

AGENDA

SPRINGFIELD TAX INCREMENT FINANCING ADVISORY COMMISSION

Monday, April 28, 2025, at 1:00 PM
Councilman Denny Whayne Conference Room (4th Floor),
Busch Municipal Building, 840 North Boonville Avenue, Springfield, Missouri

1. Call to Order
2. Approval of Minutes from Prior Meetings
3. Election of Officers
4. New Business
 - a. Public Hearing
 - i. Resolution 2025-01: A resolution recommending approval of the First Amendment to the Brody Corners Tax Increment Financing Redevelopment Plan to allow residential use within the Redevelopment Area.
 - b. Consideration of and vote on Resolution 2025-01.
5. Other Business
6. Adjourn

Tax Increment Financing Advisory Commission
October 7, 2024, 2:00 p.m.
Conference Room 2-West, Busch Municipal Building

TIF COMMISSION PRESENT: Marshall Kinne, Brian Fogle, Jim Schmidt, Aaron Rains, Travis Shaw, Bob Dixon, and Rob Rector

TIF COMMISSION ABSENT: Cara Stassel, John Russell, Debra Yeager, and Callie Carroll

OTHERS PRESENT: David Martin (Zoom), Gilmore Bell, and Kristin Marques (Zoom) CPA, Heidi s. Herrman, Randy Bacon, Becky Volz, Mary Collette, Matt Blevins, Irene Schaefer, Teresa Emerson, Chance Parish, and Christine Schilling

STAFF: Amanda Ohlensehlen, Matt Schaefer, Bill Weaver, Cheri Hagler, Laura Vales, and Judy White

Call to Order

Approval of Minutes from Prior Meeting

- Bob Dixon made a motion to approve the minutes of September 19, 2024, with the correction of the adjournment time being 11:50 a.m. not 10:50 a.m. Brian Fogle second motion. Motion was approved with correction.

New Business

a) Continuation of September 19, 2024, Public Hearing

- i. Resolution 2024-01: A resolution recommending approval of the First Amendment to the Commercial Street Tax Increment Financing (TIF) Redevelopment Plan to remove certain properties from the Redevelopment Area and recommending acceptance of a deposit of \$212,506.21 into the Commercial Street TIF Special Allocation Fund in connection with approval of said first amendment to offset the subsequent reduction of future payments in lieu of taxes (PILOTs) into the Special Allocation Fund.

Matt Schaefer stated that a meeting with the stakeholders and the developer was held on Tuesday, October 2, 2024, at 10:00 am at the Busch Building. Main item of discussion was the buyout amount. No changes came about from the meeting.

Marshall Kinne opened the Public Hearing

- There were seven speakers that spoke to Commission:
 1. Mary Collette (Property and Business Owner on Commercial Street)
 2. Irene Schaefer (President Commercial Street Board)
 3. Richard Walters (Representative of Titus Williams)
 4. Randy Bacon (Business Owner on Commercial Street)
 5. Matt Blevins (Business Owner on Commercial Street)
 6. Christine Schilling (Property and Business Owner on Commercial Street)
 7. Teresa Emerson (Property Owner on east end of Commercial Street)

Marshall Kinne closed the Public Hearing

b) Consideration of and vote on Resolution 2024-01

Bob Dixon stated that he appreciated everyone's indulgence giving the opportunity for discussion. Based on the testimony today and the fact we offered and not wanting to stand in the way of progress that we do our role which is advisory and make the motion to move forward with approval of Resolution 2024-01.

Travis Shaw seconded the motion.

Bob Dixon asked if there was a statutory formula to determine the amount of the buyout.

Matt Schaefer stated that it is not statutory, but an agreed amount and the methodology used was to arrive at an amount that keeps the TIF basically with the amount that the developer would have paid for the next seven years.

Roll call vote was taken:

Marshall Kinne – Aye
Brian Fogle – Aye
Jim Schmidt – Aye
Aaron Rains – Aye
Travis Shaw – Aye
Bob Dixon – Aye
Rob Rector – Aye

Motion was approved.

Adjournment

Brian Fogle made a motion to adjourn. Rob Rector seconded the motion. The meeting was adjourned at 2:34 p.m.

EXHIBIT LIST

**FIRST AMENDMENT TO THE
BRODY CORNERS TAX INCREMENT FINANCING REDEVELOPMENT PLAN**

**TAX INCREMENT FINANCING COMMISSION PUBLIC HEARING
(Hearing opened April 28, 2025)**

1. Roster of the Tax Increment Financing Commission
2. First Amendment to Brody Corners Tax Increment Financing Redevelopment Plan
3. Notice of TIF Commission public hearing sent to taxing districts on March 13, 2025, and return receipts
4. Affidavit of Publication for First and Second Published Notices, published in *The Springfield News-Leader* on March 31, 2025 and April 21, 2025
5. Notice of TIF Commission public hearing sent to property owners on April 14, 2025, and return receipts
6. Sunshine Law Notice of TIF Commission Meeting posted at least four business days prior to hearing

**Springfield Tax Increment Financing Advisory Commission
Roster for April 28, 2025 Meeting**

Appointing Body	Commissioner	Representation	Term
City of Springfield	Brian Fogle	at Large	5/31/2025
	Jim Schmidt	Library	5/31/2025
	Callie Carroll	City Council	5/31/2027
	Marshall Kinne	at Large	5/31/2027
	Debra Yeager	at Large	5/31/2027
	Aaron Rains	at Large	5/31/2027
Republic R-3 School District	Todd Wojciechowski	Republic R-3	5/31/2027
	Matt Pearce	Republic R-3	5/31/2026
Other Taxing Districts	Rob Rector	Other Taxing Districts	5/31/2027
Greene County	John Russell	Greene County	5/31/2026
	Bob Dixon	Greene County	5/31/2027

