Commercial Street Tax Increment Financing (TIF) Redevelopment Plan

A Tool for Revitalization

Exhibit A

VISION 20/20 (2004)
Commercial Street "Strategy for Success" (2006)
City Council Directive (2007)

COMMERCIAL STREET TIF PLAN

- 100% of Property Tax Increment
- 50% of Sales Tax Increment
- All Taxing Districts continue to receive current taxes
- Community Involvement Process
  - Surveys
  - Public Meetings
  - Newsletters

Commercial Street Redevelopment Area

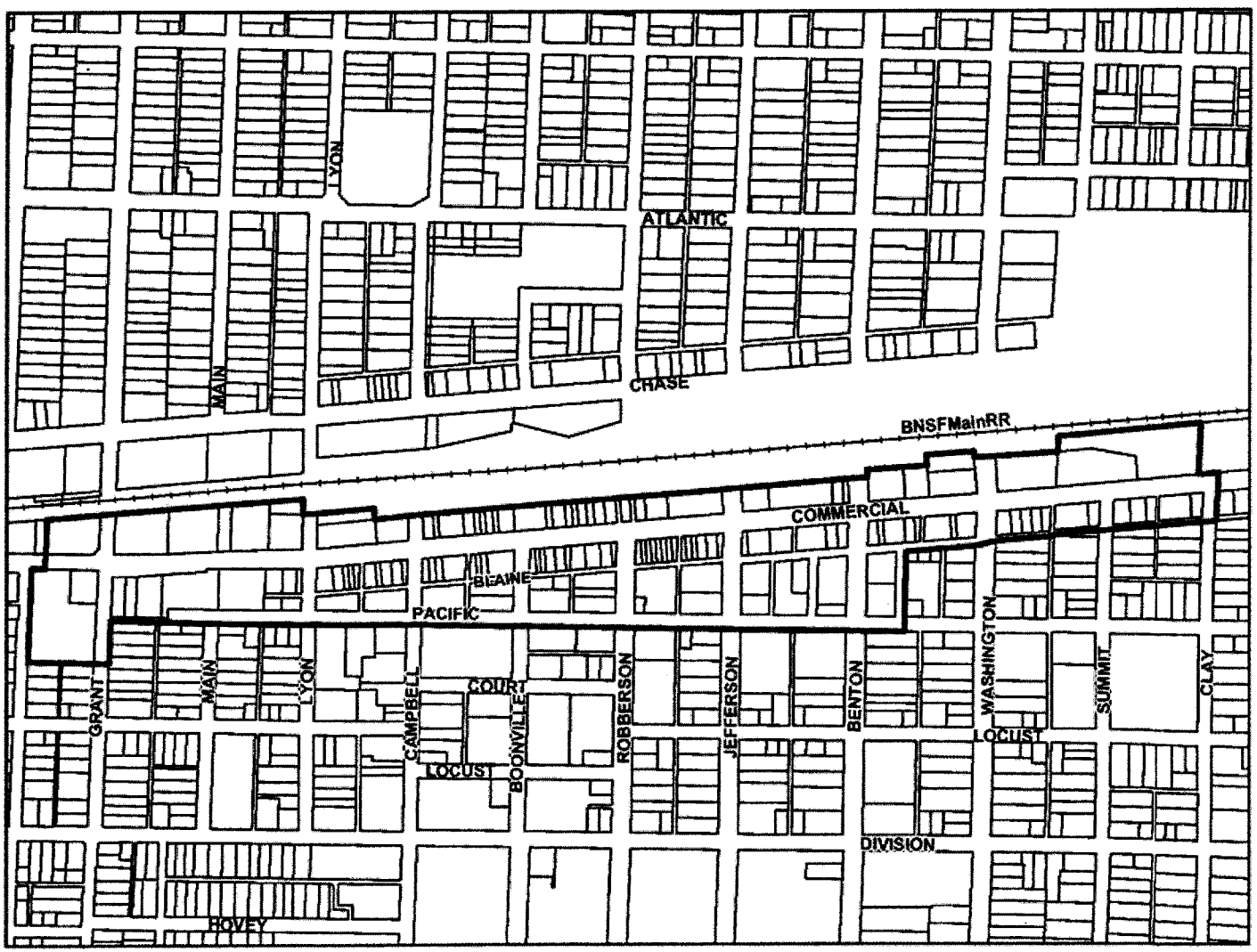


Figure 1

Proposed Redevelopment Area and Redevelopment Project Area

Commercial Street Tax Increment Financing Redevelopment Plan Springfield, Missouri

