all over the building. Several of the windows were open, and there was a second door balcony door that was opened. Several of the plywood coverings had been pulled away and the building appeared unsecured.

There was a blue and white Honda scooter parked behind the residence underneath the stairwell. The scooter had the front portion removed to expose the wiring. I conducted a check through dispatch on the VIN (JH2AF60057K505026), and they advised it returned not on file, and not stolen.

I requested dispatch check resources for owner information for 328 S Hampton. Dispatch advised it checked to a Florence 327 LLC but they were unable to locate a phone number for contact.

Due to the moped not returning as stolen, not registered to anyone, and being unable to locate owner information for the residence, I cleared the scene with no further action.

Later in my shift, I was dispatched back to the residence for a stolen scooter, with an airtag attached, that was pinging at the residence. I contacted the callers with Ofc. McConnell, and was shown a picture of the scooter. The scooter in the photo matched the scooter I had located earlier in my shift. The airtag ping showed it was inside the building or directly outside.

I responded to the Hampton residence and the scooter was no longer outside the residence. Owner information was located by dispatch, and the owner was contacted. Dispatch advised no one should be in the residence, and they would pursue trespassing charges on anyone inside the building.

Several more officers responded and a K9 unit arrived. While waiting to make entry, a male tried to exit a window on the northside of the residence, but retreated inside when I attempted contact.

I remained on scene to assist with scene containment until all subjects were in custody. See Ofc. McConnell's report for more information.

G.65

Springfield Police Department

Incident: SPD220214004844

Incident details:

Incident Type:	Vandalism, Property Damage
Incident time:	02/14/2022 00:00 - 02/14/2022 11:30
Reported time:	02/14/2022 11:40
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	vandalism

Involved Persons:

Name:	BUEHLER, THOMAS DYLAN	**Gender:**	Male
Classification:	Complainant; Property owner; Vehicle owner; Victim		
Name:	BARNES, ANTHONY JAMES	**Gender:**	Male
Classification:	Person of interest		

Involved Property:

- Veh accessory: Tires / Damaged / [TIRE]

Involved Vehicles:

- Damaged / Chevrolet Tahoe 1999 VIN:1GNEK13R7XJ311940 / [Truck, van: Carry-all, SUV] MO Reg #0DES047 Colors: Silver/Aluminum / Silver/Aluminum

Involved Officers:

- Reporting officer / GOFF, K. / #1958 / SPD / Inactive employee / #1913 CARSON, E. / 02/14/2022 / 20220214 --:--:--:---

Reports:

General report:

Author:	#1958 GOFF, K.	**Report time:**	02/14/2022 12:33
Entered by:	#1958 GOFF, K.	**Entered time:**	02/14/2022 12:33

Narrative:

Thomas Dylan Buehler called Telcom on 2/14/2022 to report vandalism. Buehler stated he parked his silver 1999 Chevrolet Tahoe parked outside his apartment at 328 S. Hampton Ave at 0000 on 2/14/2022. Buehler stated he returned to his vehicle at 1130 and discovered the front drivers side tire had been slashed. Buehler stated it appeared the suspect first tried to cut the air valve but was unsuccessful so they stabbed the tire. Buehler stated the tire replacement would cost $150.

Buehler stated there is no surveillance at his apartment building. Buehler stated he believes his neighbor AJ Barnes, is a person of interest because he is "crazy" and Buehler recently stopped him from beating his girlfriend. Buehler stated Barnes lives in apartment B. Buehler stated he contacted Barnes who denies the vandalism.

Buehler stated he is eager to prosecute. He was given this report number.

G.66

Springfield Police Department

Incident: SPD220122002400

Incident details:

Incident Type:	Disturbance, Domestic
Incident time:	01/22/2022 22:45 - 01/22/2022 23:30
Reported time:	01/22/2022 23:03
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Cleared Exceptional - Other - remarks required
Summary:	domestic assault

Involved Persons:

Name:	GARGUS, TYLER W	**Gender:**	Male
Classification:	Juvenile		
Name:	GARGUS, SETH	**Gender:**	Male
Classification:	Involved persons (other than above)		
Name:	GARGUS, MISTY L	**Gender:**	Female
Classification:	Involved persons (other than above)		

Involved Property:

- Video surveillance / Evidence / BWC FOOTAGE
- Police video/recording / Evidence / BODY CAMERA FOOTAGE

Involved Officers:

- Reporting officer / THOMPSON, J. / #1771 / SPD / Sworn / SQUAD 14 / #1437 THORN, J. / 01/23/2022 / 20220123 --:--:--:---
- Reporting officer / BROWN, J. / #1740 / SPD / Sworn / PROPERTY CRIMES UNIT / #1310 KARNES, M. / 01/22/2022 / 20220122 --:--:--:---

Reports:

General report:

Author:	#1740 BROWN, J.	**Report time:**	01/23/2022 06:06
Entered by:	#1740 BROWN, J.	**Entered time:**	01/23/2022 06:06

Narrative:

CAD/Dispatch Comments:

OPEN LINE DISG, NO ONE RESPONDED TO CT, FEMALE STATED AND YOU ATTACKED ME. POSSIBLE ASSA. APT A RP IN A PHYS WITH HER HUSBAND, REFUSING EMS. SUBJS NAME IS SETH GARDIS MW BRIGHT CARHEART HOODIE, JEANS, NIKE SHOES. NO WEAPONS. UNK INTOX. < COVID POSITIVE > RP REFUSING TO PRESS CHARGES AGAINST THE MALE. ALL PARTIES ARE COVID POSITIVE. MISTY IS HYSTERICAL, KEEPS CRYING SHE DOESNT WANT HIM TO GO TO JAIL, SHE JUST WANTS SOMEONE TO CALM HIM DOWN. ANNOUNCED

On 01/22/2022, at about 2311 hours, I was dispatched to 328 S. Hampton Apt A for a domestic assault call. When I arrived on scene, I contacted Misty Gargus. Misty told me that she was having an argument with her husband of 3 years (Seth Gargus). Misty said she was positive for Covid-19 and Seth accused her of lying. Misty said she was calling 911 to scare Seth. Seth went up and hugged Misty. Misty said Seth hugged her to get her phone from her. Misty said she did not think Seth was attempting to assault her but took it that way because they were fighting. Misty said she was not injured and did not want to press charges. Misty said she wanted to take her son Tyler and go to her mother-in-law's house for the night. Misty and Seth have a history of loud arguments.

I did not observe any injuries to Misty.

I completed a Domestic Violence Lethality Assessment with Misty.

I gave Misty a victim/witness pamphlet.

Officer Thompson interviewed Seth. See Officer Thompson's report for more information.

Seth did not have any injuries and said he was not assaulted by Misty.

I waited on scene until Misty and Tyler left.

Based on the facts that neither party had any injuries and Misty was not sure if Seth was attempting to assault her, I was not able to determine a primary physical aggressor. I did not have probable cause to submit a case packet at the time of this report.

Supplemental:

Author:	#1771 THOMPSON, J.	**Report time:**	01/23/2022 06:22
Entered by:	#1771 THOMPSON, J.	**Entered time:**	01/23/2022 06:22

Narrative:

On 1-23-22 I responded with Officer Brown to a possible domestic assault at 328 S Hampton.

I spoke with Seth Gargus, who told me he and his wife (Misty Gargus) had been in an argument. He told me during the argument Misty had come outside and was being loud. Seth said he grabbed onto Misty, and made a reference like he was hugging something. Seth told me he had been verbally arguing with Misty but was trying to get her calmed down at that point. Seth said something to the effect that he told Misty to be quiet or people would start calling the police. Seth explained that while Misty pulled away from him she had fallen down on the porch.

I provided that information to Officer Brown. My BWC footage was associated with this incident.

G.67

Springfield Police Department

Incident: SPD230628019347

Incident details:

Incident Type:	Trespassing
Incident time:	06/28/2023 13:30 - 06/28/2023 13:30
Reported time:	06/28/2023 13:02
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Cleared Judicial - County PA
Summary:	trespassing

Involved Persons:

Name:	CHOATE, ELTON L	**Gender:**	Male
Classification:	Arrested		
Name:	DICKMAN, BRANDON MICHAEL	**Gender:**	Male
Classification:	Property owner; Victim		

Involved Property:

- Media card / Evidence / MEDIA CARD
- Police video/recording / Evidence / BWC 1877

Involved Officers:

- Reporting officer / MCCONNELL, A. / #1877 / SPD / Sworn / SQUAD 1 / #1215 MARCUM, J. / 06/28/2023 / 20230628 --:--:--:---

Reports:

General report:

Author:	#1877 MCCONNELL, A.	**Report time:**	06/29/2023 02:15
Entered by:	#1877 MCCONNELL, A.	**Entered time:**	06/29/2023 02:15

Narrative:

On 6/28/23, I was dispatched to 328 S. Hampton reference a stolen scooter that was located using an attached Apple airtag.

I contacted the caller near McDaniel/Hampton. The scooter was pinging directly over 328 S. Hampton.

The 328 S. Hampton property was a two story residence divided into three separate apartments that were not connected. There were multiple "NO Trespassing" signs posted around the property. Dispatch contacted the property owner, Brandon Dickman, who stated no one was allowed on the property and would be willing to pursue charges if someone was located inside. The plywood covering the second floor door appeared to be forced open due to the exposed screws in the wood. A slab of plywood covered the east side sliding glass door, but the door was unsecured. A K-9 unit arrived. After multiple announcements were made, a male attempted to exit one of the northern windows but retreated when he saw officers. Officers and the K-9 unit pushed into the room with the sliding glass door. When officers pulled open the door, which led into a hallway, the door quickly shut as if someone was holding the door from the other side. Officers gave more commands. A male voice said he would comply but he had to move belongings that he used to barricade the door. Eventually the male exited and was detained without further incident. The male identified himself as Elton Choate. Elton provided me with his name and date of birth but had difficulty remembering his social security number. Dispatch later confirmed Elton had two felony warrants (Greene County GRFTA 22-4960 for 1st degree tampering $1,500 and Christian County 23CTARW132 $1,500) and one misdemeanor warrant (SPD FTA indecent exposure 19-0359689 $1,000.)

I requested dispatch contact Brandon to respond to the scene. Brandon stated this was the fourth time someone had broken into the units since he became the property owner of this unit and 323 and 327 S. Florence. Brandon was unsure what damage was new and old. I provided Brandon with a victim/witness card with this report number.

The stolen scooter was recovered in the basement of 323 S. Florence, which was also a vacant unit. SPD 23-19330 documented the stolen scooter.

Elton was transported to the Greene County Jail and booked in on his warrants and 1st degree trespassing and placed on a 24-hour-hold.

I later completed a misdemeanor criminal case report packet for 1st degree trespassing. The packet was placed in the SDS Records Outbox. I logged the media card in the SDS Property Room.

This incident was documented on my body worn camera.

