

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 07-07-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020 -166

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING expenditures from the Commercial Street Tax Increment Financing
2 Special Allocation Fund for public improvement projects within the
3 Commercial Street Tax Increment Financing District in the amount of
4 \$66,000, which had previously been allocated for the Commercial
5 Street TIF Façade Loan Program. (Staff recommends approval.)
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8 WHEREAS, the Commercial Street Historic District Strategy for Success was
9 approved by Council Resolution 7388 in February 2006 and recommended the use of
10 Tax Increment Financing (“TIF”) funding for redevelopment and revitalization; and
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12 WHEREAS, the Commercial Street TIF Plan (“Plan”) was approved by Special
13 Ordinance 25373 on April 7, 2008, to establish a process to fund public improvements
14 within the District; and
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16 WHEREAS, the Plan outlines projects for which TIF funds may be used and
17 provides for annual input from impacted stake-holders to assist staff in prioritizing
18 projects and recommendations to Council for expenditures of collected funds; and
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20 WHEREAS, expenditures from the Commercial Street TIF Special Allocation
21 Fund were approved by Special Ordinance 27121 on October 22, 2018, for certain
22 public improvement projects, including allocation of \$120,000 for the Blaine Street
23 Façade Loan Program; and the Blaine Street Façade Loan Program Rules and
24 Regulations were approved by Special Ordinance 27122 on October 22, 2018; and
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26 WHEREAS, City Council renamed the program to the Commercial Street TIF
27 Façade Loan Program (“Loan Program”) and amended the Loan Program Rules and
28 Regulations to make funds remaining in the program available throughout the
29 Commercial Street TIF Redevelopment Area by Special Ordinance 27266 on January
30 13, 2020; and
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32 WHEREAS, to date, no loan applications have been received and no loans have
33 been made through the Loan Program; and

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WHEREAS, other TIF funding allocated by Special Ordinance 27121 included public improvements to two pedestrian alleyways and a public parking lot within the TIF Redevelopment Area; and

WHEREAS, public bids for completion of those public improvements is significantly higher than the estimated cost; and

WHEREAS, City Council now desires to reallocate TIF funds from the Loan Program to the construction of these public improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby authorizes that \$66,000 of the funds previously allocated to the Loan Program by Special Ordinance 27121 be instead allocated toward the remaining public improvements listed in Special Ordinance 27121 within the Commercial Street TIF District, specifically the public parking lot at Jefferson Avenue and Blaine Street, an alleyway connecting the parking lot at Jefferson Avenue and Blaine Street to Commercial Street, and Tickle Alley.


Section 2 – This Ordinance shall be in full force and effect from and after passage.

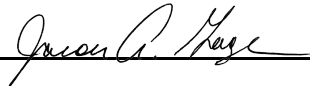
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-165

FILED: 07-07-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing expenditures from the Commercial Street Tax Increment Financing Special Allocation Fund for public improvement projects within the Commercial Street Tax Increment Financing District in the amount of \$66,000, which had previously been allocated for the Commercial Street TIF Façade Loan Program. (Staff recommends approval.)

BACKGROUND INFORMATION: The Commercial Street Historic District Strategy for Success was accepted by Council by Resolution 7338 on February 6, 2006. The Strategy recommended use of Tax Increment Financing ("TIF") funds for sustained redevelopment and revitalization. Council directed city staff to prepare a TIF Redevelopment Plan for the area.

City Council approved the Commercial Street TIF Plan by Special Ordinance 25373 on April 7, 2008. The purpose of the Plan is to establish a process by which public improvements within the area will occur and establish a process for redevelopment to occur. The basic philosophy behind the Plan was that public investment in key projects would provide incentive for sustained private investment and redevelopment in the area.

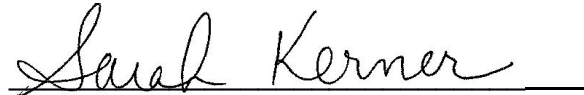
The Plan outlines the projects the TIF funds may be used for and the process by which funds captured by the TIF may be expended. City Council determines how the funds are to be allocated, with stakeholder input and staff recommendation.

City Council approved allocation of \$120,000.00, from the Special Allocation Fund for the Blaine Street Façade Loan Program by Special Ordinance 27121 and adopted Loan Program Rules and Regulations by Special Ordinance 27122 on October 22, 2018. Pursuant to the adopted Loan Program rules, one year after adoption of the Blaine Street Façade Loan Program, all available funds remaining in the program were made available throughout the Commercial Street TIF Redevelopment Area. City Council renamed the program and amended the loan program rules accordingly by Special Ordinance 27266 on January 13, 2020. To date, no loan applications have been received and no loans have been made in this loan program.

REMARKS: The other TIF funding allocated by Special Ordinance 27121 on October 22, 2018, was for public improvements to two pedestrian alleyways and a public parking lot within the TIF Redevelopment Area. The Department of Public Works conducted a public input process for the design of these improvements and recently put the projects out for bid. The bids came in significantly higher than the estimated cost due to high construction demand right now. Public Works believes the bids are fair and is seeking a coordinated approach to funding the additional cost to deliver the project on schedule. The proposed additional funding will come from Public Works, City Utilities, and – if this

bill is approved – reallocation of \$66,000.00, from the Commercial Street TIF Façade Loan Program funds to this project. This leaves \$54,000.00, available to loan through the Commercial Street TIF Façade Loan Program.

Submitted by:



Sarah Kerner, Economic Development Director

Recommended by:



Mary Lilly Smith, Planning Director

Approved by:



Jason Gage, City Manager