**FIRST AMENDMENT TO THE BRODY CORNERS
TAX INCREMENT FINANCING PLAN**

CITY OF SPRINGFIELD, MISSOURI

West Sunshine Development, LLC, Applicant

February 18, 2025

Introduction

1. **Definitions.** All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Brody Corners Tax Increment Financing Plan, as approved by Special Ordinance No. 27662 adopted by the City Council on March 7, 2022 (the “Original Plan”). This First Amendment to the Brody Corners Tax Increment Financing Plan (the “First Amendment”), together with the Original Plan, shall be referred to as the “TIF Plan,” the “Redevelopment Plan” or “this Plan”
2. **Purpose of First Amendment.** The purpose of this First Amendment is to add residential use as an allowed use for the Redevelopment Area under the TIF Plan and to provide the Taxing Districts with a supplement to the Cost-Benefit Analysis contained in the Original Plan setting out projections for the effect of the residential use on the Taxing Districts. The Developer intends to market portions of the Redevelopment Area for mixed-use purposes with residential rental properties constructed over commercial space (the “Residential Improvements”) for office and/or retail business use. The Residential Improvements are anticipated to cost approximately \$15,000,000, which will be paid by the Developer.

Amendments

3. **Residential Use.** The Original Plan, including **Exhibit 11** thereto, is hereby amended to allow residential use within the Redevelopment Area and, specifically, to allow the Residential Improvements to be constructed within the Redevelopment Area as part of the Planned Development. No additional Reimbursable Project Costs shall be payable to the Developer by reason of the increased costs within the Redevelopment Area of adding the Residential Improvements.
4. **Comprehensive Plan.** The addition of the Residential Improvements within the Redevelopment Area conforms to the Springfield-Greene Comprehensive Plan (the “Comprehensive Plan”). The Comprehensive Plan designates the Redevelopment Area for Medium-intensity Retail, Office or Housing.
5. **Cost-Benefit Analysis.** To supplement the Cost-Benefit Analysis provided in the Original Plan as **Exhibit 11**, attached hereto as **Exhibit A** is a Cost-Benefit Analysis showing the anticipated effects of the Residential Improvements. The estimated equalized assessed valuation of the Residential Improvements after completion is \$1,995,000.00.
6. **Full Force and Effect.** Except as amended hereby, the Original Plan remains in full force and effect.

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EXHIBIT A

SUPPLEMENT TO COST-BENEFIT ANALYSIS

RESIDENTIAL IMPROVEMENTS

Exhibit 11 of the Original Plan shall be amended to reflect a post-construction valuation of property equal to \$20,500,000 in Commercial Mixed-Use and \$10,500,00 in Residential Use. The additional property valuation due to the residential usage would increase the estimated post-construction assessed valuation to \$8,555,000 (an increase of \$1,995,000 from such residential usage). All PILOT projections should be modified accordingly, which modifications should have the effect on the Cost-Benefit Analysis in Exhibit 11 of the Original Plan as provided for on the following pages of this Exhibit A.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]
ALL TAXING DISTRICT

With Redevelopment				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	\$0	\$0	\$0	\$0
5	\$0	\$ 104,721.54	\$78,541	\$26,180
6	\$0	\$ 104,721.54	\$78,541	\$26,180
7	\$0	\$ 105,768.76	\$79,327	\$26,442
8	\$0	\$ 105,768.76	\$79,327	\$26,442
9	\$0	\$ 106,826.44	\$80,120	\$26,707
10	\$0	\$ 106,826.44	\$80,120	\$26,707
11	\$0	\$ 107,894.71	\$80,921	\$26,974
12	\$0	\$ 107,894.71	\$80,921	\$26,974
13	\$0	\$ 108,973.65	\$81,730	\$27,243
14	\$0	\$ 108,973.65	\$81,730	\$27,243
15	\$0	\$ 110,063.39	\$82,548	\$27,516
16	\$0	\$ 110,063.39	\$82,548	\$27,516
17	\$0	\$ 111,164.02	\$83,373	\$27,791
18	\$0	\$ 111,164.02	\$83,373	\$27,791
19	\$0	\$ 112,275.67	\$84,207	\$28,069
20	\$0	\$ 112,275.67	\$84,207	\$28,069
21	\$0	\$ 113,398.42	\$85,049	\$28,350
22	\$0	\$ 113,398.42	\$85,049	\$28,350
23	\$0	\$ 114,532.41	\$85,899	\$28,633
TOTAL	\$ -	\$2,076,706	\$1,557,529	\$ 519,176.40

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]
CITY OF SPRINGFIELD

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$7,044	\$5,283	\$1,761
6	0	\$7,044	\$5,283	\$1,761
7	0	\$7,044	\$5,283	\$1,761
8	0	\$7,044	\$5,283	\$1,761
9	0	\$7,044	\$5,283	\$1,761
10	0	\$7,044	\$5,283	\$1,761
11	0	\$7,044	\$5,283	\$1,761
12	0	\$7,044	\$5,283	\$1,761
13	0	\$7,044	\$5,283	\$1,761
14	0	\$7,044	\$5,283	\$1,761
15	0	\$7,044	\$5,283	\$1,761
16	0	\$7,044	\$5,283	\$1,761
17	0	\$7,044	\$5,283	\$1,761
18	0	\$7,044	\$5,283	\$1,761
19	0	\$7,044	\$5,283	\$1,761
20	0	\$7,044	\$5,283	\$1,761
21	0	\$7,044	\$5,283	\$1,761
22	0	\$7,044	\$5,283	\$1,761
23	0	\$7,044	\$5,283	\$1,761
TOTAL	\$ -	\$133,843	\$100,382	\$ 33,460.64