In the case report packet attached to this report, Victim 1 will be Brandon Dickman and Suspect will be Elton Choate.

G.68

Springfield Police Department

Incident: SPD111114049261

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	11/13/2011 19:00 - 11/14/2011 08:00
Reported time:	11/14/2011 08:34
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Theft from a vehicle

Involved Persons:

Name:	COPEN, ALYSSA	**Gender:**	Female
Classification:	Victim		

Involved Property:

- Personal: Bag, other / Stolen / [BACK PACK]
- Other: Other / Stolen / [SCHOOL FOLDERS]
- Other: Other / Stolen / [TEXT BOOK - STATISTICS]
- Entertainment: iPod/MP3 / Stolen / APPLE IPOD [IPOD]
- Computer items: Laptop / Stolen / HP PAVILLION
- Photo equip: Camera / Stolen / NIKON S9100 [COOL PIX]

Involved Vehicles:

- Targeted vehicle / HONDA ACCORD 1998 / [Automobile: Sedan, 4-door] (did not remember license plate) Colors: Gold / Gold

Involved Officers:

- Records / LEGGETT, P. / #1159 / SPD / Inactive employee / #1594 ROBINSON, M. / 11/14/2011 / 20111114 --:--:--:---

Reports:

General report:

Author:	#1159 LEGGETT, P.	**Report time:**	11/14/2011 09:34
	#1159 LEGGETT, P.		11/14/2011 09:34
Entered by:		**Entered time:**	

Narrative:

Alyssa Copen advised that items were taken from gold 1998 Honda Accord last night. The vehicle was parked in the street in front of her house. She thought it was locked at the time. This morning, she discovered all doors unlocked and the driver's door cracked open. Copen listed the following items taken: HP Laptop, Nikon camera, IPOD, back pack with a Statistics textbook - folders and school paperwork. Copen did not have any serial numbers at this time. There was no suspect information.

G.69

Springfield Police Department

Incident: SPD130128003856

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	01/28/2013 01:00 - 01/28/2013 14:30
Reported time:	01/28/2013 16:16
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	stealing from a vehicle, past

Involved Persons:

Name:	SUTTON, ANDREA K	**Gender:**	Female
Classification:	Property owner; Victim		
Name:	FREDERICK, CECILY N	**Gender:**	Female
Classification:	Complainant; Property owner; Vehicle owner; Victim		
Name:	SUTTON, PAUL	**Gender:**	Male
Classification:	Vehicle owner		

Involved Property:

- Keepsakes: Book, any type / Stolen / OTC
- Personal: Clothing / Stolen / [MISC CLOTHING]

Involved Vehicles:

- Theft from / Pontiac Grand AM 2003 / [Automobile: Sedan, 2-door] MO Reg #KG4G0U Colors: Green / Green
- Theft from / Ford Mustang 1995 / [Automobile: Sedan, 2-door] MO Reg #YF1H8T Colors: White / White

Involved Officers:

- Records; Reporting officer / HENRY, L. / #N179 / SPD / Non sworn / RECORDS SECOND SHIFT / #1039 HIGDON, C. / 01/28/2013 / 20130128 --:--:--:---

Reports:

General report:

Author:	#N179 HENRY, L.	**Report time:**	01/28/2013 18:37
Entered by:	#N179 HENRY, L.	**Entered time:**	01/28/2013 18:37

Narrative:

While working Telcom, I was contacted by Cecily Frederick and Andrea Sutton. Frederick and Sutton stated both there vehicles were broken into and items stolen between 0100-1430, 28 January 2013.

Frederick and Sutton stated they parked there vehicles in the driveway of there home around 0100 this morning. At 1430, they went out and noticed items missing from both there vehicles. They have no suspect information.

Frederick and Sutton both stated there vehicles were locked.

Items Stolen: Miscellaneous clothing items from Frederick vehicle, and OTC's textbooks from Sutton's.

There was no vehicle damage.

Vehicle Info: 1 White 1995 Ford Mustang, 2dr. I ran the vehicle in MULES and it comes back registered to Cecily Frederick. No wants or warrants. 1 2003 Green Pontiac Grand Am, 2dr. I ran the vehicle in MULES and it comes back registered to Paul Sutton. Paul is Andrea's father. No wants or warrants.

I gave both Frederick and Sutton there report number.

G.70

Springfield Police Department

Incident: SPD181005039974

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	10/04/2018 23:00 - 10/05/2018 08:30
Reported time:	10/05/2018 08:51
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Theft from vehicle with forced entry.

Involved Persons:

Name:	HUEGERICH, ALEXANDER WILL	**Gender:**	Male
Classification:	Complainant; Property owner; Vehicle owner; Victim		

Involved Property:

- Other: Other / Stolen
- Computer items: Laptop / Stolen / HP ENVY 360
- Personal: Backpack / Stolen / SWISS GEAR
- Veh accessory: Window, right rear / Damaged / HONDA ELANTRA

Involved Vehicles:

- Damaged; Targeted vehicle; Theft from / Honda 2013 / [Automobile: Sedan, 4-door] MO (white 2013 Honda Elantra) Colors: White / White

Involved Officers:

- Reporting officer / WHITE, J. / #1295 / SPD / Inactive employee / #1594 ROBINSON, M. / 10/05/2018 / 20181005 --:--:--:---

Reports:

General report:

Author:	#1295 WHITE, J.	**Report time:**	10/05/2018 13:35
Entered by:	#1295 WHITE, J.	**Entered time:**	10/05/2018 13:35

Narrative:

Victim, Alex Huegerich, called Telcom to report theft of his backpack and its contents and damage to his white 2013 Honda Elantra.

Huegerich stated his vehicle was left locked and parked in the tenant parking lot. Huegerich indicated the suspect(s) gained access to his locked vehicle by smashing out the rear passenger door with an unknown instrument.

At the time of this report writing, Huegerich reported no other items stolen, no suspect information and no other property damage. Huegerich stated he would be willing to prosecute.

I advised Huegerich of the report number for future references.

G.71

Springfield Police Department

Incident: SPD210506015319

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	05/05/2021 18:00 - 05/06/2021 06:00
Reported time:	05/06/2021 10:35
Incident location:	328 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Vehicle broken in to, items taken, ignition damaged

Involved Persons:

Name:	BUEHLER, THOMAS D	**Gender:**	Male
Classification:	Victim		
Name:	GARGUS, SETH	**Gender:**	Male
Classification:	Witness		
Name:	BUEHLER, ELIZABETH C	**Gender:**	Female
Classification:	Other		
Name:	PAXTON, DANIEL THOMAS	**Gender:**	Male
Classification:	Other		

Involved Property:

- Sporting goods: BB gun / Stolen / [OLD WOOD BB GUN]
- Vehicle documents / Recovered; Stolen / VEHICLE TITLE / 1GNEK13R7XJ311940
- Police video/recording / Evidence / BODY CAMERA
- Media card / Evidence / MEDIA CARD
- P21011977 / Latent print / Evidence / VEHICLE DOORS LATENT PRINT

Involved Vehicles:

- Damaged / Chevrolet Tahoe 1999 VIN:1GNEK13R7XJ311940 / [Truck, van: Carry-all, SUV] MO Reg #0DES47 Colors: Gray / Gray

Involved Officers:

- Records; Reporting officer / MCCALLISTER, C. / #N117 / SPD / Inactive employee / #N149 WILLIAMS, B. / 09/29/2021 / 20210929 --:--:--:---
- Reporting officer / ST CLAIR, C. / #1643 / SPD / Sworn / SQUAD 3 / #1493 D'ANDREA, T. / 05/06/2021 / 20210506 --:--:--:---

Reports:

General report:

Author:	#1643 ST CLAIR, C.	**Report time:**	05/06/2021 14:42
Entered by:	#1643 ST CLAIR, C.	**Entered time:**	05/06/2021 14:42

Narrative:

On 05/06/2021 I responded to 328 S Hampton in reference to a past stealing from a vehicle. Upon arrival, I contacted Thomas Buehler in reference to the incident. Thomas was standing next to his 1999 Chevrolet Tahoe, bearing MO license 0DE S47.

According to Thomas, he parked his vehicle at approximately 1800 hours on 05/05/2021 near his apartment complex (328 S Hampton #C). On 05/06/2021, he went out to his vehicle and noticed the driver's door lock had been damaged. He also noticed his driver's door was ajar. He opened the door and saw the plastic trim around the steering column and the ignition had been damaged. He attempted to start his vehicle and it would not start. After attempting to start the vehicle, he attempted to turn it off but it would not completely turn off. The engine began to smoke and he disconnected the battery terminal while I was there.

Thomas advised an old BB gun (unknown make, rifle style), his Missouri car title, and some coins was stolen from inside the vehicle. Thomas advised he purchased the vehicle from his mother for approximatley $1,500.00.

I photographed the vehicle and dusted for latent prints. I located a partial print on the driver's door and passengers door. I collected both partial latent prints.

I spoke with Seth Gargus (neighbor) in reference to the incident. Seth advised he exited his residence at approximately 0600 hours on 05/06/2021 and saw a Caucasian female and male walking through the alleyway. Seth advised both individuals were wearing backpacks. I asked Seth if he saw either of them carrying a rifle or BB gun and Seth stated he believed the male was but was not certain.

Seth described the individuals as followed: Caucasian male, approximately 6'0, approximately 180 pounds, white T-shirt, and wearing blue jeans. Seth described the female as Caucasian, approximately 5'5, 130 pounds, wearing black long sleeve T-shirt, and black pants.

I informed Thomas of the report number in reference to the incident. I logged the media card and latent print cards in to the property room at Headquarters.

Supplemental:

Author:	#N117 MCCALLISTER, C.	**Report time:**	09/29/2021 20:05
Entered by:	#N117 MCCALLISTER, C.	**Entered time:**	09/29/2021 20:05

Narrative:

On 09/29/21, Daniel Paxton came into HQ to provide documents that he had found in his recovered vehicle from SPD 21-15458.

Upon adding Thomas Buehler to that report, I found that the Certificate of Title had been reported stolen in this report. I marked the title as having been recovered, then linked the two reports. All documents provided by Paxton were logged into property under that report number (21-15458).

Paxton brought in a Certificate of Title, an Original Motor Vehicle Title Receipt, and a Transfer Motor Vehicle Registration Receipt. The Certificate of Title was for a 1999 Chevrolet (VIN: 1GNEK13R7XJ311940) and showed Thomas Dylan Buehler as the owner. The receipts he provided both listed Tom Buehler and Elizabeth Buehler on them and were for the same vehicle as the title. Paxton advised that he had found the documents in the passenger seat of the recovered vehicle.

I tasked VTU and FCU from the other report.

G.72

Springfield Police Department

Incident: SPD230711020884

Incident details:

Incident Type:	Burglary, Residential
Incident time:	07/11/2023 14:10 - 07/11/2023 14:30
Reported time:	07/11/2023 14:10
Incident location:	327 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Residential burglary.