November 1, 2007

0 200 400 800 Feet

Scale: 1:4,500

Legend

- TIF Boundary
- Parcels

Department of Planning and Development

Commercial St. TIF Plan

- Purpose of Redevelopment Plan
  - Establish process for public improvements
  - Establish reason for private redevelopment
  - Public investment provide incentive for private investment
- Basis for Blight Designation
  - Defective/Inadequate Street Layout
  - Unsanitary/Unsafe Conditions
  - Economic/Social Liability
- Objectives of Redevelopment Plan
  - Create opportunities to fund public improvements
  - Create opportunities for private investment
  - Create new jobs
  - Encourage investment in historic properties
  - Provide additional revenues
- Redevelopment Strategy
  - Public investment using TIF revenues
  - Private investment/redevelopment using private financing

ESTIMATED EQUALIZED ASSESSED VALUATION (EAV) and SALES TAX REVENUES BEFORE AND AFTER REDEVELOPMENT
Commercial Street Redevelopment Area
Springfield, Missouri

Assessment Item	Estimated EAV
Total after Redevelopment (year 23)	$12,777,439
Most Recent Market/EAV Amount	$ 3,712,330
Total Estimated Incremental (year 23)	$ 9,065,109

Sales Tax	Projected Sales Tax Revenues
Total after Redevelopment (year 23)	$ 744,672
Most Recent Sales Tax Revenue	$ 89,091
Total Estimated Incremental Value (year 23)	$ 655,581
50% of Estimated Increment (year 23)	$ 327,761

(Net Present Value of the projected increment in property and sales taxes over the life of the TIF District would be $5,679,463. *Net present value reflects adjustments made to the accumulated 23 year increment reflecting inflation. In other words, Net Present Value reflects the value in today's dollar. Approximately $5,679,463 can be used as a figure for implementing public improvement projects.)*

Commercial Street – Redevelopment Plan Costs

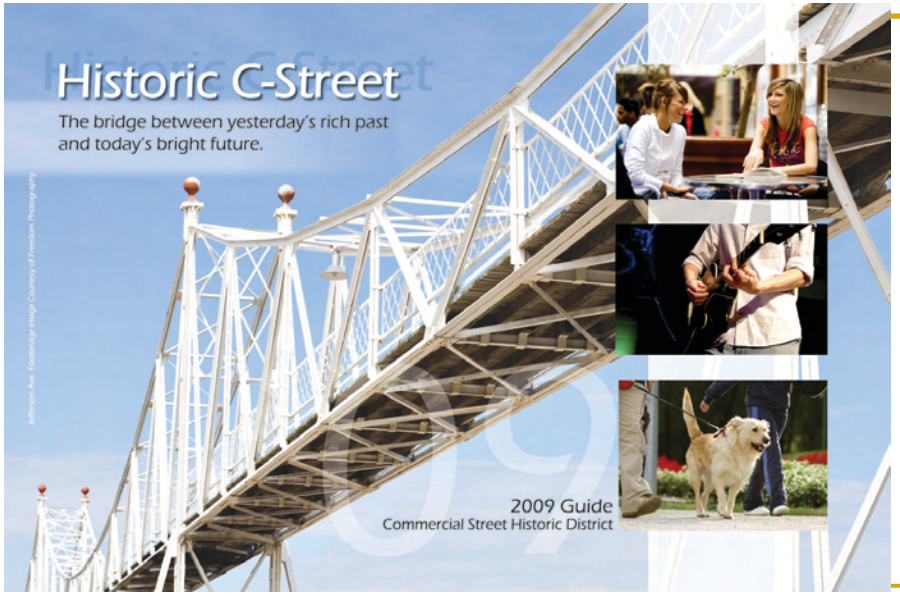
ESTIMATED REDEVELOPMENT PLAN AND PROJECT COSTS
Commercial Street Redevelopment Area
Springfield, Missouri

