

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, March 1, 2016 at 4:00 pm

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

3.I. **Minutes - January 5, 2016**

Documents: [MINUTES LCRA JANUARY 5 2016.PDF](#)

4. **New Business**

4.I. **Recommend Approval Of And Forward To Planning And Zoning For Comments And To City Council For Approval Of The Redevelopment Plan For The Mount Vernon And Market Redevelopment Area For 616 South Market Avenue, Located On South Market Avenue, South Of Mount Vernon Street, North Of Harrison Street And Containing Approximately 0.1970 Acres. Resolution No. 2016-3220**

Documents: [FINAL BLIGHT REPORT AND REDEVELOPMENT PLAN SUBMITTED TO CITY ON FEBRUARY 17, 2016.PDF](#)

4.II. **Resolution No. 2016-3220**

Documents: [MOUNT VERNON AND MARKET DECLARATION OF BLIGHT AND REDEVELOPMENT PLAN RES .PDF](#)

4.III. **Request For Chapter 99 Property Tax Abatement For Bryan Properties Located At 940 South Roanoke Avenue In The Madison And Kimbrough Redevelopment Area. Resolution No. 2016-3221**

Documents: [TAX ABATEMENT APPLICATION - 940 S ROANOKE AVE.PDF](#)

4.IV. **Resolution No. 2016-3221**

Documents: [CHAPTER 99 CERTIFICATE OF QUALIFICATION - 940 S. ROANOKE.PDF](#)

5. **Other Business**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

**Tuesday, January 5, 2016 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

Present: Steven Jackson, Frank Romines and Ron Tappan and King Coltrin
Others Present: Matt Schaefer, Staff; Bill Weaver, Staff; Sarah Kerner, Staff;
Nick Woodman, Staff; Tom Rykowski, Staff; Judy White, Staff; and Kelly
Burns, Developer

3. Approval of Minutes

Ron Tappan made a motion to approve. Steve Jackson seconded the motion. Motion approved (4-0).

4. New Business

Recommend approval of and forward to Planning and Zoning for comments and to City Council for approval of the Redevelopment Plan for the Cherry Townhouse Redevelopment Area, REthink Capital, LLC, for 516 E. Cherry Street, located on the South side of Cherry Street between Kimbrough and Jefferson and containing approximately 0.1837 acres. Resolution No. 2016-3219

Steve Jackson made a motion to approve. Ron Tappan seconded the motion. Motion approved (3-1 (Frank Romines against))

5. Other Business

Ron Tappan named Secretary/Treasurer until annual elections in June 2016.

6. Adjourn

**BLIGHT REPORT
AND REDEVELOPMENT PLAN
FOR THE
MOUNT VERNON AND MARKET
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

February 17, 2016

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Blight Report
for the
Mount Vernon and Market Redevelopment Area

I. General:

The Land Clearance for Redevelopment Authority Law (the “LCRA Law”) is set forth in Sections 99.300 through 99.660 of the Missouri Revised Statutes and was enacted in 1951 to help local municipalities eradicate “blighted areas” in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. Through the LCRA Law, municipalities and private citizens are able to work together to achieve the goal of fostering economic opportunities and improving property values in cities throughout Missouri.

The LCRA Law defines “blighted area” as an area which, by reason of the predominance of (1) defective or inadequate street layout, (2) insanitary or unsafe conditions, (3) deterioration of site improvements, (4) improper subdivision or obsolete platting, or (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) hinders the provision of housing accommodations, (b) constitutes an economic or social liability, or (c) constitutes a menace to the public health, safety, morals, or welfare in its present condition and use.¹ Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, a predominance of factors listed in the first half of Section 99.320(3) above results in one of the circumstances named in the second half of this Section.²

II. Introduction:

This Blight Report for the Mount Vernon and Market Redevelopment Area (this “Blight Report”) is being submitted by WPV, LLC, a Missouri limited liability company (the “Developer”), for the purpose of demonstrating that the Redevelopment Area (as defined below) should be declared blighted pursuant to the LCRA Law. This Blight Report will demonstrate that the Development Area (as hereinafter defined) is a “blighted area” under the LCRA Law due to the predominance of (1) deterioration of site improvements; (2) insanitary and unsafe conditions; and (3) the existence of conditions which endanger life and property by fire or other causes. Because of the aforementioned conditions, the Redevelopment Area constitutes an economic and social liability and a menace to the public health, safety, morals, and welfare in its present condition and use.