Involved Persons:

Name:	ROZA HOMES	**Gender:**	
Classification:	Victim		
Name:	DECKER, DIXIE R	**Gender:**	Female
Classification:	Property owner		
Name:	STILES, JENNIFER R	**Gender:**	Female
Classification:	Complainant		

Involved Property:

- Furniture: Door frame, structure / Damaged / [UPSTAIRS DOOR/FRAME]
- Furniture: Door, wood/patio/sliding/etc / Damaged / [BACK DOOR]
- Media card / Evidence / MEDIA CARD
- Police video/recording / Evidence / BC FOOTAGE: 1824

Involved Officers:

- Reporting officer / VU, A. / #1824 / SPD / Sworn / SQUAD 5 / #1466 COLLIER, C. / 07/11/2023 / 20230711 --:--:--:---

Reports:

General report:

Author:	#1824 VU, A.	**Report time:**	07/11/2023 16:56
Entered by:	#1824 VU, A.	**Entered time:**	07/11/2023 16:56

Narrative:

On 07/11/2023 at around 1412 hours, I was dispatched to 327 S. Florence Avenue in reference to a possible residential burglary situation.

The following is a summary of my investigation. Refer to my body worn camera footage for the exact transcript.

When I arrived, I noticed Officers had already established containment around 327 S. Florence Avenue. I contacted the reporting party (identified as Jennifer Stiles) when she arrived on scene.

Stiles advised she was the property manager for Roza Homes and 327 S. Florence Avenue was one of the properties owned by the company. Stiles said the logged address was vacant since May of 2023 and no one should be inside of the residence. Stiles advised the logged address was checked by another employee of Roza Homes around 2-2 1/2 weeks prior to this investigation and it was secured. Stiles provided me with her statement.

Stiles told me she was working today when she received a phone call from an unnamed citizen. Stiles stated the citizen told her 327 S. Florence Avenue was posted for rent on Craigslist and they were interested in renting the location. Stiles said the citizen told her they were at the logged address and they noticed the back door was broken.

Stiles said she looked up the advertisement on Craigslist described by the citizen and noticed it was a fraudulent advertisement listing using 327 S. Florence Avenue (refer to report #23-20888 for further details).

Stiles stated she told the citizen the advertisement for 327 S. Florence Avenue was fraudulent and she called the police to check on the logged address. Stiles requested a safety sweep for the interior of 327 S. Florence Avenue and stated the owner of Roza Homes (identified as Dixie Decker) would be willing to press charges against anyone was located inside of 327 S. Florence Avenue during the safety sweep.

I approached the back door of 327 S. Florence Avenue and noticed the top half of the back door was broken off and the bottom half still attached to the door frame was opened. I announced my presence several times and entered the residence with other Officers after receiving no response.

During the safety sweep, I found the upstairs door was locked via a latch above the door knob. My backup Officer contacted Stiles and she confirmed the door should not be locked while noting she did not have a key to the upstairs door. Stiles advised Officers were allowed to force the upstairs door open to complete the safety sweep.

I retrieved my hand held ram and forced the upstairs door open with a handful of strikes. The safety sweep was completed and no one was located inside of 327 S. Florence Avenue. I noticed, during the process of forcing the upstairs door open with my hand held ram, I caused damage to the door frame where the latch connected to the door frame and there was noticeable damage on the upstairs door itself where the ram connected. I examined the top latch which held the upstairs door shut and found it was a self locking type device.

I took photographs of the damaged back door and the damaged upstairs door/door frame. Stiles advised it would cost around $400.00 to repair both the back and upstairs door; total cost would be around $800.00.

I provided Stiles with the case number.

Due to lack of available media card at this time, I used the same media card involved with this incident to document the fraudulent Craigslist ad (refer to report #23-20888).

I logged the media card used for this incident and report #23-20888 to the SDS property/evidence room.

Nothing further.

G.73

Springfield Police Department

Incident: SPD230711020888

Incident details:

Incident Type:	Stealing
Incident time:	07/10/2023 15:19 - 07/11/2023 15:19
Reported time:	07/11/2023 15:19
Incident location:	327 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Stealing; fraudulent post listing victim organization's property for sale.

Involved Persons:

Name:	HIGHFILL, CHARLIE	**Gender:**	Unknown
Classification:	Suspect		
Name:	ROZA HOMES	**Gender:**	
Classification:	Victim		
Name:	HIGHFILL, CHARLIE T	**Gender:**	Male
Classification:	Person of interest		
Name:	DECKER, DIXIE R	**Gender:**	Female
Classification:	Property owner		
Name:	STILES, JENNIFER R	**Gender:**	Female
Classification:	Complainant		

Involved Property:

- Media card / Evidence / MEDIA CARD
- Police video/recording / Evidence / BC FOOTAGE: 1824
- P23016059 / Photograph / Evidence / PHOTOS

Involved Officers:

- Investigative service specialist; Reporting officer / LAYTON, A. / #N126 / SPD / Non sworn / CRIME ANALYSIS UNIT / #1291 FLOOD, C. / 07/28/2023 / 20230728 --:--:--:---
- Reporting officer / VU, A. / #1824 / SPD / Sworn / SQUAD 5 / #1466 COLLIER, C. / 07/11/2023 / 20230711 --:--:--:---

Reports:

General report:

Author:	#1824 VU, A.	**Report time:**	07/11/2023 19:08
Entered by:	#1824 VU, A.	**Entered time:**	07/11/2023 19:08

Narrative:

On 07/11/2023, I was dispatched to 327 S. Florence Avenue in reference to a past burglary incident (refer to report #23-20884 for further information). The call for service concerning incident #23-20884 was initiated at approximately 1410 hours.

The following is a summary of my investigation. Refer to my body worn camera footage for the exact transcript.

During my investigation, the reporting party (identified as Jennifer Stiles) advised she was the property manager for Roza Homes and 327 S. Florence Avenue was one of the properties owned by the company.

Stiles told me she was working today when she received a phone call from an unnamed citizen. Stiles stated the citizen told her 327 S. Florence Avenue was posted for rent on Craigslist and they were interested in renting the location. Stiles said the citizen told her they were at the logged address and they noticed the back door was broken.

Stiles said she looked up the advertisement on Craigslist described by the citizen and noticed it was a fraudulent advertisement listing using 327 S. Florence Avenue.

Stiles stated she told the citizen the advertisement for 327 S. Florence Avenue was fraudulent and she called the police to check on the logged address. Stiles requested a safety sweep for the interior of 327 S. Florence Avenue and stated the owner of Roza Homes (identified as Dixie Decker) would be willing to press charges against anyone was located inside of 327 S. Florence Avenue during the safety sweep.

A safety sweep of 327 S. Florence Avenue was performed and no one was located within (refer to report #23-20884 for further details). I had Stiles show me the Craigslist ad.

The Craigslist ad showed photographs of 327 S. Florence Avenue and listed the location for rent under the name "Beautiful home for rent" with a price of $800.00 listed. Craigslist showed the ad was listed on 07/10/2023 and the associated post ID number was 7641701675. The poster was named "Charlie Highfill" with a phone number of 573-617-7458 and an email of 5781b07489433efea9e448142de356e7@hous.craigslist.org . The ad noted:

"This is a amazing home. 2 full BR 1 full bath, ceiling fans, air conditioner in every room, gorgeous hardwood floors, and in a very nice neighborhood. There is a beautiful completely finished upstairs which makes it 3 BR. Truly an amazing home This is available asap upon approved application and rent and security deposit. $800 month + $700 dep Pets welcome for additional $50 month. To fill out application and schedule specific time to see the house, please email or message for application. There is a $25 application fee which covers cost of background checks and credit checks."

I took photographs of the above noted ad. Due to the lack of media cards, the media card used during this incident was the same as the one I used for #23-20884.

I provided Stiles with the case number. I requested for Stiles to send the screenshots of the Craigslist ad to centralrecords@springfieldmo.gov.

Using DOR resources, I found a subject named Charlie Highfill existed with an active warrant for his arrest and listed him as a person of interest.

Nothing further.

Supplemental:

Author:	#N126 LAYTON, A.	**Report time:**	07/28/2023 10:36

G.74

Entered by:	#N126 LAYTON, A.	**Entered time:**	07/28/2023 10:36

Narrative:

Jennifer Stiles emailed Central Records on 7/11/2023 from email address jranaestiles@gmail.com. The email referenced this report number and contained four attached photos of the home listing. The email was attached to this report and the attached photos were burned to a disk and logged into the Property Room as evidence.

A unit notification task was sent to the Property Crimes Unit for review.

Springfield Police Department

Incident: SPD161011042744

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	10/11/2016 06:00 - 10/11/2016 20:10
Reported time:	10/11/2016 20:14
Incident location:	327 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Stealing From A Vehicle

Involved Persons:

Name:	BALDWIN, NATHANIEL M	**Gender:**	Male
Classification:	Complainant; Property owner; Vehicle owner; Victim		

Involved Property:

- Firearm parts : Magazine / Stolen / SPRINGFIELD ARMORY (SPRINGFIELD, IL) MAGAZINE FOR XD45
- Pistol : Semiautomatic action (autoloading) / Stolen / SPRINGFIELD ARMORY (SPRINGFIELD, IL) XD45 PISTOL / XD703115 / .45 caliber

Involved Vehicles:

- Theft from / Chevrolet Sonic 2015 VIN:1G1JC5SH8F4104645 / [Automobile: Sedan, 4-door] MO Reg #YJ8D5B Colors: Red / Red

Involved Officers:

- Records; Reporting officer / MANLOVE, L. / #1803 / SPD / Non sworn / RECORDS THIRD SHIFT / #1871 CORRELL, R. / 10/11/2016 / 20161011 --:--:--:---

Reports:

General report:

Author:	#1803 MANLOVE, L.	**Report time:**	10/11/2016 20:27
Entered by:	#1803 MANLOVE, L.	**Entered time:**	10/11/2016 20:27

Narrative:

Nathaniel Baldwin contacted Telcom to report the theft of his Springfield Armory XD45 semiautomatic pistol and 15 round magazine from his 2015 Chevrolet Sonic while it was parked at his residence.

Baldwin reported that he believes the theft took place on 10/11/2016 at some time between 0600 and 2010 hours. Baldwin advised that the vehicle was left unlocked, as he had no troubles before with having an unlocked car in his neighborhood. When Baldwin went to his vehicle at 2010 hours, he discovered that his gun and the magazine that he kept in the driver's side door were missing. He was able to provide the serial number for the gun as XD703115 and estimated it to be worth $515.

Baldwin is willing to prosecute for the theft.

Baldwin was provided with this report number.

MULES was tasked for entry.