Redevelopment Plan & Project Cost Items	*(No TIF Funds Used)* Private Redevelopment Project	*(TIF Funds Used)* Public Projects
Building Construction and Rehabilitation	$1,595,000	$250,000
Transportation, Parking, etc.		$2,370,000
Streetscape Enhancements (includes associated landscaping, etc.)		$1,596,000
Voluntary Acquisition of blighted properties		$ 750,000
Business Loan/Grant Program		$ 250,000
Other		$ 240,000
Total Anticipated Redevelopment Plan Costs	**$1,595,000**	**$5,456,000**

TOTAL PRIVATE AND PUBLIC COSTS = $7,051,000

Commercial St. TIF

- No Bonds Issued
  - Unless economically feasible
  - Requires Council action
- No Eminent Domain
- Property Owners, Business Owners, and Residents meet annually to recommend project priorities
- City Council approves annual project priorities



Commercial Street CID

August 26, 2009

C-Street CID – Strategy for Success

Elements of Success

- Investor confidence
- City support
- Diverse merchandising mix
- Experienced, successful operators
- Be proactive rather than reactive
- Financial incentives
- Trained community police team
- Responsible hospitality
- Emphasize historical character
- Working with social services
- Definable noise standards
- Good parking and transportation

C-Street CID – Strategy for Success

Strong, Proactive Management

- Safety and security
- Cleanliness
- Responsible hospitality
- Marketing and promotion
- Special events
- Appropriate land use and business mix
- Compatibility between residential & business
- Collaboration between stakeholders

A CID provides resources toward all these objectives.

C-Street CID – Strategy for Success

Financial Tools

- Community Improvement District (CID)
- Tax Increment Financing (TIF)
- Tax Abatement
- Special Events
  - C-Street Jam (held in 2006, 2007, and 2009)
  - Haunted House

C-Street CID – Strategy for Success

Successes Since Adoption

- Askinosie Chocolate
- Big Momma's
- Fusion Stained Glass
- All Season's Chem Dry
- Anita's IDEAL Collectibles
- Antique Cowboy
- Blu Style
- Bridgefield Galleries
- Decades
- Faith Stocker Tax Service
- Freedom Photography
- Hudson Bryce Marketing Firm
- Lindberg's
- Mr. Eclectic
- Pizza House
- Q Enoteca
- Red Velvet Art

C-Street CID – Strategy for Success

Coming Soon

- Professional Massage Therapy Clinic Expansion
- C-Street Brewery
- Dance with Me Studio
- Pizza House Expansion

Residential Expansion

- 30 Lofts
- 46 Residents

C-Street CID – Strategy for Success

Highlights

- Increased investor confidence
- 15 buildings completely rehabbed
- 5 properties currently under construction
- 7 businesses are in owner-occupied buildings

C-Street CID – Public Meetings

Cook's Kettle

- August 23, 2007
- March 6, 2008

- TIF Meetings
- Commercial Club Meetings in 2007-2008
- Merchant Meetings in 2007-2008