III. Background:

In December 2015, the Developer acquired the property and improvements consisting of the Redevelopment Area. The Developer will remediate blight and redevelop the area in accordance with the Redevelopment Plan following this Blight Report. There is one aging residential structure in the Redevelopment Area, which is commonly known as 616 S. Market

¹ See Mo. Rev. Stat. § 99.320(3).

² See *Land Clearance for Redevelopment Auth. of City of St. Louis v. Inserra*, 284 S.W.3d 641, 647-48 (Mo. App. E.D. 2009).

Avenue (the "House"). The House was constructed in 1888 and consists of approximately 2,000 square feet. Prior to the Developer's ownership, the house was an income producing rental property and subdivided into a triplex, but has been vacant since approximately December 2014.

Although the Redevelopment Area is not currently blighted, the Redevelopment Area lies immediately adjacent to the South Central "A" Urban Renewal Area. This Urban Renewal Area has been blighted since 1964 when pursuant to Resolution No. 4282, the Springfield City Council (the "City Council") blighted an area generally bounded on the south by East Grand Street, on the east generally by the back lot lines of properties that face South Kimbrough Avenue, on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by South Market Avenue and then South Campbell Avenue. The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. This Area includes the property immediately to the north of the Redevelopment Area, 424 W. Mount Vernon Street, and the properties immediately to the east of the Redevelopment Area, including 617 S. Campbell Avenue and 621 S. Campbell Avenue.

In addition to the close proximity of the Redevelopment Area to the blighted area within the South Central "A" Urban Renewal Area, less than a block to the south of the Redevelopment Area is the Grant Avenue Playground Urban Renewal Area. The Grant Avenue Playground Urban Renewal Area, which is generally bounded by W. State Street to the north, W. Grand Street to the south, S. Patton Avenue to the west, and S. Douglas Avenue to the west, was blighted in 1968 pursuant to Resolution No. 4909 and reaffirmed in 1976 pursuant to Special Ordinance No. 17406.

IV. Redevelopment Area Description:

The Redevelopment Area is approximately 0.1970 acres located on S. Market Avenue, south of Mt. Vernon Street and north of Harrison Street, commonly known as 616 S. Market Avenue in the City of Springfield, Greene County, Missouri (the "Redevelopment Area"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as **Exhibit A** and the Redevelopment Area is legally described on **Exhibit B** attached hereto and incorporated herein.

V. Evidence in Support of Blight:

The Redevelopment Area is made up of one tract of land that is zoned Residential Low Density (R-LD) and consists of the vacant House. In addition to the close proximity of the Redevelopment Area to the blighted areas within the South Central "A" Urban Renewal Area and the Grant Avenue Playground Urban Renewal Area, the City of Springfield has recognized the decrepit state of the House. Chris Straw, Director of Building Development Services, notified the Developer in an Abatement Order dated December 30, 2015 (the "Abatement Order")³, that the House "is detrimental to city residents' health, safety, or welfare and is a public nuisance." Because the House is in such bad shape, the Abatement Order requires the demolition of the House by May 3, 2016.

³ The Notice of Public Nuisance and Order of Abatement is attached hereto as Exhibit C and Findings of Fact, Conclusions of Law and Order is attached hereto as Exhibit D.

Several additional factors evidencing the Redevelopment Area as a “blighted area” under section 99.320(3) of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in the Property Inspection Report (defined herein).

A. *Deterioration of Site Improvements.*

In general, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing floor tiles or ceiling panels, or holes and cracks over limited areas. Deterioration which is not easily curable and which cannot be accomplished in the course of normal maintenance includes defects in primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roof, wiring, etc. Secondary building components include doors, windows, frames, fascia materials, etc. Deterioration of sidewalks, parking areas, and other similar site improvements is evidenced by settled areas, gravel sections, cracks, overgrowth, or depressed curb areas.

As reflected by the Property Inspection Report February 2, 2016 and prepared by A-1 Home Inspection (the “Property Inspection Report”),⁴ the Redevelopment Area as a whole suffers from deterioration, which is exhibited by defects in both primary and secondary building components.

For example, the foundation exhibits areas of deterioration and signs of past water intrusion and requires repair.⁵ Other primary building components of the House show similar signs of deterioration. The roof is “badly deteriorated and shingles are beyond their normal life” requiring replacement.⁶ Holes are present throughout areas of the floor, and require immediate repair for safety purposes.⁷ Moreover, the House contains active knob and tube wiring and exposed wiring is present throughout.⁸ Secondary building components are in a similar state of disrepair as the main level exterior door has been damaged beyond repair⁹, every window is damaged and has broken glass requiring replacement¹⁰, and the sidewalk is “badly damaged & deteriorated.”¹¹

B. *Unsanitary/ Unsafe Conditions.*

In addition to the general physical deterioration discussed above, the Redevelopment Area is also afflicted with a variety of insanitary and unsafe conditions. There is evidence of water damage in the House.¹² The dampness and moisture evidenced by the stains inside the

⁴ The Property Inspection Report is attached hereto and incorporated herein as Exhibit E.