G.75

Springfield Police Department

Incident: SPD170124003376

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	01/23/2017 20:00 - 01/24/2017 06:30
Reported time:	01/24/2017 15:40
Incident location:	327 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	stealing from a vehicle

Involved Persons:

Name:	BALDWIN, NATHANIEL M	**Gender:**	Male
Classification:	Complainant; Property owner; Vehicle owner; Victim		

Involved Property:

- Credit card : Other / Stolen / CREDIT CARDS
- Other: Other / Stolen / [BATON]
- Personal: Pocket knife, knife / Stolen / [BUCK KNIFE]

Involved Vehicles:

- Theft from / Chevrolet Sonic 2015 / [Automobile] MO Colors: Red / Red

Involved Officers:

- Reporting officer / YEPSEN, D. / #1814 / SPD / Inactive employee / #1594 ROBINSON, M. / 01/24/2017 / 20170124 --:--:--:---

Reports:

General report:

Author:	#1814 YEPSEN, D.	**Report time:**	01/24/2017 16:06
Entered by:	#1814 YEPSEN, D.	**Entered time:**	01/24/2017 16:06

Narrative:

Nathaniel Baldwin called Telcom to report theft of items from his red 2015 Chevrolet Sonic.

Baldwin stated the vehicle was parked at his residence and locked. Baldwin remarked the suspect(s) "popped the door." Baldwin advised a knife, baton, and some credit cards were stolen. Baldwin stated he had no suspect information. Baldwin mentioned a similar incident happened a few months ago, see related report 16-42744.

Baldwin stated he is willing to prosecute.

I advised Baldwin of the police report number.

G.76

Springfield Police Department

Incident: SPD200112001502

Incident details:

Incident Type:	Burglary, Residential
Incident time:	12/13/2019 13:00 - 01/12/2020 14:10
Reported time:	01/12/2020 14:10
Incident location:	307 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Suspended - pending further leads
Summary:	Residential burglary with property damage and property stolen.

Involved Persons:

Name:	CHANITZ, SAMUEL	**Gender:**	Male
Classification:	Victim		
Name:	MEYER, ETHAN W	**Gender:**	Male
Classification:	Complainant; Victim		

Involved Property:

- Media card / Evidence / MEDIA CARD
- Furniture: Door frame, structure / Damaged / [DOOR FRAME]
- Entertainment: Game console / Stolen / XBOXONE [XBOX ONE AND TWO CONTROLLERS]
- Entertainment: Television / Stolen / ROKU [55 INCH 4K ROKU TV] / 1901GTD000013A07882

Involved Officers:

- Reporting officer / VU, A. / #1824 / SPD / Sworn / SQUAD 5 / #1466 COLLIER, C. / 01/12/2020 / 20200112 --:--:--:---

Reports:

General report:

Author:	#1824 VU, A.	**Report time:**	01/12/2020 15:25
Entered by:	#1824 VU, A.	**Entered time:**	01/12/2020 15:25

Narrative:

On 01/12/2020, I was dispatched to 307 S. Florence Avenue in reference to a past residential burglary.

When I arrived, I contacted the caller (identified as Ethan Meyer) after he allowed me inside of the residence. Meyer told me he lived at the logged address with his roommate (identified as Samuel Chanitz). Meyer advised his residence was burglarized while he and Chanitz were out of town visiting family for winter break. I obtained Meyer's statement.

Meyer said he was last at the logged address on 12/13/2019. Meyer told me he and Chanitz secured the residence before leaving the logged address during the afternoon of 12/13/2019. Meyer advised he returned to the address today during the afternoon. Meyer said the front door was locked, but when he entered the residence he noticed the living room television cabinet was tampered with, several items were stolen, and his back door was open with visible damage to the back door frame. Meyer advised the following items were missing:

- One black in color 55 inch 4K Roku Television; SN:1901GTD000013A07882; valued at $210.00.
- One black in color Xbox One gaming console and two black in color Xbox One controllers; unknown serial number; one controller marked with "Day 1 Edition" underneath the middle Xbox button; valued at $600.00 total.

The total value of known stolen items at the time of this investigation would be $710.00. Meyer advised he did not know how much it would cost to repair the back door at the time of this investigation.

Meyer was unable to provide me with suspect information at the time of this investigation. I was unable to speak to Chanitz due to him not being at the logged address at the time of this investigation. I processed the scene.

I took photographs of the residence, the damaged back door frame, and of the serial number associated with the stolen Roku Television. As I examined the back door exterior, I did not locate any shoe/boot prints on the door at the time of this investigation. I was unable to locate any potential latent prints during this investigation.

I provided Meyer with the case number. I advised Meyer, and by extension Chanitz, to report any other stolen items related to this incident to Telcom.

I tasked the MULES desk in adding the serial number associated with the Roku Television.

The media card associated with this incident was logged to the property/evidence room at Police HQ.

Nothing further.

G.77

Springfield Police Department

Incident: SPD240715020874

Incident details:

Incident Type:	Miscellaneous, All Other
Incident time:	07/15/2024 11:00 - 07/15/2024 12:00
Reported time:	07/15/2024 15:13
Incident location:	307 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Cleared Exceptional - Other - remarks required
Summary:	Information received.

Involved Persons:

Name:		**Gender:**	Male
Classification:	Person of interest		
Name:	BRUNER, ANDREA G	**Gender:**	Female
Classification:	Complainant		

Involved Officers:

- Reporting officer / STEWART, F. / #N162 / SPD / Non sworn / RECORDS SECOND SHIFT / #N179 HENRY, L. / 07/15/2024 / 20240715 --:--:--:---

Reports:

General report:

Author:	#N162 STEWART, F.	**Report time:**	07/15/2024 19:21
Entered by:	#N162 STEWART, F.	**Entered time:**	07/15/2024 19:21

Narrative:

On 07/15/2024, Andrea Bruner called Telcom to report suspicious activity that occurred on 07/15/2024 between 11:00 and 12:00 at her residence, 307 S. Florence Avenue.

Bruner reported that at 11:00, she witnessed an unknown indivdual walk around her house, approach her front door, "quietly" twist the doorknob, peek through her windows, and then leave. Bruner stated that at 12:00, the individual came back to her residence and acted in the same manner as the first time. However, Bruner informed that she and her friend (information unknown) went outside and "stared him down," which made him "briskly" walk away from her residence.

Bruner described the individual as a black male, 5'8, skinny, and was wearing a black sweatshirt and black sweatpants. Bruner expressed that she felt concerned for her safety as this was the second time an unknown stranger had approached her residence and acted suspicously. Bruner also mentioned that she lived at the residence alone and had no surveillane footage.

I provided Bruner with this report number for her records.

G.78

Springfield Police Department

Incident: SPD230628019330

Incident details:

Incident Type:	Auto Theft, Stolen Vehicle
Incident time:	06/27/2023 23:59 - 06/28/2023 11:00
Reported time:	06/28/2023 12:44
Incident location:	915 E ELM ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 358, Beat: MSU) 65806
Incident status:	Unassigned
Summary:	Auto Theft, Stolen Vehicle

Involved Persons:

Name:	DAMERON, MICHAEL JAMES	**Gender:**	Male
Classification:	Victim		
Name:	CHOATE, ELTON L	**Gender:**	Male
Classification:	Person of interest		
Name:	DICKMAN, BRANDON MICHAEL	**Gender:**	Male
Classification:	Property owner		

Involved Property:

- Veh accessory: Seat / Damaged / [SCOOTER SEAT]
- Veh accessory: Ignition, ignition switch / Damaged / [IGNITION SWITCH TRIM]
- Veh accessory: Vehicle light (spotlight, fog light, headlight) / Damaged / [HEADLIGHT ASSEMBLY]
- Media card / Evidence / MEDIA CARD
- Police video/recording / Evidence / BWC 1877

Involved Vehicles:

- Recovered; Stolen / Honda CHF50 2007 VIN:JH2AF60057K505026 / [Motorcycle: Moped] MO Colors: Blue, light, White / Blue, light

Involved Officers:

- Reporting officer / BASHIOUM, M. / #1747 / SPD / Sworn / SQUAD 3 / #1493 D'ANDREA, T. / 06/28/2023 / 20230628 --:--:--:---
- Reporting officer / MCCONNELL, A. / #1877 / SPD / Sworn / SQUAD 1 / #1215 MARCUM, J. / 06/28/2023 / 20230628 --:--:--:---
- Reporting officer / DOLLARHITE, C. / #N129 / SPD / Non sworn / RECORDS FIRST SHIFT / #1789 SMALL, K. / 06/28/2023 / 20230628 --:--:--:---
- Reporting officer / SCHERTZ, D. / #1973 / SPD / Sworn / ADMINISTRATIVE / #1137 SCHROEDER, E. / 06/28/2023 / 20230628 --:--:--:---

Reports:

General report:

Author:	#1973 SCHERTZ, D.	**Report time:**	06/28/2023 13:07
Entered by:	#1973 SCHERTZ, D.	**Entered time:**	06/28/2023 13:07

Narrative:

On 06/28/2023 I was working at the front desk at Police Headquarters (321 E Chestnut Exy) when a subject came in to report a stolen vehicle.

The subject, Michael Dameron, stated his 2007 Hinda CHF50 (VIN: JH2AF60057K505026) was stolen between 06/27/2023 2359 hours, and 06/28/2023 1100 hours. The vehicle was a gift from his grandmother-in-law. Dameron stated he had an Apple Air tag attached to the vehicle and was pinging at 325 S Hampton.

Dameron described the vehicle as royal blue and white. The left mirror was missing and there was a crack down on the back of the moped.

Dameron said no one had permission to use the mope or have possession of it. Dameron did not know who would have stolen the mope. Dameron stated he wanted to pursue charges if the suspect was located.

I provided Dameron with a case number. I later tasked MULES to add the vehicle as stolen.

Supplemental:

Author:	#N129 DOLLARHITE, C.	**Report time:**	06/28/2023 14:52
Entered by:	#N129 DOLLARHITE, C.	**Entered time:**	06/28/2023 14:52

Narrative:

On 06/28/2023, while working MULES, I received a hit from Dispatch stating that Officer McConnell was out with the owner, Michael Dameron and the stolen scooter mentioned in this report.

I confirmed the entry active per our records, and tasked MULES for removal.

VTU was already tasked at the time of this report.

Supplemental:

Author:	#1877 MCCONNELL, A.	**Report time:**	06/28/2023 15:06
Entered by:	#1877 MCCONNELL, A.	**Entered time:**	06/28/2023 15:06

Narrative:

On 6/28/23, I was dispatched to 328 S. Hampton reference a stolen scooter.

Ofc. Bashioum advised he located the scooter on the property earlier today but it was not listed as stolen at that time.

Ofc. Bashioum and I contacted the vehicle owner, Michael Dameron, near McDaniel/Hampton. He showed us a photo of the stolen scooter and the ping from the airtag attached to his scooter (blue/white 2007 Honda Metropolitan scooter VIN: JH2AF60057K505026 with missing left mirror and crack on rear panel), which pinged right at 328 S. Hampton.

