

# City of Springfield, Missouri

## Quarterly Report for Workout Plan for CDBG (Commercial Loan Funds) October 1, 2017 to December 31, 2017

Implementation activities increased this past quarter as more projects completed the bidding process and moved to implementation stage. The expenditures for projects reported during this period were held up until October 20, 2017. Projects were allowed to proceed upon the City's receipt of written approval of its Annual Action Plan on October 20, 2017.

City Planning and Development staff worked in conjunction with City's Public Works staff to ensure the efficient and comprehensive management of the public facilities and improvements projects. Periodic meetings were held with both Parks and Public Works Staff to coordinate implementation schedules. In all, seven separate parks projects and eight separate public works projects were moved to the implementation stage. A more detailed description can be found later in this report.

### Environmental Reviews

During this quarter five Environmental Reviews were approved, allowing these five (5) new infrastructure projects to move forward (this was in addition to the City's regular Environmental Review load).

The City experienced a delay in December. On December 7, 2017, City Staff informed our HUD Field Environmental Officer that certain environmental compliance documentation could not be located after the City's recent office relocation. City staff requested a copy of the documentation from our HUD field office to replace in our local file. Upon the advice of the HUD Field Environmental Officer, the City halted our HUD funded program to allow the regional HUD staff an opportunity to search for these documents. From December 11, 2017 through December 31, 2017 no Tier II Environmental Reviews were approved and no draws were requested from HUD. No new projects were started and fifteen CDBG Emergency Home Repair loans were suspended during this period.

### College Street Streetscape

This project was ahead of schedule of many other projects in this report since all plans and specifications for the project had been completed previously. This enabled bidding to proceed without delay. Utility relocation and demolition/excavation activities were completed in preparation of the street improvement. This project was over 50 percent complete at the end of the reporting period. However, due to freezing temperatures halting construction, this project was delayed by a week in December.

Other activities during this reporting period include:

Eden Village (EV) – EV is an affordable housing development for the chronically disabled homeless. This project will ultimately provide 30 “tiny homes” to address this critical need. The loan for this project was approved by the Loan Committee and loan documents were signed on December 29, 2017. Unfortunately, due to inclement weather the work at the site was delayed.

Parks Projects - Final negotiations for four park playground projects was concluded and the award of \$796,576 for these projects was completed. Work is scheduled to begin in January depending on equipment delivery schedules and weather delays. Completion of the design and specification for the Park restroom facility prepared the way for solicitation of bids (in progress now). Three smaller Park trail projects that will be completed by City Public Works staff were temporarily halted awaiting the clearance by HUD staff for the Tier 1 approval documentation. City staff provided input for the Pre-bid and pre-award conferences.

Springfield Affordable Housing Center – Community Partnership of the Ozarks (CPO) volunteer committee continued the property search and in October identified two potential locations. After extensive review of the attributes of each site, the board selected a vacant school building. Attachment A is a list of sites surveyed for potential locations. The clearance for purchase required review by both the CPO board of directors, the Springfield Public School Board to approve the sale, negotiate the Option Agreement required by HUD, and preparations for the required zoning clearances. The site required rezoning and will be sent through the zoning process in January. The process was ongoing at the end of December.

Kerr Street Apartment Acquisition - With City Council’s amendment to the Comprehensive Housing Assistance Program regulations, the purchase of a 24-unit low-income apartment complex became feasible. The process involved loan committee resolution of splitting the property for compliance issues and in-depth appraisal review for value. Additionally, City Council approval required documentation prior to final loan approval which is expected to occur in January. This \$820,000 CDBG expenditure will result in sustaining these 24 affordable apartments for a 20-year period.

During this reporting period, the City has recorded expenditures of more than \$1,068,000 in CDBG funds. This includes Grant, Program Income and Revolving Loan Funds. At the end of the previous CDBG timeliness test on May 2, 2017, the City was at ratios .87 for the Grant Only and 5.30 for Grant, Program Income, & and Revolving Loan. As of the end of this reporting period (12/31/17), the City is at .69 for Grant Only, and 4.93 for Grant, Program Income, & Revolving Loan.

## Housing Center Possible Locations Attachment A

Name of Business/Building	Address	Location Description
	642 N. Boonville Springfield, MO 65806	Center City - near Government Plaza - 200 ft. from Chestnut Expressway with quick access to municipal offices and universities
Industrial Building for Sale or Lease	1219 E. Division St. Springfield, MO 65803	Corner of Division and National
Life Quest Church of God	720 E. Norton Rd. Springfield, MO 65803	East of the old Central Bible College property
	1432 E. Trafficway St. Springfield, MO	
	500 N. National Ave. Springfield, MO 65802	High traffic count location
Holiday Lanes	1027 W. Kearney Springfield, MO 65803	West of Grant Ave., next to O'Reilly Automotive and Aaron's Rent to Own
	400 South Ave. Springfield, MO 65806	Corner of South and Walnut
	420 S. Avenue Springfield, MO 65806	Intersection of South and Pershing, near the Square
McDaniel Elementary School	237 S. Florence Ave. Springfield, MO 65806	Center City Springfield - one block north and east of St. Louis St. & National Ave.
	920 N. Glenstone Ave. Springfield, MO 65802	N. Glenstone between Chestnut Exp. & Division
Heffington Optical	640 W. Chestnut Springfield, MO 65802	
		Corner of Phelps & Main
		South of Chestnut on Washington
Vacant Lot	737-747 N. Grant Ave.	Corner of Grant & Chestnut Expy
Marmic Fire		Corner of Grant & Chestnut Expy
Campbell Pest Control		
Womack's Grocery Store		N. Grant
		Fremont & Trafficway
		N. Prairie
Veteran's Coming Home Center		N. Benton Ave.

## Housing Center Possible Locations Attachment A

Vacant Lot		1222 E. Division
Vacant Lot		1475 N. National
Vacant Lot		1306 E. Locust
Vacant Lot		1360 E. Division
		Kansas & Mt. Vernon
DJ Roofing Supply		W. Chestnut Expy.
	1637 E. Olive St.	West of Glenstone, south of Trafficway
	838 S. Glenstone	
	1802-1816 W. Kearney	
Old Feed Mill		Broadway & Commercial
	419 N. Main/609 W. Wall	
	330 N. Jefferson Ave	
	1111 N. Boonville	
	1867 E. Florida	
OTC Workforce Development		614 N. Washington
Alpha House		W. Division
Vacant Lot		Benton & Central Ave
		E. Trafficway
Vacant Lots		E. Trafficway
Vacant Lots		Phelps & Franklin
		434 W. Pacific
		1912 N. Weller
Lighthouse Lanes		350 N. Glenstone
		229 E. Commercial St.
		909 W. Commercial St.
		1637 E. Olive St.