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]

REPUBLIC R-III SCHOOL DISTRICT

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$82,884	\$62,163	\$20,721
6	0	\$82,884	\$62,163	\$20,721
7	0	\$82,884	\$62,163	\$20,721
8	0	\$82,884	\$62,163	\$20,721
9	0	\$82,884	\$62,163	\$20,721
10	0	\$82,884	\$62,163	\$20,721
11	0	\$82,884	\$62,163	\$20,721
12	0	\$82,884	\$62,163	\$20,721
13	0	\$82,884	\$62,163	\$20,721
14	0	\$82,884	\$62,163	\$20,721
15	0	\$82,884	\$62,163	\$20,721
16	0	\$82,884	\$62,163	\$20,721
17	0	\$82,884	\$62,163	\$20,721
18	0	\$82,884	\$62,163	\$20,721
19	0	\$82,884	\$62,163	\$20,721
20	0	\$82,884	\$62,163	\$20,721
21	0	\$82,884	\$62,163	\$20,721
22	0	\$82,884	\$62,163	\$20,721
23	0	\$82,884	\$62,163	\$20,721
TOTAL	\$ -	\$1,574,801	\$1,181,101	\$ 393,700.28

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]

GREENE COUNTY

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$5,963	\$4,472	\$1,491
6	0	\$5,963	\$4,472	\$1,491
7	0	\$5,963	\$4,472	\$1,491
8	0	\$5,963	\$4,472	\$1,491
9	0	\$5,963	\$4,472	\$1,491
10	0	\$5,963	\$4,472	\$1,491
11	0	\$5,963	\$4,472	\$1,491
12	0	\$5,963	\$4,472	\$1,491
13	0	\$5,963	\$4,472	\$1,491
14	0	\$5,963	\$4,472	\$1,491
15	0	\$5,963	\$4,472	\$1,491
16	0	\$5,963	\$4,472	\$1,491
17	0	\$5,963	\$4,472	\$1,491
18	0	\$5,963	\$4,472	\$1,491
19	0	\$5,963	\$4,472	\$1,491
20	0	\$5,963	\$4,472	\$1,491
21	0	\$5,963	\$4,472	\$1,491
22	0	\$5,963	\$4,472	\$1,491
23	0	\$5,963	\$4,472	\$1,491
TOTAL	\$ -	\$113,298	\$84,974	\$ 28,324.51

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]
OTC COLLEGE

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$3,982	\$2,987	\$996
6	0	\$3,982	\$2,987	\$996
7	0	\$3,982	\$2,987	\$996
8	0	\$3,982	\$2,987	\$996
9	0	\$3,982	\$2,987	\$996
10	0	\$3,982	\$2,987	\$996
11	0	\$3,982	\$2,987	\$996
12	0	\$3,982	\$2,987	\$996
13	0	\$3,982	\$2,987	\$996
14	0	\$3,982	\$2,987	\$996
15	0	\$3,982	\$2,987	\$996
16	0	\$3,982	\$2,987	\$996
17	0	\$3,982	\$2,987	\$996
18	0	\$3,982	\$2,987	\$996
19	0	\$3,982	\$2,987	\$996
20	0	\$3,982	\$2,987	\$996
21	0	\$3,982	\$2,987	\$996
22	0	\$3,982	\$2,987	\$996
23	0	\$3,982	\$2,987	\$996
TOTAL	\$ -	\$75,658	\$56,744	\$ 18,914.60

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]

LIBRARY

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$4,856	\$3,642	\$1,214
6	0	\$4,856	\$3,642	\$1,214
7	0	\$4,856	\$3,642	\$1,214
8	0	\$4,856	\$3,642	\$1,214
9	0	\$4,856	\$3,642	\$1,214
10	0	\$4,856	\$3,642	\$1,214
11	0	\$4,856	\$3,642	\$1,214
12	0	\$4,856	\$3,642	\$1,214
13	0	\$4,856	\$3,642	\$1,214
14	0	\$4,856	\$3,642	\$1,214
15	0	\$4,856	\$3,642	\$1,214
16	0	\$4,856	\$3,642	\$1,214
17	0	\$4,856	\$3,642	\$1,214
18	0	\$4,856	\$3,642	\$1,214
19	0	\$4,856	\$3,642	\$1,214
20	0	\$4,856	\$3,642	\$1,214
21	0	\$4,856	\$3,642	\$1,214
22	0	\$4,856	\$3,642	\$1,214
23	0	\$4,856	\$3,642	\$1,214
TOTAL	\$ -	\$92,261	\$69,196	\$ 23,065.19

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]

Blind Pension

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$599	\$0	\$599
6	0	\$599	\$0	\$599
7	0	\$599	\$0	\$599
8	0	\$599	\$0	\$599
9	0	\$599	\$0	\$599
10	0	\$599	\$0	\$599
11	0	\$599	\$0	\$599
12	0	\$599	\$0	\$599
13	0	\$599	\$0	\$599
14	0	\$599	\$0	\$599
15	0	\$599	\$0	\$599
16	0	\$599	\$0	\$599
17	0	\$599	\$0	\$599
18	0	\$599	\$0	\$599
19	0	\$599	\$0	\$599
20	0	\$599	\$0	\$599
21	0	\$599	\$0	\$599
22	0	\$599	\$0	\$599
23	0	\$599	\$0	\$599
TOTAL	\$ -	\$11,372	\$0	\$ 11,371.50

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

BRODY CORNERS TAX INCREMENT FINANCING PLAN COST-BENEFIT ANALYSIS
[Residential Improvement Update]
DEVELOPMENT DISABILITY

