

One-rdg. X
P. Hrngs. _____
Pgs. 4
Filed: 6-26-18

Sponsored by: Ferguson

COUNCIL BILL 2018- 175 RESOLUTION _____

A RESOLUTION

1 DECLARING the proposed Talmage Redevelopment Plan to be a Multi-Project
2 Redevelopment Plan pursuant to Section 40-19 of 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, the Section 40-19 of 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 applicant, Greenway Studios North, LLC, has requested the
15 designation of the proposed Talmage Redevelopment Plan as a Multi-Project
16 Redevelopment Plan; and
17

18 WHEREAS, Section 40-19 of the City Code sets forth five factors which City
19 Council shall consider when determining whether to declare that a Redevelopment Plan
20 qualifies as a Multi-Project Redevelopment Plan; and
21

22 WHEREAS, City Council finds that the Talmage Redevelopment Plan qualifies as
23 a Multi-Project Redevelopment Plan, pursuant to Section 40-19 of the 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 Talmage Redevelopment
29 Plan meets the qualifications set forth in Section 40-19 of the City Code and is hereby
30 designated a Multi-Project Redevelopment Plan. Council makes this finding because
31 the Redevelopment Plan involves: 1) 46.6 acres of property; 2) is likely to require land
32 assemblage due to obsolete platting in the area; 3) the entire scope of any potential
33 redevelopment projects are unknown at this time; and 4) there are 31 different property
34 owners in the area.
35

36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59

Section 2 – Based on the findings contained in Section – 1 City Council hereby declares that the proposed Talmage Redevelopment Plan is a Multi-Project Redevelopment Plan and is entitled to the conditions and qualifications as set forth in Section 40-19 of the City Code.

Section 3 – This Resolution shall be in full force and effect immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , Acting City Manager

EXPLANATION TO COUNCIL BILL 2018-175

FILED 06-26-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Declaring the proposed Talmage 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 Redevelopment Authority ("LCRA") Law, Sec. 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 abatement level of 50 percent 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 Areas, 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.

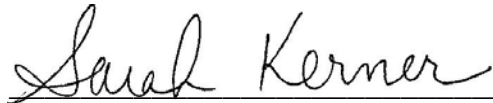
REMARKS: The Redevelopment Plan includes information which shows that it meets Factors 1, 2, 3 and 5, as follows:

1. The Redevelopment Area is 46.6 acres in size;
2. Land assemblage is likely required for redevelopment in the area due to the improper and/or obsolete platting, lack of parcel uniformity, and shallow lot depths in the Redevelopment Area;
3. The entire scope of the redevelopment projects that may be undertaken in the area is unknown. At this time only one project has been identified, a multi-family housing project on W. Talmage Ave. and W. Livingston Ave. which has already received zoning approval by General Ordinance No. 6345, approved on February 21, 2017; and
5. There are 31 discrete owners of property within the Redevelopment Area.

Staff recommends the developer's request that the Talmage Redevelopment Area be declared a Multi-Project Redevelopment Area by City Council.

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:



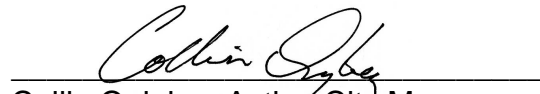
Sarah Kerner, Economic Development Director

Recommended by:



Mary Lilly Smith, Director

Approved by:



Collin Quigley, Acting City Manager