Ofc. Bashioum and I arrived at the 328 S. Hampton address. This residence was divided into three separate apartments that did not connect. Ofc. Bashioum checked where the scooter was earlier today but it was not there. Several doors and windows were boarded up with plywood, however, some were missing. I checked the second story door on the east side of the residence. I noticed the plywood slab covering the door appeared to be removed by force due to screws being exposed. The door was locked. There were several "No Trespassing" signs placed around the residence. Dispatch contacted the property owner, Brandon Dickman, who advised no one was allowed on the property and would be willing to pursue charges for trespassing. A perimeter was established and a K-9 responded. A plywood slab covered the east sliding glass door, which was unlocked. After several announcements, a male attempted to exit one of the north windows but retreated back inside. Eventually the male exited the east door and was detained. The male was identified as Elton Choate. Officers cleared the units but no one else was located. The scooter was not located.

Brandon advised he also owned the two properties east of 328 S. Hampton, which were 323 and 327 S. Florence. Brandon stated 323 was vacant but 327 currently had a tenant.

Since the scooter was not located but the air tag still pinged at 328 S. Hampton, I had Dameron use the chime feature on the airtag app to at least recover his airtag. The chime was played several times inside the residence but could not be heard. While checking the other side of the fence between 328 S. Hampton and 323 S. Florence, I located a slab of plywood covering the basement of 323 S. Florence. When I removed the plywood, I observed Dameron's scooter as he described it just inside the basement.

Dispatch confirmed the scooter was stolen. Dameron advised there was new damage to the scooter:

- Headlight assembly valued at $300
- Ignition switch trim piece valued at $150
- Scuff marks on the seat valued at $100

I took photos of the scooter. I released the scooter to Dameron.

The trespassing report regarding Elton Choate was documented on 23-19347.

This incident was documented on my body worn camera.

Supplemental:

Author:	#1747 BASHIOUM, M.	**Report time:**	06/28/2023 16:09
Entered by:	#1747 BASHIOUM, M.	**Entered time:**	06/28/2023 16:09

Narrative:

On 6/28/2023 at 0626 hours, I was dispatched to Hampton and Walnut for a male who pushed a moped behind an abandoned house northeast of the intersection.

Upon arrival I located the abandoned building at 328 S Hampton. The residence was a multi resident unit and there was plywood on several of the entrances. There were "No trespassing" signs posted all over the building. Several of the windows were open, and there was a second door balcony door that was opened. Several of the plywood coverings had been pulled away and the building appeared unsecured.

There was a blue and white Honda scooter parked behind the residence underneath the stairwell. The scooter had the front portion removed to expose the wiring. I conducted a check through dispatch on the VIN (JH2AF60057K505026), and they advised it returned not on file, and not stolen.

I requested dispatch check resources for owner information for 328 S Hampton. Dispatch advised it checked to a Florence 327 LLC but they were unable to locate a phone number for contact.

Due to the moped not returning as stolen, not registered to anyone, and being unable to locate owner information for the residence, I cleared the scene with no further action.

Later in my shift, I was dispatched back to the residence for a stolen scooter, with an airtag attached, that was pinging at the residence. I contacted the callers with Ofc. McConnell, and was shown a picture of the scooter. The scooter in the photo matched the scooter I had located earlier in my shift. The airtag ping showed it was inside the building or directly outside.

I responded to the Hampton residence and the scooter was no longer outside the residence. Owner information was located by dispatch, and the owner was contacted. Dispatch advised no one should be in the residence, and they would pursue trespassing charges on anyone inside the building.

Several more officers responded and a K9 unit arrived. While waiting to make entry, a male tried to exit a window on the northside of the residence, but retreated inside when I attempted contact.

I remained on scene to assist with scene containment until all subjects were in custody. See Ofc. McConnell's report for more information.

G.79

Springfield Police Department

Incident: SPD201112038276

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	11/11/2020 22:30 - 11/12/2020 08:30
Reported time:	11/12/2020 09:19
Incident location:	323 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	theft from vehicle

Involved Persons:

Name:	INMAN, AARON	**Gender:**	Male
Classification:	Complainant; Vehicle owner; Victim		

Involved Property:

- Other: Papers, letters, documents / Stolen / [DOCUMENTS]
- Personal: Duffle bag / Stolen / [BAG]
- Entertainment: Amplifier (including music) / Stolen / ALPINE [AMPLIFIER]
- Veh accessory: Door, left front / Damaged / [TRIM]

Involved Vehicles:

- Theft from / Chevrolet Colorado 2006 VIN:1GCCS148668116813 / [Automobile] MO Reg #3DES72 Colors: Black / Black

Involved Officers:

- Reporting officer / STACY, J. / #1238 / Blueline / Inactive employee / #1594 ROBINSON, M. / 11/12/2020 / 20201112 --:--:--:---

Reports:

General report:

Author:	#1238 STACY, J.	**Report time:**	11/12/2020 13:20
Entered by:	#1238 STACY, J.	**Entered time:**	11/12/2020 13:20

Narrative:

Aaron Inman called Telcom on November 12, 2020, to report a theft from his beige 2006 Toyota Corolla at 323 S. Florence. Inman reported he locked and parked the vehicle across the street last night around 2230 hours and discovered the crime this morning at 0830 hours. He advised he had no security video. Inman reported the interior trim below the driver's door was damaged as the suspect(s) removed it to remove wiring for the Alpine amplifier (stolen). Also missing were a tool bag containing roadside assistance equipment, and vehicle documents from the glove compartment. Inman had no suspect information. He did not know how entry was gained. He is willing to press charges. I gave him this report number.

G.80

Springfield Police Department

Incident: SPD230613017541

Incident details:

Incident Type:	Assault, Domestic
Incident time:	06/08/2023 00:00 - 06/08/2023 00:00
Reported time:	06/13/2023 08:10
Incident location:	1104 E MCDANIEL ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Suspended - pending further leads
Summary:	Domestic Assault

Involved Persons:

Name:	HOOSER, GAVIN	**Gender:**	Male
Classification:	Suspect		
Name:	BUCHANAN, GENEVIEVE SHELBY LADD	**Gender:**	Female
Classification:	Complainant; Victim		

Involved Officers:

- Investigative service specialist; Reporting officer / MATNEY, S. / #1655 / SPD / Inactive employee / #1628 GOUTY, W. / 06/22/2023 / 20230622 --:--:--:---
- Reporting officer / STARK, T. / #1987 / SPD / Inactive employee / 06/13/2023 / 20230613 --:--:--:---

Reports:

General report:

Author:	#1987 STARK, T.	**Report time:**	06/13/2023 08:33
Entered by:	#1987 STARK, T.	**Entered time:**	06/13/2023 08:33

Narrative:

On 06/13/2023 at approximately 0810 hours, Genevieve Buchanan called telcom to report a domestic assault.

Buchanan stated on 06/08/2023 she broke up with her boyfriend, Gavin Hooser. Buchanan advised at approximately 2200 hours on 06/08/2023, she confronted Hooser at their residence at 1104 E McDaniel Street about him texting other females. Buchanan stated she and Hooser started to argue and he attempted to leave the residence.

Buchanan stated as Hooser was walking toward the front door of their residence she grabbed the back of his shirt to try to stop him from leaving. Buchanan advised Hooser turned around and punched the left side of her jaw with his closed right fist one time. Buchanan stated she still had a grip of his shirt after being punched in the jaw and Hooser picked her up off of the ground and threw her on the bed and walked out of the residence.

Buchanan stated she did not sustain any injuries to her jaw or body such as redness, soreness, swelling, or marks. I provided the central records email to Buchanan and advised her to provided pictures of her jaw.

Buchanan completed a "Domestic Violence Lethality Assessment". Buchanan answered "yes" to questions:

- 3
- 4
- 6
- 7
- 9

(See assessment for further).

Buchanan stated she was willing to prosecute.

I provided this report number to Buchanan.

Due to not being able to get a statement from Hooser and no evidence of injury from Buchanan, a case packet was not completed at this time.

Supplemental:

Author:	#1655 MATNEY, S.	**Report time:**	06/22/2023 09:59
Entered by:	#1655 MATNEY, S.	**Entered time:**	06/22/2023 09:59

Narrative:

Genevieve Buchanan emailed Central Records on 6-13-23 from email address buchanangenevieve@gmail.com. The email referenced this report number and contained embedded photos. The email was attached to the report.

Domestic Violence Unit tasked.

G.81

Springfield Police Department

Incident: SPD230904027601

Incident details:

Incident Type:	Sex Offense, All Except Rape
Incident time:	09/04/2020 07:00 - 07/04/2023 07:00
Reported time:	09/04/2023 07:10
Incident location:	1104 E MCDANIEL ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Suspended - waiting victim cooperation
Summary:	Reported sexual assaults

Involved Persons:

Name:	HOOSER, GAVIN	**Gender:**	Male
Classification:	Suspect		
Name:	BUCHANAN, GENEVIEVE SHELBY LADD	**Gender:**	Female
Classification:	Complainant; Victim		

Involved Property:

- P23019536 / Other : Form / Evidence / SEXUAL ASSAULT BILL OF RIGHTS

Involved Officers:

- Reporting officer / RAMSEY, E. / #1516 / SPD / Sworn / SPECIAL VICTIMS UNIT / #1702 LIGHTWINE, C. / 09/28/2023 / 20230928 --:--:--:---
- Reporting officer / MCMULLIN, J. / #1566 / SPD / Sworn / VEHICLE THEFT UNIT / #1310 KARNES, M. / 09/04/2023 / 20230904 --:--:--:---

Reports:

General report:

Author:	#1566 MCMULLIN, J.	**Report time:**	09/04/2023 07:40
Entered by:	#1566 MCMULLIN, J.	**Entered time:**	09/04/2023 07:40

Narrative:

On 09/04/2023, at 07:10 hours, I responded to Police Headquarters to contact a complainant of past sexual assault. Information provided to me through CAD described multiple past sexual assaults occurring over a two year period by the complainant's boyfriend.

I located the complainant, Genevieve S. Buchanan, in the parking lot outside the Headquarters lobby. I obtained a brief summary of what exactly Buchanan was needing reported, then obtained her pedigree information. Due to the time of day and it being a holiday (Labor Day), the parking lot was of void of any other persons. Because of this, I decided to gather Buchanan's statement there by her vehicle.

Buchanan informed me her ex-boyfriend, Gavin Hooser, sexually assaulted her countless times during their two year romantic relationship. Buchanan advised me some of the assaults occurred out of state and in other jurisdictions within Missouri. However, multiple assaults occurred at 1206 E. Norton and her current address of 1104 E. McDaniel (note: I later checked resources and found that 1206 E. Norton is not a good address).