<u>With Redevelopment</u>				
Year	Real Property Tax on Residential Improvements w/o Plan Amendment	Estimated Total Tax Liability of Residential Improvements w/o TIF	PILOTS (Captured for Developer Reimbursement)	Non-Captured (surplus or otherwise)
1	n/a	n/a	n/a	n/a
2	n/a	n/a	n/a	n/a
3	n/a	n/a	n/a	n/a
4	0	\$0	\$0	\$0
5	0	\$932	\$0	\$932
6	0	\$932	\$0	\$932
7	0	\$932	\$0	\$932
8	0	\$932	\$0	\$932
9	0	\$932	\$0	\$932
10	0	\$932	\$0	\$932
11	0	\$932	\$0	\$932
12	0	\$932	\$0	\$932
13	0	\$932	\$0	\$932
14	0	\$932	\$0	\$932
15	0	\$932	\$0	\$932
16	0	\$932	\$0	\$932
17	0	\$932	\$0	\$932
18	0	\$932	\$0	\$932
19	0	\$932	\$0	\$932
20	0	\$932	\$0	\$932
21	0	\$932	\$0	\$932
22	0	\$932	\$0	\$932
23	0	\$932	\$0	\$932
TOTAL	\$ -	\$17,702	\$0	\$ 17,701.64

Notes: Without plan amendment, no residential improvements will be constructed.
Base has already been fully allocated in Original Plan. All amounts shown above are assumed to be in excess of base.

Tax Increment Financing Commission of the City of Springfield, Missouri

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

To: Taxing Districts (distribution list attached)

Date: March 13, 2025

Pursuant to Sections 99.825 and 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”) will hold a public hearing at 1:00 p.m. on April 28, 2025, at the Busch Municipal Building, 840 Boonville Avenue, Springfield, Missouri, to consider the First Amendment to the Brody Corners Tax Increment Financing Plan (the “Amendment”). The Brody Corners Tax Increment Financing Plan (the “Original Plan”) was approved by Special Ordinance No. 27662 adopted by the City Council on March 7, 2022. The Original Plan included a redevelopment area containing approximately 26 acres located at 5505 West Sunshine, Springfield, Missouri, and generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west (the “Redevelopment Area”).

The purpose of the Amendment is to add residential use as an allowed use for property in the Redevelopment Area under the Original Plan, as amended.

A copy of the Original Plan and the Amendment is on file with the office of the City Clerk at City Hall, 840 Boonville Avenue, 4th Floor, Springfield, Missouri 65802, and may be reviewed by any interested party during business hours. All taxing districts receiving this notice are invited to attend the hearing and/or to submit comments to the Commission prior to the date of the hearing by mailing such comments to the City Clerk at the address above.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.

**Tax Increment Financing Commission of the
City of Springfield, Missouri**

Taxing Districts -- Distribution List

City of Springfield City Clerk Busch Municipal Building 840 Boonville Ave. Springfield, MO 65802	City of Springfield Finance Director Busch Municipal Building 840 Boonville Ave. Springfield, MO 65802
Republic School District Superintendent 636 North Main Republic, MO 65738	Republic School District President/Chairman of Board of Education 636 North Main Republic, MO 65738
Ozarks Technical Community College Chancellor 1001 E. Chestnut Expressway Springfield, MO 65802	Ozarks Technical Community College Board Chair 1001 E. Chestnut Expressway Springfield, MO 65802
Springfield-Greene County Library District Executive Director 4653 S. Campbell Ave. Springfield, MO 65810	Greene County, Missouri Presiding Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802
Greene County, Missouri 1 st District Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802	Greene County, Missouri 2 nd District Commissioner 1443 N Robberson Ave., 10 th Floor Springfield, MO 65802
Greene County Highway Department Administrator 2065 N Clifton Ave Springfield, MO 65803	Abilities First (County Disability Program) Executive Director 3216 S. National Ave. Springfield, MO 65807
Greene County, Missouri Assessor 940 Boonville, Room 37 Springfield, MO 65802	Greene County, Missouri Collector 940 Boonville, Room 107 Springfield, MO 65802
Missouri Department of Revenue Tax Administration Bureau 301 West High St. Jefferson City, MO 65101	Missouri Director of Revenue, County Tax Section Merchants/Manufacturers Replacement Tax Fund 301 West High Street Jefferson City, MO 65101
Missouri Department of Economic Development Director 301 West High St. Jefferson City, MO 65101	Missouri Department of Revenue Blind Pension Fund 221 West High Street Jefferson City, MO 65102
State Tax Commission of Missouri 301 West High Street Jefferson City, MO 65102	Greene County Senior Citizens' Services Fund 940 N. Boonville Avenue, Room 210 Springfield, MO 65802
Brody Corners Community Improvement District Attn: Mike Seitz 3800 S. Fremont Avenue Springfield, MO 65804	

USPS Manifest Mailing System

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Mailer's Name & Address Gillmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number	MAC Ver. Number Transtream
	Sequence Number 7-8171	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730025282 16990 SPFLD BRODY TIF AMEND TX JUR	City of Springfield, Busch Municipal Building 840 Boonville Ave., Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025299 16991 SPFLD BRODY TIF AMEND TX JUR	Republic School District 636 North Main, Republic, MO 65738	ERR C	0.690	2.62 4.85			8.16
9414814902829730025305 16992 SPFLD BRODY TIF AMEND TX JUR	Ozarks Technical Community College 1001 East Chestnut Expressway, Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025312 16993 SPFLD BRODY TIF AMEND TX JUR	Springfield-Greene County Library District 4653 S. Campbell Ave., Springfield, MO 65810	ERR C	0.690	2.62 4.85			8.16
9414814902829730025329 16994 SPFLD BRODY TIF AMEND TX JUR	Greene County, Missouri 1443 N Robberson Ave., 10th Floor Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025336 16995 SPFLD BRODY TIF AMEND TX JUR	Greene County Highway Department 2065 N Clifton Ave., Springfield, MO 65803	ERR C	0.690	2.62 4.85			8.16
9414814902829730025343 16996 SPFLD BRODY TIF AMEND TX JUR	Greene County Courthouse 940 Boonville, Room 37 Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025350 16997 SPFLD BRODY TIF AMEND TX JUR	Greene County Senior Citizens' Services Fund 940 N. Boonville, Room 210 Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
Page Totals	8		5.52	59.76			65.28
Cumulative Totals	8		5.52	59.76			65.28