C-Street CID – Purposes

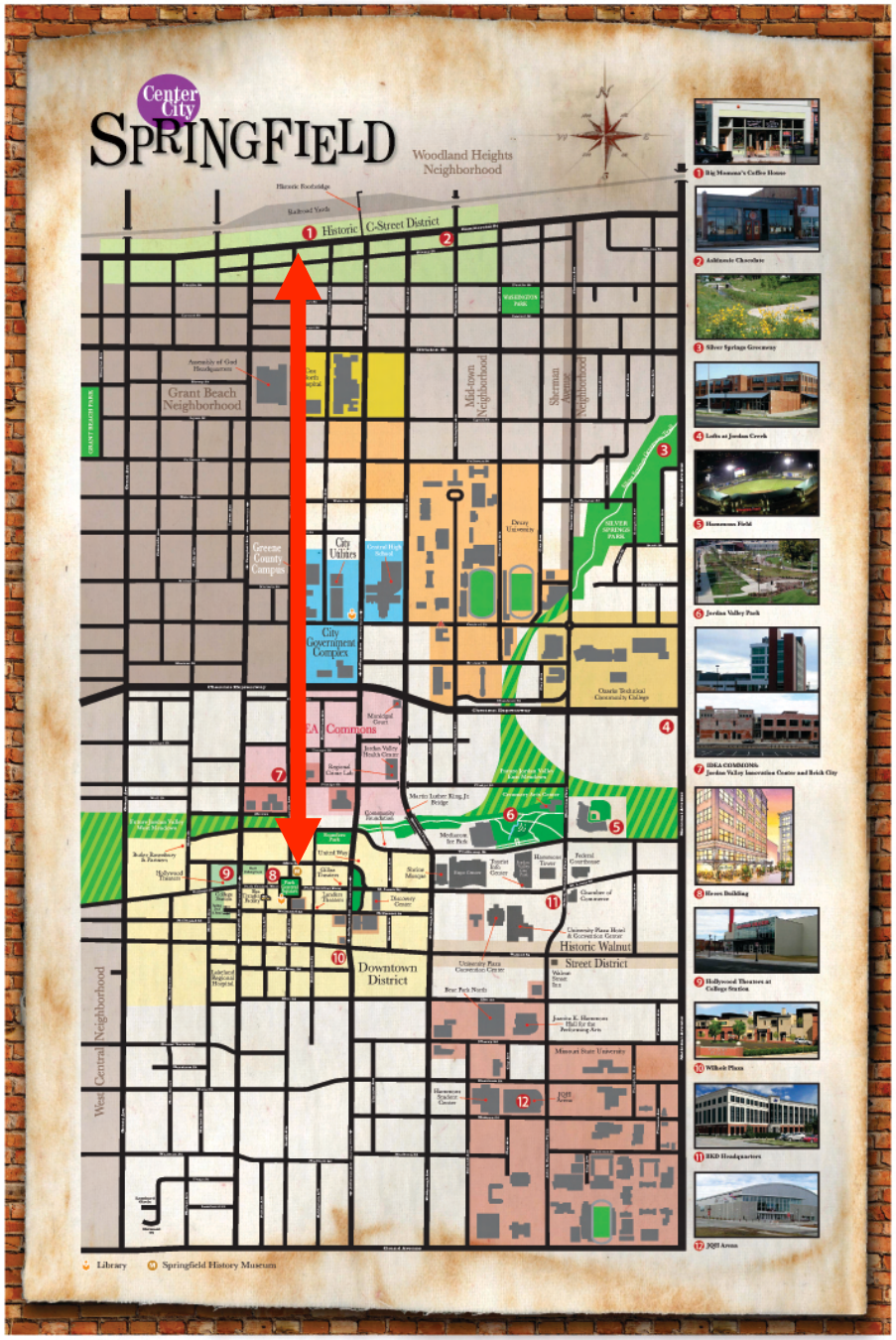
- Image Enhancement & Marketing
  - Website
  - Visitors Guide & Maps
  - Banners
  - Advertising
- Business Recruitment & Retention
- Shuttle Linking Districts
- Holiday Lighting & Decorations
- Cleaning Public Sidewalks
- Snow & Trash Removal
- Supplemental Police Patrols
- Administrative Services

  (See Draft Budget on C-2)

