

September 29, 2017

Mary Lilly Smith
Director, Planning & Development
City of Springfield
840 North Boonville
Springfield, MO 65802

Dear Mary,

I'm writing with an update on the IDEA Commons development project that The Vecino Group is pursuing in partnership with the Springfield Business Development Corporation and Missouri State University. We're progressing very positively and quickly through the due-diligence period and are encouraged by both the work, as well as the response from potential partners, tenants and investors.

One of our concerns is the potential 'daylighting' of Jordan Creek, for which the City has designated \$1,500,000 of HUD funding for possible inclusion as part of the overall development. Through our early exploration with Ollson Associates, the engineering firm engaged by the City to study the effort, it has become clear that the complexity and challenges involved with such a substantial undertaking are even greater than we had originally imagined.

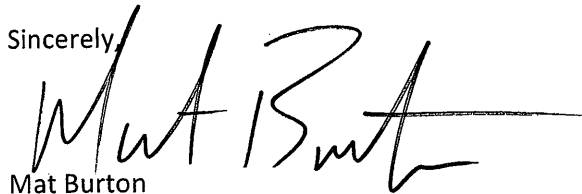
In the long-term, we are confident these issues can be successfully addressed and remain convinced that reclaiming this natural resource will be an important catalyst for economic development and improving the quality of life for the citizens of Springfield. However, in the short-term we're concerned that the time frame associated with the HUD funds makes it difficult to develop a responsible and effective solution to these challenges.

As such, we feel a responsibility to suggest that you consider reallocating these funds to another worthy project rather than risk their loss and subsequent benefit to the community due to expiration of the funding period.

We will continue to explore the feasibility of a future connection to Jordan Creek as part of our overall development concept. Even if that connection is not achievable, we are confident the many other components of this project and the corresponding expansion of IDEA Commons represent a transformational opportunity to stimulate progress, create and retain jobs, and improve the overall downtown area.

The business community has demonstrated tremendous support for this development and we hope to also be able to count on the City's involvement in some meaningful way.

Sincerely,

A handwritten signature in black ink, appearing to read "Mat Burton". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Mat Burton
President, Public Private Partnerships
The Vecino Group