USPS Manifest Mailing System

Page 2

Mailer's Name & Address Gillmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number	MAC Ver. Number Transtream
	Sequence Number 7-8171	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730025367 16908 SPFLD BRODY TIF AMEND TX JUR	Missouri Department of Revenue 301 West High St., Jefferson City, MO 65101	ERR C	0.690	2.62 4.85			8.16
9414814902829730025374 16909 SPFLD BRODY TIF AMEND TX JUR	State Tax Commission of Missouri 301 West High St., Jefferson City, MO 65101	ERR C	0.690	2.62 4.85			8.16
9414814902829730025381 16990 SPFLD BRODY TIF AMEND TX JUR	City of Springfield, Busch Municipal Building 840 Boonville Ave., Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025398 16991 SPFLD BRODY TIF AMEND TX JUR	Republic School District 636 North Main, Republic, MO 65738	ERR C	0.690	2.62 4.85			8.16
9414814902829730025404 16992 SPFLD BRODY TIF AMEND TX JUR	Ozarks Technical Community College 1001 East Chestnut Expressway, Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025411 16993 SPFLD BRODY TIF AMEND TX JUR	Greene County, Missouri 1443 N Robberson Ave., 10th Floor Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025428 16994 SPFLD BRODY TIF AMEND TX JUR	Greene County, Missouri 1443 N Robberson Ave., 10th Floor Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025435 16996 SPFLD BRODY TIF AMEND TX JUR	Abilene First (County Disability Program) 3216 S. National Ave., Springfield, MO 65807	ERR C	0.690	2.62 4.85			8.16
Page Totals	8		5.52	59.76			65.28
Cumulative Totals	16		11.04	119.52			130.56



USPS Manifest Mailing System

Page 3

Mailer's Name & Address Gilmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number	MAC Ver. Number Transtream
	Sequence Number 7-8171	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730025442 16996 SPFLDBRODY TIFAMEND TX JUR	Greene County, Missouri 940 Boonville, Room 107 Springfield, MO 65802	ERR C	0.690	2.62 4.85			8.16
9414814902829730025459 16997 SPFLDBRODY TIFAMEND TX JUR	Missouri Department of Economic Development 301 West High St., Jefferson City, MO 65101	ERR C	0.690	2.62 4.85			8.16
9414814902829730025466 16998 SPFLDBRODY TIFAMEND TX JUR	Missouri Director of Revenue 221 West High Street, Jefferson City, MO 65102	ERR C	0.690	2.62 4.85			8.16
9414814902829730025473 16999 SPFLDBRODY TIFAMEND TX JUR	Missouri Director of Revenue/County Tax Section 301 West High St., Jefferson City, MO 65101	ERR C	0.690	2.62 4.85			8.16
9414814902829730025480 17000 SPFLDBRODY TIFAMEND TX JUR	Brody Corners Community Improvement District 3800 S. Fremont Avenue, Springfield, MO 65804	ERR C	0.690	2.62 4.85			8.16



Page Totals	5	3.45	37.35	40.80
Cumulative Totals	21	14.49	156.87	171.36

USPS CERTIFICATION

Total Number Of Pieces Received _____ Round Stamp _____

Signature of Receiving Employee

PS Form 3877 (Facsimile)

Extra Service Codes:

C Certified

ERR Return Receipt

CMRD Certified Mail Restricted Delivery

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0252 82

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

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0252 99

Superintendent
Republic School District
636 North Main
Republic, MO 65738

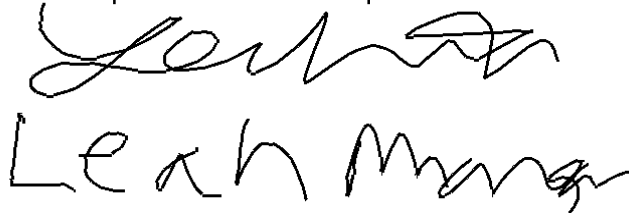
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/31/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0252 99. Our records indicate that this item was delivered on 03/24/2025 at 10:27 a.m. in REPUBLIC, MO 65738. The scanned image of the recipient information is provided below.

Signature of Recipient :


Leah Mangan

Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 05

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

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 05. Our records indicate that this item was delivered on 03/17/2025 at 09:16 a.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 12

Executive Director
Springfield-Greene County Library District
4653 S. Campbell Ave.
Springfield, MO 65810

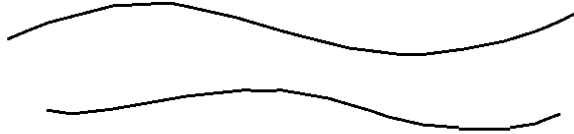
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 12. Our records indicate that this item was delivered on 03/17/2025 at 11:17 a.m. in SPRINGFIELD, MO 65810. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4653 S CAMPBELL AVE,
SPRINGFIELD, MO 65810**

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 29

1st District Commissioner
Greene County, Missouri
1443 N Robberson Ave.
10th Floor
Springfield, MO 65802