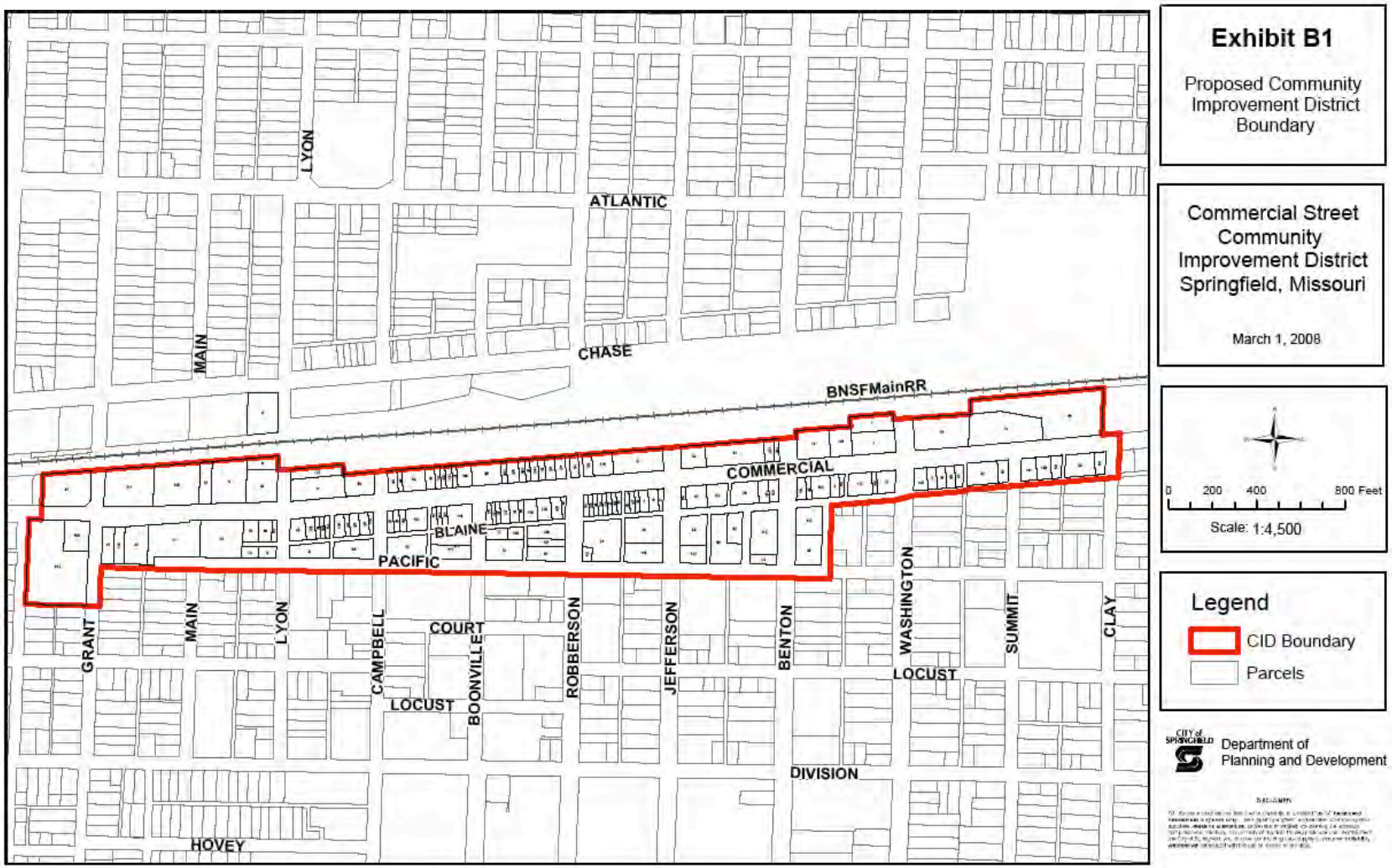
Connections to
<u>Center City Districts</u>

Downtown
Walnut Street
Jordan Valley
Government Plaza

- Transportation
- Sidewalks & Lighting
- Marketing
- Prospect Recruitment



C-Street CID – Boundaries

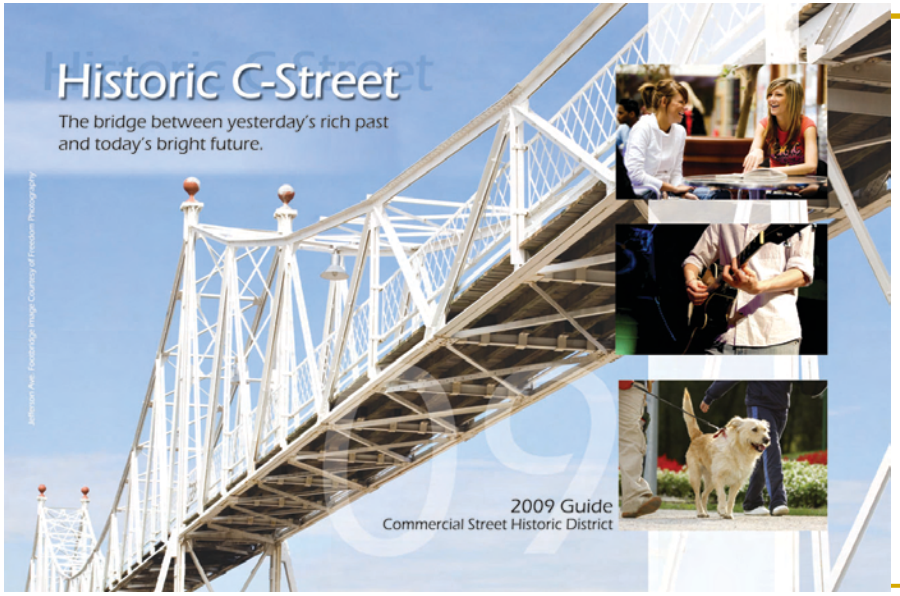


C-Street CID – Board

- Type of District – Political Subdivision
- Board of Directors
  - Minimum of 3 must be property owners
  - Minimum of 2 must own businesses (not property)
  - Minimum of 1 must be a registered voter
  - Minimum of 1 must be a tax-exempt property
- Terms – Initially 2 & 4 years, then 4 years
- Nominating Committee for future vacancies