The types of assaults Buchanan described were Hooser ejaculating inside her vagina without consent. Coercing her to have sex when she did not want to -- she described this as he would ask her repeatedly for sex until she relented and said yes. And finally having sexual relations with her when she was extremely drunk.

Buchanan advised me that there were times that she consensually had sex with Hooser, but other times she did not want to and he would either badger her into agreeing to it or have sex with her when she was intoxicated. Buchanan recalled times of Hooser telling her the following day that they had sex, but she had no recollection of the act occurring.

Buchanan was unable to provide me with any specifics regarding dates, how many times, or where these acts occurred. When asked for estimates, Buchanan was unable to do so. She only knew that it happened numerous times. When asked the last time one of these incidents occurred, Buchanan was unable to give me an approximate date/time or specific act. Buchanan advised me she broke up with Hooser approximately two months ago.

I did not attempt to interview Buchanan any further due to her inability to recall any specifics regarding the reported assaults.

Buchanan advised me she wished to seek prosecution against Hooser.

The Sexual Assault Survivor's Rights form was signed by Buchanan and she was provided a pamphlet containing victims resources and the report number for this incident. I also provided Buchanan with instructions on how to follow up on this report at a later date.

I later submitted the signed Sexual Assault Survivor's form into evidence at the Headquarter's Property Room. I had no further involvement in this investigation.

Supplemental:

Author:	#1516 RAMSEY, E.	**Report time:**	09/28/2023 15:34
Entered by:	#1516 RAMSEY, E.	**Entered time:**	09/28/2023 15:34

Narrative:

On 9/12/2023, I reviewed this case and called Genevieve Buchanan to follow-up on the case. I left her a voicemail requesting a return call. We were able to make phone contact later in the day and she informed me she was living in Springfield at 1104 E. McDaniel. She was separated from Gavin Hooser who lived at 616 S. Market (unknown apartment). Buchanan did not have a sexual assault kit after any of the sexual assaults, she had no injuries from them, and there were no witnesses to the incidents. She was willing to cooperate with the court if charges were presented. We scheduled her for a follow-up interview and recorded "cold" call to Hooser on 9/26/2023 at police headquarters.

G.82

On 9/26/2023, I received a voicemail from Buchanan stating that she could not make it to her interview due to car trouble.

On 9/28/2023, I called Buchanan and left her a voicemail requesting a return call about rescheduling her interview. She did not return my call.

On 9/29/2023, I called Buchanan again and left her another voicemail, this time advising her that she could contact me if she wished to reschedule her interview. This case is suspended pending Buchanan's participation.

Springfield Police Department

Incident: SPD221008032674

Incident details:

Incident Type:	Check Vehicle
Incident time:	10/08/2022 01:03 - 10/08/2022 02:02
Reported time:	10/08/2022 00:30
Incident location:	1104 E MCDANIEL ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	
Summary:	Check Vehicle-Citation given/vehicle towed

Involved Persons:

Name:		**Gender:**	
Classification:	Citation issued to		
Name:	HENRY'S TOWING	**Gender:**	
Classification:	Cooperating agency		
Name:	DIMAGGIO, THOMAS	**Gender:**	Male
Classification:	Vehicle owner		
Name:	DIMAGGIO, GIUSEPPE	**Gender:**	
Classification:	Vehicle owner		
Name:	CROY, KOLI	**Gender:**	Female
Classification:	Complainant		

Involved Property:

- Police video/recording / Evidence / BODY WORN CAMERA

Involved Vehicles:

- Abandoned; Released; Ticket/citation; Towed / Ford Fusion 2017 VIN:3FA6P0VP6HR176922 / [Automobile: Sedan] MO Reg #XC6Y3C Colors: Black / Black

Involved Officers:

- Reporting officer / KINDER, J. / #2004 / SPD / Sworn / SQUAD 4 / #1402 SANDAGE, J. / 10/08/2022 / 20221008 --:--:--:---

Reports:

General report:

Author:	#2004 KINDER, J.	**Report time:**	10/08/2022 04:03
Entered by:	#2004 KINDER, J.	**Entered time:**	10/08/2022 04:03

Narrative:

On 10/8/22 at approximately 0103 hours I was dispatched to 1104 E McDaniel St. regarding a check vehicle.

Upon my arrival I met with Koli Croy, the resident of 1104 McDaniel. Croy stated she did not know the owner of a black in color Ford Fusion (MO Plate XC6Y3C) that was blocking her driveway completely.

Using department resources I found the owner of the vehicle to be Giuseppe Dimaggio, from St. Louis. I contacted the Dimaggio's home phone number and was told their son, Thomas Dimaggio is the driver of the vehicle. I retrieved Thomas' telephone number from them and tried contacting Thomas. Thomas did not answer numerous calls.

Due to not being able to reach a driver of the vehicle I had it towed by Henry's. I also wrote the vehicle a citation. The citation was given to John (88) the tow truck driver, to be put with the vehicle's paperwork. The citation was for breaking Springfield Municipal Ordinance 106-300 Blocking a Driveway or within five feet. The court date is set for Jan. 23rd 2023, at 0900 hours.

I was wearing my BWC during this incident and this report is a summary of those events.

G.83

Springfield Police Department

Incident: SPD190318010005

Incident details:

Incident Type:	Stealing
Incident time:	03/18/2019 06:30 - 03/18/2019 07:00
Reported time:	03/18/2019 09:22
Incident location:	1104 E MCDANIEL ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Stealing/Property Damage

Involved Persons:

Name:	CASTEEL, LOREN CLAIRE	**Gender:**	Female
Classification:	Victim		

Involved Property:

- Media card / Evidence / MEDIA CARD
- Furniture: Screen, window or door / Damaged / [SCREEN WINDOW]
- Sporting goods: Rack, bicycle/ski / Stolen / [BICYCLE]

Involved Officers:

- Reporting officer / ADAMSON, M. / #1717 / SPD / Inactive employee / #1466 COLLIER, C. / 03/18/2019 / 20190318 --:--:--:---

Reports:

General report:

Author:	#1717 ADAMSON, M.	**Report time:**	03/18/2019 14:32
Entered by:	#1717 ADAMSON, M.	**Entered time:**	03/18/2019 14:32

Narrative:

On Monday March 18, 2019, I was dispatched to 1104 E. Mcdaniel St for a past burglary. Upon arrival, I contacted the victim (Loren Casteel), who advised that at approximately 0700 hours this morning she heard a noise on the back porch.

Casteel advised that after she heard the noise, she got up and walked to the back door of her residence which led to the screened in back porch. Casteel stated when she looked onto the back porch, she realized her bicycle was gone and the screen was cut open directly above where the bicycle was located. Casteel advised that the bicycle was a yellow bicycle and did not have any other descriptions of the bicycle. Casteel advised she was not entirely positive on the price of the bicycle but it was around $200.00. Casteel advised she would have to add the price to replace the screen at a later point once she knew how much it would cost.

After speaking with Casteel, I photographed the damage to the screen and where the bicycle was last seen. I later logged the media card into the property room at HQ.

Casteel was then provided with the case number.

G.84

Springfield Police Department

Incident: SPD211223045721

Incident details:

Incident Type:	Abandoned Vehicle
Incident time:	08/22/2021 19:00 - 12/23/2021 12:52
Reported time:	12/23/2021 12:33
Incident location:	1104 E MCDANIEL ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	
Summary:	Abandoned vehicle towed.

Involved Persons:

Name:		**Gender:**	
Classification:	Citation issued to		
Name:	DOS AMIGOS AUTO SALES	**Gender:**	
Classification:	Lien holder		
Name:	BRANCH, MICHAEL MALIK	**Gender:**	Male
Classification:	Vehicle owner		

Involved Vehicles:

- Abandoned; Parked; Released; Ticket/citation; Towed / Chevrolet Cruze 2014 VIN:1G1PC5SB5E7231887 / [Automobile: Sedan] MO Colors: Silver/Aluminum / Silver/Aluminum

Involved Officers:

- Other assisting employee / SMITH, S. / #1812 / SPD / Inactive employee / 12/23/2021 / 20211223 --:--:--:---
- Reporting officer / MERCER, M. / #1489 / SPD / Non sworn / TRAFFIC 2 / #1576 MILLER, J. / 12/23/2021 / 20211223 --:--:--:---

Reports:

General report:

Author:	#1489 MERCER, M.	**Report time:**	12/23/2021 13:15
Entered by:	#1489 MERCER, M.	**Entered time:**	12/23/2021 13:15

Narrative:

I was dispatched to check a vehicle that had been tagged on August 22nd, 2021, by Officer Sara Smith. Officer Smith had set up the call for the vehicle to be revisited for tow. The original tag was still on the vehicle but there was no mark on the ground. The vehicle checked no stolen by VIN, to a Michael Branch of Monett, Missouri. Due to call volume I was unable to contact Officer Smith until 12/23/2021 to confirm the vehicle had been sitting in the same place since August. She confirmed it had been.

I initiated a custody tow and issued a summons for inoperable on the city street.

G.85

Springfield Police Department

Incident: SPD220501013686

Incident details:

Incident Type:	Abandoned Vehicle
Incident time:	05/01/2022 07:05 - 05/01/2022 08:00
Reported time:	05/01/2022 07:05
Incident location:	1104 E MCDANIEL ST, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	
Summary:	Vehicle towed for blocking a driveway

Involved Persons:

Name:		**Gender:**	
Classification:	Citation issued to		
Name:	LOVE, JESSICA M	**Gender:**	Female
Classification:	Driver		
Name:	LOVE, ANGELA	**Gender:**	Female
Classification:	Vehicle owner		

Involved Property:

- Police video/recording / Evidence / BWC 1776

Involved Vehicles:

- Abandoned; Released; Ticket/citation; Towed / Chevrolet Cruze 2012 VIN:1G1PF5SC2C7408862 / [Automobile: Hardtop, 4-door] MO Reg #GF3C0M Colors: Black / Black

Involved Officers:

- Reporting officer / KELLY, S. / #1776 / SPD / Sworn / CYBER CRIMES UNIT / #1051 BURNETT, J. / 05/01/2022 / 20220501 --:--:--:---

Reports:

General report:

Author:	#1776 KELLY, S.	**Report time:**	05/01/2022 08:29
Entered by:	#1776 KELLY, S.	**Entered time:**	05/01/2022 08:29

Narrative:

On 05/01/2022 at 0705 hours, I was dispatched to 1104 E. McDaniel in reference to a vehicle that was parked blocking the resident's driveway. Upon arrival, I observed a black 2012 Chevrolet Cruze bearing MO licenses plate "GF3C0M" parked facing eastbound blocking the entire length of the driveway on McDaniel. The residents advised they were not able to leave for work because the Chevrolet was blocking them in.

I was unable to locate contact information for the owner of the Chevrolet. Based on the Chevrolet's location, I issued the vehicle a Springfield Municipal citation for blocking a driveway. Henry's Towing was contacted and towed the vehicle from the scene. I later submitted the tow sheet to the MULES desk.

