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Pgs. 4
Filed: 6-26-18

Sponsored by: Ferguson and Prater

COUNCIL BILL 2018- 172 RESOLUTION _____

A RESOLUTION

1 DECLARING the proposed Kearney Street Corridor Redevelopment Plan to be a Multi-
2 Project Redevelopment Plan pursuant to Section 40-19 of the City Code.
3
4

5 WHEREAS, the City of Springfield has established a Workable Program to
6 ensure that real property tax abatement authorized by the Land Clearance for
7 Redevelopment Authority (“LCRA”) Law sufficiently supports projects which contribute
8 to the overall welfare of the City; and
9

10 WHEREAS, Section 40-19 of the City Code authorizes City Council to exempt
11 certain projects from the requirements of the Workable Program by designating that a
12 Redevelopment Plan qualifies as a “Multi-Project Redevelopment Plan”; and
13

14 WHEREAS, the City has undertaken and completed the Kearney Street Corridor
15 Redevelopment Plan as a Multi-Project Redevelopment Plan; and
16

17 WHEREAS, the Section 40-19 of the City Code sets forth five factors which City
18 Council shall consider when determining whether to declare that a Redevelopment Plan
19 qualifies as a Multi-Project Redevelopment Plan; and
20

21 WHEREAS, City Council finds that the Kearney Street Corridor Redevelopment
22 Plan qualifies as a Multi-Project Redevelopment Plan, pursuant to Section 40-19 of the
23 City Code.
24

25 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – City Council hereby finds that the proposed Kearney Street Corridor
29 Redevelopment Plan meets the qualifications set forth in Section 40-19 of the City Code
30 and is hereby designated a Multi-Project Redevelopment Plan. Council makes this
31 finding because the Redevelopment Plan involves: 1) 388 acres of property; 2) is likely
32 to require land assemblage due to obsolete platting in the area; 3) the entire scope of
33 any potential redevelopment projects are unknown at this time; 4) the Redevelopment
34 Plan has been initiated by the City of Springfield itself to facilitate redevelopment in the
35 area; and 5) there are 393 different property owners in the area.

EXPLANATION TO COUNCIL BILL 2018-172

FILED: 06-26-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Declaring the proposed Kearney Street Corridor Redevelopment Plan to be a Multi-Project Redevelopment Plan pursuant to Section 40-19 of the City Code.

BACKGROUND INFORMATION: City Council adopted the Workable Program for Chapter 99 partial property tax abatements by General Ordinance 6437 and 6438 on March 26, 2018.

This Workable Program establishes a framework for the City of Springfield to evaluate property tax abatement requests under the Land Clearance for Redevelopment Authority (“LCRA”) Law, Section 99.300-715, RSMo. It includes essential elements such as a “But-For” test, requiring verification of blight in legacy blighted areas, as well as a Scorecard by which projects will be rated on various measures of community benefit to determine the appropriate level of abatement. A base level of 50 percent abatement is established for projects meeting the “But-For” test and blight verification requirements; and 51-75 percent abatement will be available for projects depending on application of the Scorecard.

Exceptions to some of these requirements are made for Multi-Project Redevelopment Plans, which must be declared as such by Council resolution in order to be eligible for this more-flexible set of rules. The purpose of allowing such flexibility is to ensure that tax abatement is available for future redevelopment of an area of the City which contains widespread evidence of blighting factors, and where an overall plan for redevelopment is required to address said blighting factors.

The factors Council must consider when declaring a Multi-Project Redevelopment Area are as follows:

1. Size of the redevelopment area;
2. If land assemblage is required;
3. Whether the entire scope of the potential redevelopment project within the Redevelopment Area is known at the time of the application;
4. Whether the Development Plan was initiated by the City to facilitate redevelopment in the area; and
5. Whether there are multiple land owners of discrete parcels or properties within the Redevelopment Area.

REMARKS: The Redevelopment Plan includes information which shows that it meets Factors 1, 2, 3, 4 and 5, as follows:

1. The Redevelopment Area is 388 acres in size;

2. Land Assemblage will likely be required for redevelopment in the Redevelopment Area due to the improper and/or obsolete platting, lack of parcel uniformity, and shallow lot depths in the Redevelopment Area;
3. The scope of the potential redevelopment projects is unknown. In a Redevelopment Area of this size with numerous owners, there are multiple large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
4. This Redevelopment Plan is initiated by the City in order to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor; and
5. There are approximately 393 discrete owners of real property within the Redevelopment Area.

Staff recommends that the Kearney Street Corridor Redevelopment Plan be declared by City Council as a Multi-Project Redevelopment Plan.

This Resolution supports the following Field Guide 2030 goal(s): Chapter 3, Economic Development; Major Goal 2, Aggressively use Economic Development Incentives to encourage investment in the community and to encourage job creation and retention; Objective 2b, Continue to explore creative and flexible methods to attract and retain jobs and business investment in the community.

Submitted by:



Sarah Kerner, Economic Development Director

Recommended by:



Mary Lilly Smith, Director

Approved by:



Collin Quigley, Acting City Manager