C-Street CID

- Total Assessed Value – $3.7M
- Life of District – 10 years from City Council approval of ordinance (June 2019)
- Sources of Funding
  - No business license taxes or property assessments
  - Sales tax up to 1 cent – budget based on ½ cent
- Ability to Incur Debt – Based on State Statute
- Annual Reporting to State
- Open Meetings Subject to Sunshine Law



Commercial Street CID

Questions?

PETITION TO THE CITY OF SPRINGFIELD, MISSOURI TO ESTABLISH THE

COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT

Submitted February 9, 2009

PETITION TO ESTABLISH THE
COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT

To: The City Council of the City of Springfield, Greene County, Missouri (the "***City***"):

The undersigned, being the owners of record owning more than fifty percent (50%) by assessed value of real property within the proposed boundaries of the **COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT** (the "***District***") and being more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City establish the Commercial Street Community Improvement District, as described herein, to fund all or part of the cost of services and improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, R.S.Mo. (the "***Community Improvement District Act***" or the "***Act***").The amendment provides for the identification of services to be provided and the authorization for the funds to provide such services from taxes, levies, or assessments, additionally the amendment provides for the composition and selection of Board members.

1. Description of the District.

A. Legal Description; Property Areas.

The legal description of the District is attached hereto as **Exhibit A.**

B. Map of District Boundaries.

A map illustrating the District boundaries is attached hereto as **Exhibit B**. The boundaries of the District are contiguous. **Exhibit B** also identifies the ownership within the proposed District.

2. Name of District.

The name of the district will be the Commercial Street Community Improvement District.

3. Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. Five-Year Plan.

A. Purposes of the District.

The District will generally provide for:

1. The creation of information and image enhancement, such as maintaining a website, publishing visitor guides and maps, installing and maintaining street furniture and banners on public ways, as well as additional marketing services approved by the Board.

2. The recruitment of new businesses to the District and the support in the retention of existing businesses in the District.

3. The provision for a shuttle or other forms of public transportation to link the District with other Center City activities.

4. The installation and maintenance of holiday lighting and decorations.

5. The cleaning and maintenance of public sidewalks, alleys and parking lots, landscaping, and snow removal on snow routes as needed.

6. The removal of trash from public sidewalk receptacles.

7. The provision for supplemental police patrols to enhance the safety and security of the district.

8. The administrative services and personnel (contracted and/or hired employees) necessary to manage the District as approved by the Board.

B. Improvements and Estimates.

A five-year plan stating a description of the purposes of the District, the improvements it will make, and an estimate of costs of these improvements to be incurred is attached hereto as **Exhibit C, Exhibit C-1 and Exhibit C-2**.

5. Type of District.

The District will be a political subdivision.

6. Board of Directors.

A. The District will be governed by a board of directors (the "***Board***"), whose members shall be appointed by the Mayor of the City of Springfield (the "***Mayor***") with the consent of the City Council of Springfield (the "***City Council***") in accordance with the qualifications as established by law and as set forth below.

B. Number.

There shall be 7 director positions on the District's board of directors.

C. Qualifications.

Each director must meet the following requirements:

1. Be at least 18 years of age;

2. Be either an "owner" of real property within the District as defined in the Act, an owner of a business operating within the District, or a registered voter residing in the District; and

3. Be nominated pursuant to a slate submitted by the board of directors to the City Council pursuant to the nominating procedures set forth below.

D. Representation.

1. A minimum of 3 directors must be owners of real property within the District;

2. A minimum of 2 directors must be owners of a business operating within the District and must not own real property located within the District;

3. A minimum of 1 director must be a registered voter living within the District, so long as there are registered voters living in the District; and

4. A minimum of 1 director representing an owner of real property that is exempt from real property taxes pursuant to the Act, so long as such owners exist.