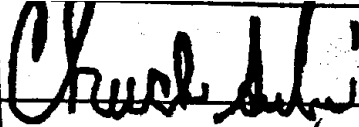
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 29. Our records indicate that this item was delivered on 03/18/2025 at 08:04 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Suckoski

Address of Recipient :

Delivery Address	
---------------------	--

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 36

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

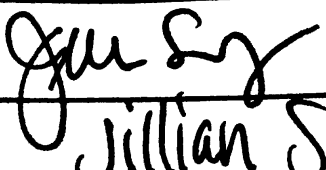
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 36. Our records indicate that this item was delivered on 03/17/2025 at 02:03 p.m. in SPRINGFIELD, MO 65803. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section

Jillian Sanchez

Address of Recipient :


Jillian Sanchez

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 43

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

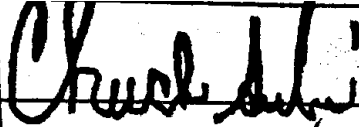
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 43. Our records indicate that this item was delivered on 03/18/2025 at 08:04 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Suckcoski

Address of Recipient :

Delivery Address	
---------------------	--

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 50

Greene County Senior Citizens' Services Fund
940 N. Boonville
Room 210
Springfield, MO 65802

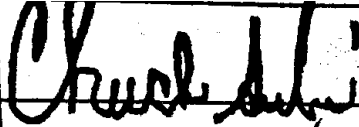
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 50. Our records indicate that this item was delivered on 03/18/2025 at 08:04 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Suckcoski

Address of Recipient :

Delivery Address	
---------------------	--

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 67

Tax Administration Bureau
Missouri Department of Revenue
301 West High St.
Jefferson City, MO 65101

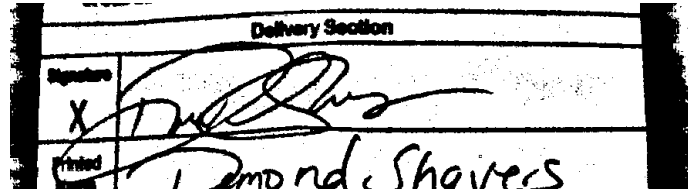
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

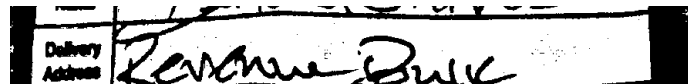
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 67. Our records indicate that this item was delivered on 03/17/2025 at 12:12 p.m. in JEFFERSON CITY, MO 65105. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 74

State Tax Commission of Missouri
301 West High St.
Jefferson City, MO 65101

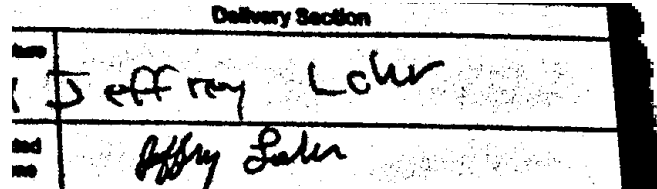
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 74. Our records indicate that this item was delivered on 03/17/2025 at 04:21 a.m. in JEFFERSON CITY, MO 65102. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 81

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

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0253 98

President/Chairman of Board of Education
Republic School District
636 North Main
Republic, MO 65738

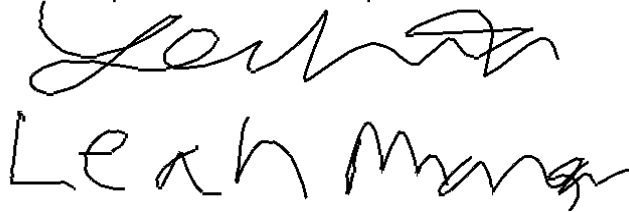
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/31/2025

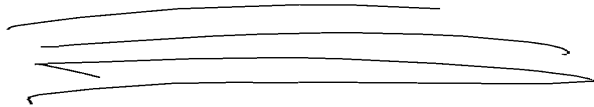
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0253 98. Our records indicate that this item was delivered on 03/24/2025 at 10:27 a.m. in REPUBLIC, MO 65738. The scanned image of the recipient information is provided below.

Signature of Recipient :


Leah Mangan

Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 04

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

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 04. Our records indicate that this item was delivered on 03/17/2025 at 09:16 a.m. in SPRINGFIELD, MO 65802. The scanned image of the recipient information is provided below.

Signature of Recipient :



Handwritten signature of the recipient, appearing to read "H. Smith" and "H. Smith".

Address of Recipient :



Handwritten address of the recipient, appearing to read "3111" and "1111".

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 11

Presiding Commissioner
Greene County, Missouri
1443 N Robberson Ave.
10th Floor
Springfield, MO 65802

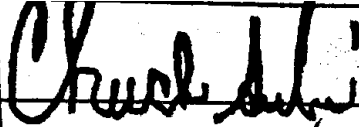
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 11. Our records indicate that this item was delivered on 03/18/2025 at 08:04 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Suckoski

Address of Recipient :

Delivery Address	
---------------------	--

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 28

2nd District Commissioner
Greene County, Missouri
1443 N Robberson Ave.
10th Floor
Springfield, MO 65802

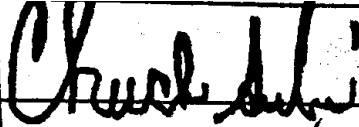
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 28. Our records indicate that this item was delivered on 03/18/2025 at 08:04 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Suckoski

Address of Recipient :

Delivery Address	
---------------------	--

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 35

Executive Director
Abilities First (County Disability Program)
3216 S. National Ave.
Springfield, MO 65807

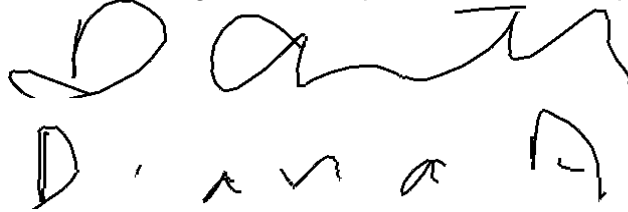
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 35. Our records indicate that this item was delivered on 03/17/2025 at 12:42 p.m. in SPRINGFIELD, MO 65807. The scanned image of the recipient information is provided below.