This call was captured on my body worn camera and I had no further involvement with this incident.

G.86

Springfield Police Department

Incident: SPO202100000981

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	11/22/2021 18:00 - 11/23/2021 09:30
Reported time:	11/23/2021 11:06
Incident location:	315 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Stealing from a Vehicle

Involved Persons:

Name: CLARK, LILLIAN B **Gender:** Female

Classification: Complainant; Property owner; Vehicle owner; Victim

Involved Property:

- Veh accessory: Seat cover / Stolen
- Machinery/tools: Keys (all types) / Stolen
- Entertainment: CD/DVD / Stolen

Involved Vehicles:

- Doors locked; Theft from / NISSAN ALTIMA 2015 VIN:1N4AL3AP6FC144450 / [Automobile: Sedan, 2-door] MO Reg #VC9H9W Colors: Beige / Beige

Involved Officers:

- Reporting officer / MANLOVE, L. / #1803 / SPD / Non sworn / RECORDS THIRD SHIFT / #1871 CORRELL, R. / 11/24/2021 / 20211124 --:--:--:---

Reports:

SPRINGFIELD POLICE DEPARTMENT SUMMARY INCIDENT REPORT

REPORT NUMBER: SPO202100000981

INCIDENT INFORMATION

INCIDENT CODE	INCIDENT TYPE	INITIAL	SUPP	DATE/TIME STARTED	DATE/TIME ENDED	DATE/TIME REPORTED
STLGV	Vehicle Burglary	X		11/22/2021 06:00 PM	11/23/2021 09:30 AM	11/23/2021 11:06 AM

REPORT FILED FROM	TRACKING NUMBER	LOCATION OF OCCURRENCE	APPROVED BY:
173.24.246.90	T21001288	315 South Florence Avenue, SPRINGFIELD, MO 65806	1803/Lindsey Manlove

LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC
Street or highway						

PERSON LISTINGS

	TYPE	LAST NAME	FIRST NAME	MIDDLE NAME	DOB	RACE	SEX	DRIVER LIC NO	LIC ST
1	VIC	Clark	Lillian		05/09/2002	Asian	F	175300001	MO

SSN	ETHNICITY	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE
***	Not of Hispanic	Resident	Gray	Sandy		505	260	

EMAIL	RESIDENCE ADDRESS	HOME PHONE
20lillianclark@gmail.com	315 South Florence Avenue, Springfield, MO , US	573-870-0758
EMPLOYER NAME	BUSINESS ADDRESS	WORK PHONE

VEHICLE LISTINGS

	INVL	LIC PLATE TYPE	LIC PLATE NO	LIC ST	LIC YEAR	VEHICLE TYPE	VIN
1	THF	Commercial	VC9H9W	MO		Automobile	1N4AL3AP6FC144450

MAKE	MODEL	COLOR	STYLE	YEAR	MKT VALUE	DMG VALUE
NISSAN	Altima	Beige	Sedan, 2-door	2015	$	$

DESCRIPTION

PROPERTY LISTINGS

	INVL	ITEM	QUANTITY	BRAND	MODEL
1	STO	Machinery or tools - Keys (all types)	1		

SERIAL NO	OWNER APPLIED NO	COLOR	MKT VALUE	DMG VALUE
		Black	$ 15.00	$

DESCRIPTION

Electronic Proximity Key Fob, Nissan

	INVL	ITEM	QUANTITY	BRAND	MODEL
2	STO	Vehicle accessory - Seat cover	1		

SERIAL NO	OWNER APPLIED NO	COLOR	MKT VALUE	DMG VALUE
		Other	$ 45.00	$

DESCRIPTION

Full Set Seat/Steering Wheel covers

REPORT NUMBER: SPO202100000981

PROPERTY LISTINGS

	INVL	ITEM	QUANTITY	BRAND	MODEL
3	STO	Entertainment - CD/DVD	5		

SERIAL NO	OWNER APPLIED NO	COLOR	MKT VALUE	DMG VALUE
			$ 50.00	$

DESCRIPTION

Various CD's

NARRATIVE

I honestly don't know what happened. Before today, the last time I had been in my car was at 1:30am on Monday. At some point between then and 9:40am today, my car was broken into. The car itself was not damaged, but the inside had been torn apart. They drug some of my stuff out with them over to my roommates car, but they were unable to get into it, and ended up leaving my work apron and jacket by the other car.

I am willing to prosecute.

G.87

Springfield Police Department

Incident: SPD161216053354

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	12/14/2016 18:00 - 12/16/2016 15:00
Reported time:	12/16/2016 16:44
Incident location:	306 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	License plates stolen and other plates left behind.

Involved Persons:

Name:	KELPE, DAVID M	**Gender:**	Male
Classification:	Vehicle owner; Victim		
Name:	KELPE, MIRANDA	**Gender:**	Female
Classification:	Complainant; Victim		
Name:	HOOPER, PATRICK	**Gender:**	Male
Classification:	Property owner		
Name:	HOOPER, JOHN	**Gender:**	Male
Classification:	Other		
Name:	WELDON, REBECCA	**Gender:**	Female
Classification:	Vehicle owner		

Involved Property:

- Documents: Renewal tab, license plate / Recovered; Stolen / [LICENSE PLATE] / MN5T7Z
- Documents: Renewal tab, license plate / Disposal approved / [LICENSE PLATE] / MP3H9F

Involved Vehicles:

- Evidence; Recovered / MO Reg #MN5T7Z / [License plate] (left in place of victims license plate)
- Found / MO Reg #MP3H9F / [License plate] (left on vehicle after the registered plate was stolen.)
- Recovered; Stolen / MO Reg #PL7L9X / [License plate: Passenger]
- Theft from / Toyota Celica 2002 VIN:JTDDY38T320056639 / [Automobile: Sedan, 2-door] MO Reg #PL7L9X Colors: Silver/Aluminum / Silver/Aluminum

Involved Officers:

- Records; Reporting officer / PIKE, J. / #1420 / SPD / Inactive employee / #1789 SMALL, K. / 03/17/2017 / 20170317 --:--:--:---
- Reporting officer / STOUT, J. / #1837 / SPD / Inactive employee / #1594 ROBINSON, M. / 12/16/2016 / 20161216 --:--:--:---
- Reporting officer / EVANS, W. / #1666 / SPD / Non sworn / RECORDS SECOND SHIFT / #N179 HENRY, L. / 12/16/2016 / 20161216 --:--:--:---

Reports:

General report:

Author:	#1666 EVANS, W.	**Report time:**	12/16/2016 17:45
Entered by:	#1666 EVANS, W.	**Entered time:**	12/16/2016 17:45

Narrative:

Miranda Kelpe called Telcom to report the license plates stolen from the vehicle she drives. The vehicle is registered to her father, David Kelpe, in Washington MO. Miranda last knew her plates were on her vehicle about 1800 hours Wednesday, 12/14/16, when she had to get the plate number to fill out an application. She realized that her plates were both missing today about 1500 hours. Two different license plates had been left on her vehicle in place of her plates.

Miranda described her vehicle as a silver, 2002, Toyota Celica, 2 door with license plates PL7L9X. She reported no damage to the vehicle. Using department resources I located the VIN for the Celica, JTDDY38T320056639; plates and VIN check to David with no wants or stolen.

License plates MP3H9F and MN5T7Z had been attached to the Celica in place of the registered plates. Department resources showed the MP3H9F plate registered to Rebecca Weldon in Maplewood, MO, no wants or stolen.

The MN5T7Z plate showed the owner as Patrick Hooper in St Louis MO and it had been reported as 1 of 2 plates stolen yesterday by John Hooper in report 16-53149.

Miranda was not at a location where an officer could pick up the two plates from her at the time of this call. She advised that she would bring them to the lobby at HQ tonight.

Miranda had no suspect information. Miranda is willing to prosecute.

I tasked MULES for entry of the stolen plates. I provided this report number to Miranda.

Supplemental:

Author:	#1837 STOUT, J.	**Report time:**	12/16/2016 18:15
Entered by:	#1837 STOUT, J.	**Entered time:**	12/16/2016 18:15

Narrative:

Miranda Kelpe contacted me at the front desk of Headquarters to submit the two LIC plates, numbering as MN5T7Z and MP3H9F, that had been left on her vehicle as evidence. Both plates were run through MULES and MN5T7Z came back as stolen, reference report 16-53149. MULES checked MP3H9F with no wants or warrants.

Kelpe advised that she had touched the LIC plates. The stolen plate was submitted to the property room.

MULES was tasked for removal of MN5T7Z as stolen under 16-53149.

Supplemental:

G.88

Author:	#1420 PIKE, J.	**Report time:**	03/17/2017 00:43
Entered by:	#1420 PIKE, J.	**Entered time:**	03/17/2017 00:43

Narrative:

While working Telcom at Headquarters. I received a Stolen License Plate Validation Letter from David M. Kelpe. Kelpe checked that the License Plate had been recovered in January 2017 by Police Department (unknown police department) and the location of recovery is unknown.

I used January 5, 2017 at 0800 hours for Record purposes to clear the License Plate from MULES.

Task MULES.

Springfield Police Department

Incident: SPD170125003561

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	01/23/2017 17:00 - 01/24/2017 16:00
Reported time:	01/25/2017 15:58
Incident location:	306 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Stolen vehicle title

Involved Persons:

Name:	HADLEY, LADY	**Gender:**	Female
Classification:	Victim		

Involved Property:

- Personal: Ring / Stolen / [WEDDING RING]
- Identification : Dog tag (military id) / Stolen / DOG TAG
- Veh accessory: Certificate of Title / Stolen / [TITLE] / TPM75083

Involved Vehicles:

- Targeted vehicle; Theft from / Nissan Sentra 2011 VIN:3N1AB6APXBL633319 / [Automobile: Sedan, 4-door] MO Reg #DN2A6V Colors: Black / Black

Involved Officers:

- Records; Reporting officer / ANDERSON, T. / #1832 / Blueline / Inactive employee / 01/25/2017 / 20170125 --:--:--:---

Reports:

General report:

Author:	#1832 ANDERSON, T.	**Report time:**	01/25/2017 19:14
Entered by:	#1832 ANDERSON, T.	**Entered time:**	01/25/2017 19:14

Narrative:

Lady Hadley came into SPD HQ to report that her car had been broken into sometime between 01/23/2017 1700 and 01/24/2017 1600.

She stated that she had returned home approximately 01/23/2017 at 1700 and parked her car in her driveway. When she went back out to her car the next day at around 1600, she found the trunk open and the car had been rummaged through. Upon investigation she discovered that her title to the vehicle had been stolen, along with her dog tags (has her social security number on them), and a notebook. She further stated that her wedding ring was also stolen from the vehilce.

I tasked MULES with entry for the stolen title.