Each director may represent more than one of the foregoing categories. Upon the appointment of each director following the date of this Petition, the Board minutes nominating such proposed board member shall specify the type of representation of such director under this Section 6. D.

The failure of the board of directors to meet the representation requirements set forth in this **Section 6.D.** shall not affect the board of directors' authority to hold

meetings, exercise any of the District's powers or take any action otherwise lawful.

E. Nominating Committee.

The board of directors shall appoint a nominating committee of three (3) persons, with: (i) at least one (1) owner of real property within the District (ii) one (1) registered voter living within the District, if any; and (iii) one (1) business owner owning a business in the District. All such persons must meet the qualifications of **Sections 6.C.1. and 2.** above. Each member of the nominating committee may represent more than one of the foregoing categories.

F. Nominating Process.

The nominating committee shall submit a slate to the board of directors for its approval. In preparing each slate the nominating committee shall follow the following criteria:

1. Each person nominated must meet the qualifications specified in **Section 6.C.** of this Petition; and

2. The slate must ensure that the board of directors will have the representation as set forth in **Section 6.D**. of this Petition.

The initial board will serve the following terms – Seats 1, 2, and 3 will each serve two-year terms and Seats 4, 5, 6, and 7 will each serve four-year terms.

Directors to fill vacancies, whether by expiration of the term or resignation or removal of the incumbent Director, shall be nominated in a similar manner according to the above criteria. Once a slate has been approved by the board of directors, the slate shall be submitted by the board of directors to the Mayor. The Mayor may request the board of directors to submit an alternative slate.

G. Successor Directors.

The successor board of directors shall meet the qualifications set forth in **Section 6.C** and be nominated and appointed as provided herein. All successor board members shall serve a four-year term.

H. Removal.

Any director may be removed by a two-thirds affirmative vote of the directors of the board for cause or to ensure the representation requirements set forth in **Section 6.D.** Written notice of the proposed removal shall be given to all directors prior to action thereon of this Petition are met, pursuant to the provisions of the Act.

7. **Total Assessed Value.**

The total assessed value of all real property located within the District is $3,806,920.00.

8. **Determination of Blight.**

The District does not seek a determination of blight.

9. **Life of District.**

The life of the District will be for a period of ten (10) years following the effective date of the ordinance approving the amendment or until December 31, 2017, whichever last occurs.

10. **Maximum Rates of Business License Tax, Real Property Tax and Sales Tax.**

A. **License and Real Estate Taxes.**

The District will not impose business license taxes or real estate taxes.

B. **Sales Taxes.**

The District may impose a sales and use tax not to exceed one (1) cent.

11. **Maximum Rates of Special Assessments and the Method of Assessment.**

The District will not impose a special assessment.

12. **Limitations on Borrowing Capacity.**

The District shall have the authority to incur debt and to issue notes, bonds and other financial obligations subject to the provisions of the Act.

13. **Limitations on Revenue Generation.**

The District will have no additional authority to levy taxes except as provided herein, or as provided later by amendment to this petition.

14. **Other Limitations on District Powers.**

The District shall have the powers authorized by this Petition and consistent with the Act.

15. **Annual Reports and Meetings.**

The District shall comply with the reporting and meeting requirements described in R.S.Mo. § 67.1471, and acknowledges that such meetings shall be open to the public.

16. Severability.

If any provision of this Petition shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

17. Signatures of all Petitioners.

Following are the signature pages for each property owner that joins in this Petition.

[SIGNATURE PAGES]

Name of Owner:	
Owner's Telephone Number:	
Owner's Mailing Address:	
Marital status, if applicable	
Name, Title of Signer:	
Basis of Signer's Legal Authority to Sign:	
Signer's Telephone Number: (if different from Owner's)	
Signer's Mailing Address: (if different from Owner's)	
Owner's Type of Entity:	

OWNER'S PROPERTY WITHIN DISTRICT

Parcel Number	*Assessed Value*	*Map*
	$	[Attached to signature page]

TOTAL ASSESSED VALUE FOR OWNER $_____

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after filing of this Petition with the City Clerk.

_____ Date: _____

_____ Date: _____

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

Before me personally appeared _____, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 2007.