Signature of Recipient :



Dana

Address of Recipient :

**3216 S NATIONAL AVE,
SPRINGFIELD, MO 65807**

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 42

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

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 42. Our records indicate that this item was delivered on 03/19/2025 at 08:13 a.m. in SPRINGFIELD, MO 65801. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	<i>Chuck [unclear]</i>
Printed Name	[unclear]

Address of Recipient :

Delivery Address	940/1010 Booneville
---------------------	---------------------

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 59

Director
Missouri Department of Economic Development
301 West High St.
Jefferson City, MO 65101

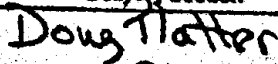
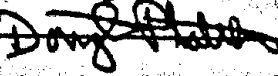
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

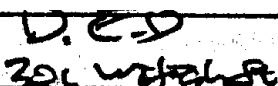
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 59. Our records indicate that this item was delivered on 03/17/2025 at 04:29 a.m. in JEFFERSON CITY, MO 65102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Printed Name	

Address of Recipient :

Delivery Address	
------------------	---

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 66

County Tax Section/State Blind Pension Fund
Missouri Director of Revenue
221 West High Street
Jefferson City, MO 65102

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 66. Our records indicate that this item was delivered on 03/17/2025 at 04:28 a.m. in JEFFERSON CITY, MO 65102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Bryan Touchette</i>
Printed Name	BRYAN TOUCHETTE

Address of Recipient :

Delivery Address
<i>Sealed Services</i>

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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 73

Merchants/Manufacturers Replacement Tax Fund
Missouri Director of Revenue/County Tax Section
301 West High St.
Jefferson City, MO 65101

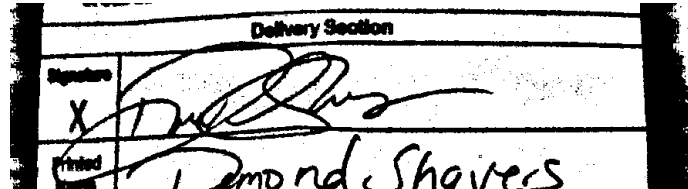
Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

Date Produced: 03/24/2025

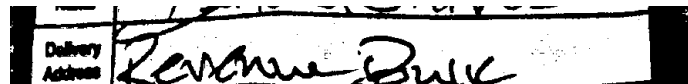
Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0254 73. Our records indicate that this item was delivered on 03/17/2025 at 12:12 p.m. in JEFFERSON CITY, MO 65105. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF AMEND TX JUR

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0254 80

Mike Seitz
Brody Corners Community Improvement District
3800 S. Fremont Avenue
Springfield, MO 65804

Shipper Ref: SPFLD BRODY TIF AMEND TX JUR
Reference 1: 600634.20105

AFFIDAVIT OF PUBLICATION

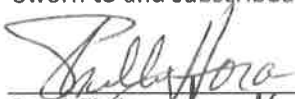
Gilmore & Bell Attorneys
2405 Grand Blvd Ste 1100
Kansas City MO 64108-2521

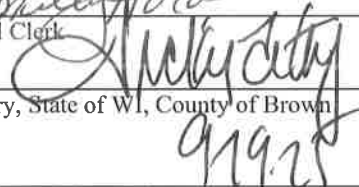
STATE OF WISCONSIN, COUNTY OF BROWN

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

03/31/2025, 04/21/2025

Sworn to and subscribed before on 04/21/2025



Legal Clerk


Notary, State of WI, County of Brown
919.25

My commission expires

Publication Cost:	\$351.90	
Tax Amount:	\$0.00	
Payment Cost:	\$351.90	
Order No:	11128802	# of Copies:
Customer No:	1010390	0
PO #:	LCLM0258455	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**TAX INCREMENT
FINANCING COMMISSION
OF THE CITY OF SPRING-
FIELD, MISSOURI**

**Notice of Public Hearing
relating to the First Amend-
ment to the**

**Brody Corners Tax Incre-
ment Financing Plan**

Pursuant to Sections 99.825 and 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the "Commission") will hold a public hearing at 1:00 p.m. on April 28, 2025, at the Busch Municipal Building, 840 Boonville Avenue, Springfield, Missouri, to consider the First Amendment to the Brody Corners Tax Increment Financing Plan (the "Amendment"). The Brody Corners Tax Increment Financing Plan (the "Original Plan") was approved by Special Ordinance No. 27662 adopted by the City Council on March 7, 2022. The Original Plan included a redevelopment area containing approximately 26 acres located at 5505 West Sunshine, Springfield, Missouri, and generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west (the "Redevelopment Area").

The purpose of the Amendment is to add residential use as an allowed use for property in the Redevelopment Area under the Original Plan, as amended.

A copy of the Original Plan and the Amendment is on file with the office of the City Clerk at City Hall, 840 Boonville Avenue, 4th Floor, Springfield, Missouri 65802, and may be reviewed by any interested party during business hours. All are invited to attend the hearing and/or to submit comments to the Commission prior to the date of the hearing by mailing such comments to the City Clerk at the address above.