I provided Hadley with this report number for future reference.

G.89

Springfield Police Department

Incident: SPD171003043938

Incident details:

Incident Type:	Stealing From A Vehicle
Incident time:	10/02/2017 23:00 - 10/03/2017 08:00
Reported time:	10/03/2017 12:54
Incident location:	306 S HAMPTON AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	License plates were stolen off of a vehicle

Involved Persons:

Name:	FLIEG, SAMANTHA LYNN	**Gender:**	Female
Classification:	Complainant; Victim		

Involved Vehicles:

- Stolen / MO Reg #CK0B4K / [License plate: Passenger]
- Targeted vehicle; Theft from / Chevrolet Cavalier 2000 / [Automobile: Sedan] MO Reg #CK0B4K Colors: Green / Green

Involved Officers:

- Reporting officer / DECKARD, S. / #1769 / SPD / Inactive employee / 10/03/2017 / 20171003 --:--:--:---

Reports:

General report:

Author:	#1769 DECKARD, S.	**Report time:**	10/03/2017 14:08
Entered by:	#1769 DECKARD, S.	**Entered time:**	10/03/2017 14:08

Narrative:

While working Telcom, I received a call from Samantha Flieg. Flieg called to report the theft of both her license plates from her 2000 Chevrolet Cavalier.

Flieg advised the vehicle was parked at her residence overnight. Flieg stated she noticed today, both of the license plates were taken off of the vehicle. Flieg believes the plates to have been stolen sometime between 2300-0800 hours. At the time of this report, there is no suspect information. Flieg advised there are no surveillance cameras on the property.

Flieg provided the license number, which I ran through MULES/NCIC. The plates came back registered to Flieg's parents, with no wants/stolen.

Flieg is willing to prosecute.

I provided Flieg this report number.

MULES tasked.

1st Suspect's Work Phone	*Field not completed.*
1st Suspect's Cell Phone	*Field not completed.*
1st Suspect's Message Phone	*Field not completed.*
1st Suspect's Email Address	*Field not completed.*
Is a second suspect involved?	*Field not completed.*
Is there a witness?	*Field not completed.*
Witness Information	
Does the victim have a vehicle involved?	No
Victim's Vehicle Information	
Is there a suspect vehicle involved?	No
Suspect's Vehicle Information	
Is the victim's property involved?	Yes
Property Information	

List property items that were lost, stolen or damaged. If the property item was stolen, then a value is required. If several property items were involved, you can attach a document listing all items.

Upload a file listing all property items involved.	*Field not completed.*
Item #1 category	Automobile (Automotive Accessories)
Item #1 brand	Yamaha
Item #1 model	TTR-230

G.90

Springfield Police Department

Incident: SPD180922037930

Incident details:

Incident Type:	Auto Theft, Stolen Vehicle
Incident time:	09/20/2018 22:00 - 09/20/2018 22:00
Reported time:	09/22/2018 07:33
Incident location:	301 S FLORENCE AVE, SPRINGFIELD, GREENE MO USA 65806 (RD: 333, Beat: SP14) 65806
Incident status:	Unassigned
Summary:	Auto Theft, Stolen Vehicle

Involved Persons:

Name:	BRUFF, GAVIN MICHAEL	**Gender:**	Male
Classification:	Victim		

Involved Property:

- Personal: Helmet / Stolen / [HELMET]

Involved Vehicles:

- Stolen / Yamaha TTR-230 / [Motorcycle: Motorbike] MO Value:1,200.00 Colors: Blue / Blue

Involved Officers:

- Records; Reporting officer / OSTBY, K. / #1523 / SPD / Non sworn / RECORDS FIRST SHIFT / #N149 WILLIAMS, B. / 09/22/2018 / 20180922 --:--:--:---

Reports:

General report:

Author:	#1523 OSTBY, K.	**Report time:**	09/22/2018 07:41
Entered by:	#1523 OSTBY, K.	**Entered time:**	09/22/2018 07:41

Narrative:

While working Telcom, I received an on-line report from Gavin Bruff who stated he had his motorcycle stolen along with a helmet. The incident happened on 09/20/2018 around 22:00 hours. The motorcycle was parked next to his car in the yard at the time. Bruff said he left the motorcyle to go inside to get a water and headphones and when he returned, the helmet and bike were gone.

I emailed Bruff back asking for more information. I then called him leaving a message for him to call or email us back with the information needed. So far what is needed it the year of the motorcycle, VIN, his drivers license number, where is the key, did he leave the bike running?

I have not heard back from him as of yet.

Online Police Report

Report Type Information	
I am reporting the crime of	Stealing
Type of Stealing	other (yard, etc.)
Starting date and time of occurrence	9/20/2018 10:00 PM
Ending date and time of occurrence	*Field not completed.*
Location of occurrence	Street address
Street number	301
Street direction	South
Street name	Florence
City / State	Springfield, MO
Are you the victim of the crime you are reporting?	Yes
Is the victim willing to prosecute?	No
Contact Information	
Victim Information	
Is the victim a business or a person?	Person
1st Victim's First Name	Gavin

G.91

Item #1 number of pieces	*Field not completed.*
Item #1 serial number	*Field not completed.*
Item #1 owner applied number	*Field not completed.*
Item #1 was	Stolen
Item #1 value $	1,200
Item #1 description	Blue and white dirtbike, blue handle grips. Dirty bike
Is another property item involved?	No
Narrative	
Describe what happened being as concise as possible.	Parked my bike outside by my car came inside to get a water and my headphones and I came Back out and my bike and my helmet was gone.

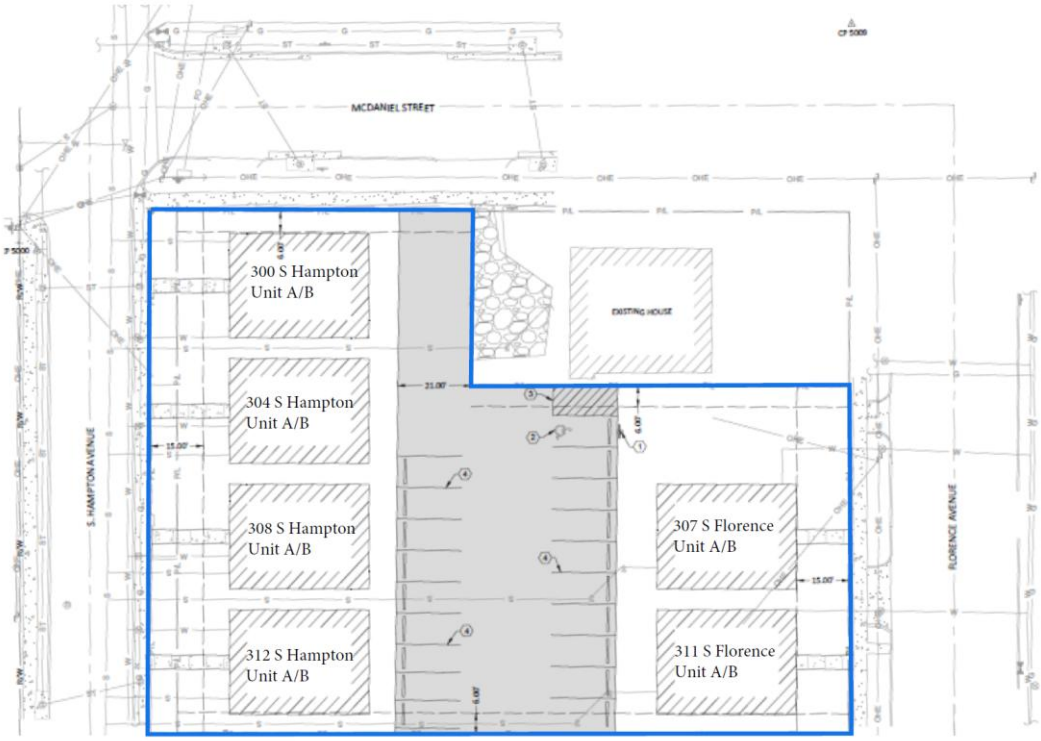
EXHIBIT H

PRELIMINARY SITE PLANS AND RENDERINGS: SOFLO PROJECT AREA

Concept Rendering Only

EXHIBIT I

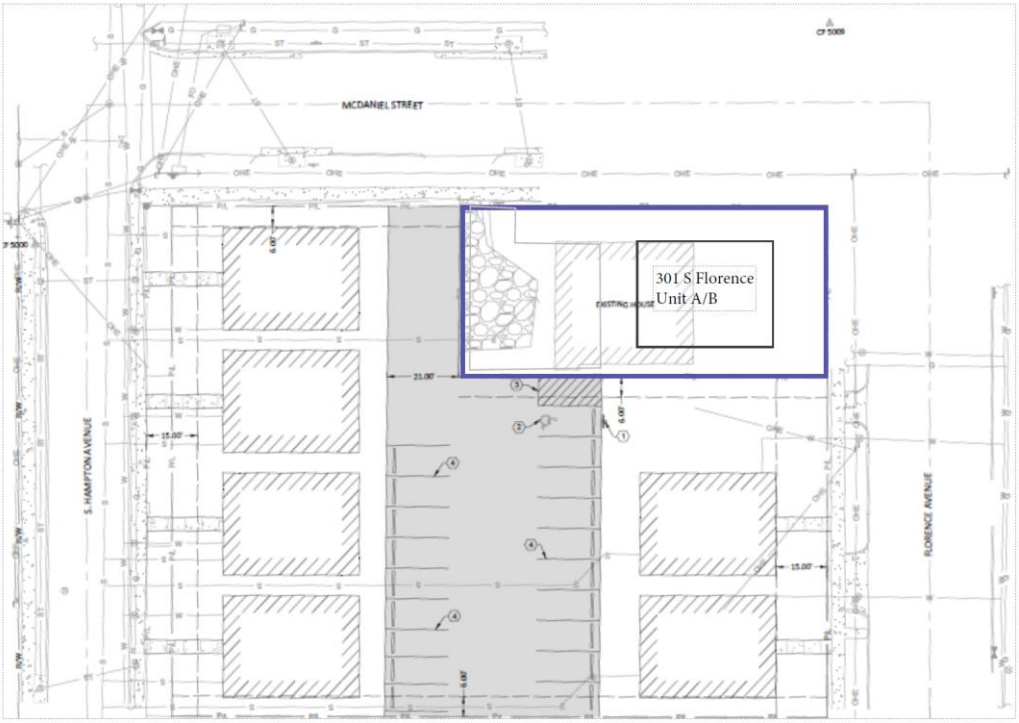
PRELIMINARY SITE PLANS AND RENDERINGS: HAMPTON SUITES PROJECT AREA



Concept Rendering Only

EXHIBIT J

PRELIMINARY SITE PLANS AND RENDERINGS: FLO 301 PROJECT AREA



*pending acquisition of land from seller

Concept Rendering Only