	_____ Notary public in and for said County and State
My Commission Expires: _____	[Type, print or stamp the Notary's name below his or her signature.]

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Springfield, Missouri on the _____ day of _____, 2009.

_____
City Clerk

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION

A PART OF SECTIONS 11 AND 12, IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID CORNER BEING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DOUGLAS AVENUE AND COMMERCIAL STREET; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 5.00 FEET OF LOT 3 OF COMMERCIAL STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 3, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN-SANTA FE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE RAILROAD, TO A POINT 587.89 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, 597.86 FEET EAST OF SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CLAY AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 36 OF FRISCO ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 20 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID FRISCO ADDITION, TO THE NORTHWEST CORNER OF LOT 9 OF SAID FRISCO ADDITION; THENCE CONTINUING SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY AS SHOWN ON THE FINAL PLAT OF NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, TO A POINT 20 FEET WEST OF THE NORTHWEST CORNER OF LOT 56 OF BLOCK 27 OF SAID NORTH SPRINGFIELD; THENCE SOUTH, ALONG A LINE 20 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 45 THROUGH 56 OF SAID BLOCK 27, AND ALONG ITS SOUTHERLY EXTENSION, TO THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 2 OF JENKINS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE CONTINUING WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 16 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID JENKIN'S ADDITION, TO THE NORTHWEST CORNER OF LOT 3 OF SAID JENKIN'S ADDITION, BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 33 AND 34 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION; THENCE WEST, ALONG SAID NORTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

EXHIBIT B

EXHIBIT B-1

CID BOUNDARY AND OWNERSHIP MAP

Please see map on following page.

EXHIBIT B-2

IDENTIFICATION OF PROPERTY OWNERS WITHIN COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT

Please see spreadsheet on following pages.

EXHIBIT C

FIVE-YEAR PLAN

A. Purposes of the District. The District will generally provide for:

1. The creation of information and image enhancement, such as maintaining a website, publishing visitor guides and maps, installing and maintaining street furniture and banners on public ways, as well as additional marketing services approved by the Board.

2. The recruitment of new businesses to the District and the support in the retention of existing businesses in the District.

3. The provision for a shuttle or other forms of public transportation to link the District with other Center City activities.

4. The installation and maintenance of holiday lighting and decorations.

5. The cleaning and maintenance of public sidewalks, alleys and parking lots, landscaping, and snow removal on snow routes as needed.

6. The removal of trash from public sidewalk receptacles.

7. The provision for supplemental police patrols to enhance the safety and security of the district.

8. The administrative services and personnel (contracted and/or hired employees) necessary to manage the District as approved by the Board.

B. 5-Year Budget. The estimated 5-year budget for the District is attached to and made a part of this Petition as **Exhibit C-2**.

EXHIBIT C-1

COMMUNITY IMPROVEMENT DISTRICT

TOTAL ESTIMATED CID COSTS

2009	**$24,500**
2010	**$32,900**
2011	**$40,900**
2012	**$48,500**
2013	**$56,500**
Total	**$203,300 (See Five-Year Budget in Exhibit C-2)**

EXHIBIT C-2

FIVE-YEAR BUDGET

REVENUES	2009	2010	2011	2012	2013
Sales Tax (1/2 cent)	**$24,880**	**$32,996**	**$41,110**	**$49,226**	**$57,342**

EXPENSES	2009	2010	2011	2012	2013
Image Enhancement & Marketing	$5,000	$8,000	$11,000	$17,500	$20,000
Business Recruitment & Retention	$1,000	$2,000	$2,400	$2,500	$3,500
Transportation Linkage with Center City	$5,000	$5,000	$5,000	$5,000	$6,000
Holiday Lighting & Decorations	$2,500	$2,900	$3,000	$4,000	$5,000
Maintenance	$7,500	$10,500	$15,000	$17,500	$20,000
Administration	$1,000	$2,000	$2,000	$2,000	$2,000
Start-Up Costs	$2,500	$2,500	$2,500	$0	$0
TOTAL EXPENSES	**$24,500**	**$32,900**	**$40,900**	**$48,500**	**$56,500**
NET REVENUES	**$380**	**$96**	**$210**	**$726**	**$842**

Note: Sales Tax revenues were based on one-half (1/2) cent.