**ALL INTERESTED
PARTIES SHALL BE
GIVEN AN OPPORTUNITY
TO BE HEARD AT THE
PUBLIC HEARING.**

March 31, April 21 2025
LCLM0258455

Tax Increment Financing Commission of the City of Springfield, Missouri

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

To: Property Owners (distribution list attached)

Date: April 14, 2025

Pursuant to Sections 99.825 and 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of the City of Springfield, Missouri (the “Commission”) will hold a public hearing at 1:00 p.m. on April 28, 2025, at the Busch Municipal Building, 840 Boonville Avenue, Springfield, Missouri, to consider the First Amendment to the Brody Corners Tax Increment Financing Plan (the “Amendment”). The Brody Corners Tax Increment Financing Plan (the “Original Plan”) was approved by Special Ordinance No. 27662 adopted by the City Council on March 7, 2022. The Original Plan included a redevelopment area containing approximately 26 acres located at 5505 West Sunshine, Springfield, Missouri, and generally bounded by the James River Freeway and West Sunshine Street to the south, commercial development to the east, residential property to the north, and undeveloped land to the west (the “Redevelopment Area”).

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**ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT
THE PUBLIC HEARING.**

**Tax Increment Financing Commission of the
City of Springfield, Missouri**

Distribution List

West Sunshine Development LLC
3800 S. Fremont Avenue
Springfield, MO 65804

West Sunshine Property Owners Association, Inc.
3800 S. Fremont Avenue
Springfield, MO 65804

Agree Convenience No 1 LLC
c/o Kum & Go
1150 Locust Street, Ste 301
Des Moines, IA 50309

USPS Manifest Mailing System

Page 1

Mailer's Name & Address Glimore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, MO 64108-2521	Permit Number	MAC Ver. Number
	Sequence Number 7-8207	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902829730025824 17216 SPFLD BRODY TIF PO AMEND	West Sunshine Development LLC 3800 S. Fremont Avenue, Springfield, MO 65804	ERR C	0.690	2.62 4.85			8.16
9414814902829730025831 17217 SPFLD BRODY TIF PO AMEND	West Sunshine Property Owners Association, Inc. 3800 S. Fremont Avenue, Springfield, MO 65804	ERR C	0.690	2.62 4.85			8.16
9414814902829730025848 17218 SPFLD BRODY TIF PO AMEND	Agree Convenience No 1 LLC 1150 Locust Street, Ste 301 Des Moines, IA 50309	ERR C	0.690	2.62 4.85			8.16



Page Totals	3	2.07	22.41	24.48
Cumulative Totals	3	2.07	22.41	24.48

USPS CERTIFICATION

Total Number Of Pieces Received

3

Round Stamp

Signature of Receiving Employee

PS Form 3877 (Facsimile)

Extra Service Codes

C

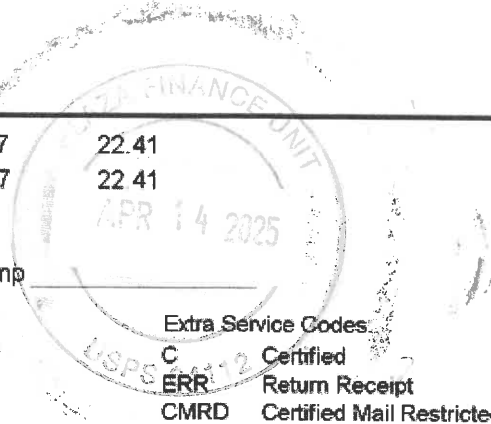
Certified

ERR

Return Receipt

CMRD

Certified Mail Restricted Delivery



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Kansas City, MO 64108-2521



9414 8149 0282 9730 0258 24

West Sunshine Development LLC
3800 S. Fremont Avenue
Springfield, MO 65804

Shipper Ref: SPFLD BRODY TIF PO AMEND
Reference 1: 600634.20105

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



9414 8149 0282 9730 0258 31

West Sunshine Property Owners Association, Inc.
3800 S. Fremont Avenue
Springfield, MO 65804

Shipper Ref: SPFLD BRODY TIF PO AMEND
Reference 1: 600634.20105

USPS CERTIFIED MAIL

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



9414 8149 0282 9730 0258 48

c/o Kum & Go
Agree Convenience No 1 LLC
1150 Locust Street
Ste 301
Des Moines, IA 50309

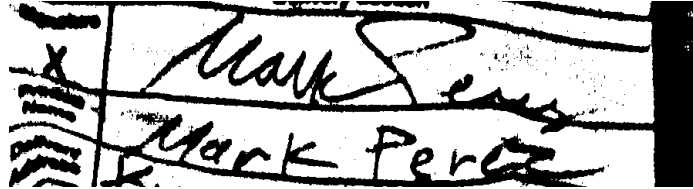
Shipper Ref: SPFLD BRODY TIF PO AMEND
Reference 1: 600634.20105

Date Produced: 04/21/2025

Gilmore&BellPCMailroom:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0282 9730 0258 48. Our records indicate that this item was delivered on 04/18/2025 at 06:07 a.m. in DES MOINES, IA 50315. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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Sincerely,
United States Postal Service

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

Customer Reference Number: SPFLD BRODY TIF PO AMEND

AGENDA

SPRINGFIELD TAX INCREMENT FINANCING ADVISORY COMMISSION

Monday, April 28, 2025, at 1:00 PM
Councilman Denny Whayne Conference Room (4th Floor),
Busch Municipal Building, 840 North Boonville Avenue, Springfield, Missouri

1. Call to Order
2. Approval of Minutes from Prior Meetings
3. Election of Officers
4. New Business
 - a. Public Hearing
 - i. Resolution 2025-01: A resolution recommending approval of the First Amendment to the Brody Corners Tax Increment Financing Redevelopment Plan to allow residential use within the Redevelopment Area.
 - b. Consideration of and vote on Resolution 2025-01.
5. Other Business
6. Adjourn