⁵ Property Inspection Report at 8.

⁶ Property Inspection Report at 11.

⁷ Property Inspection Report at 24.

⁸ Property Inspection Report at 18-19.

⁹ Property Inspection Report at 21.

¹⁰ Property Inspection Report at 21.

¹¹ Property Inspection Report at 4.

¹² Property Inspection Report at 8, 22, 25.

Houses have likely facilitated the growth of mold which requires cleaning/removal by a professional.¹³

The basement stairs have insufficient railing, requiring the addition of covering/balusters for safety¹⁴. The hot water heater in the House also exhibits unsafe conditions, including cut supply and gas lines, and a displaced flue pipe which will require significant repair.¹⁵ The sewer lines in portions of the House are open and exposed.¹⁶

In addition, the House exhibits peeling, holes, cracks and other defects in the siding.¹⁷ Dirt, insects, and vermin can enter the House through such openings, creating insanitary conditions. In addition, the House contains trash and debris¹⁸ contributing to the insanitary condition of the structure and creating a potential fire hazard.

Furthermore, there is no furnace in the House, as it appears to have been stolen.¹⁹ All supply and return vent piping has also been removed from the property.²⁰ Significant construction would be necessary to use any type of utility service at the House.

C. *Conditions that Endanger Life or Property by Fire or other Causes.*

Endangerment by fire and other causes is typically prevalent in structures below minimum building code standards. Such code standards include building, property maintenance, fire, environmental or other governmental codes applicable to a particular property. The principal purpose of such codes is to require buildings to be constructed and maintained so that they will have the capacity to support the type of occupancy and necessary fire and similar hazard protection or to establish the minimum standards essential for safe and sanitary use, occupation, and/or habitation.

The Redevelopment Area exhibits several conditions that may endanger life or property. As noted above, there are visible materials in the House showing mold/fungal growth. In addition, the exterior of the walls may contain lead paint.²¹ Since the House was constructed long before 1978 when the use of lead based paint was banned in the United States, it is likely that layers of lead based paint are present. Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood.

The House also contains active knob and tube wiring.²² Knob and tube was an early method of electrical wiring in buildings in North America from about 1880 to the 1940s. It is an

¹³ Property Inspection Report at 10.

¹⁴ Property Inspection Report at 10.

¹⁵ Property Inspection Report at 15.

¹⁶ Property Inspection Report at 14.

¹⁷ Property Inspection Report at 5.

¹⁸ Property Inspection Report at 9.

¹⁹ Property Inspection Report at 15.

²⁰ Property Inspection Report at 16.

²¹ Property Inspection Report at 5.

²² Property Inspection Report at 18-19.

ungrounded system, which creates a risk of electrical shock or fire. Today, this system is considered obsolete and can be a safety hazard, especially when improper modifications are made to the wiring. Due to the risk of fire associated with knob and tube wiring, many insurance companies will not insure houses containing this type of wiring. To fully eliminate these dangers, all of the existing knob and tub wiring must be removed and new wiring installed.

In addition to the dangerous disrepair of the House, it is also known to be frequently occupied by certain homeless individuals.²³ Combined with the unsanitary conditions of the House and the absence of utility services therein, the presence of these individuals makes the House highly susceptible to fire.

VI. Impact of the Redevelopment Area's Blighted Conditions:

Missouri law only requires that the current condition of a redevelopment area produce one (1) of the three (3) following circumstances for a finding of blight: (1) it hinders the provision of housing accommodations, (2) it constitutes an economic or social liability, or (3) it is a menace to public health, safety, morals, and welfare. However, the combination of blighting factors plaguing the Redevelopment Area creates all three (3) of these circumstances.

The Redevelopment Area, which consists of a single vacant structure, a structure which the City has required its demolition, is significantly underutilized. This underutilization prevents the area from being used to maximize the number of residents who may live in the area. Because of the single-family structure located within the Redevelopment Area, the Redevelopment Area is incapable of supporting its highest and best use, which due to its proximity to MSU and downtown Springfield, is higher density housing. This hinders the provision of the housing accommodations that the area is capable of supporting, which in turn creates an economic liability for the City in that the Redevelopment Area is not generating the amount of taxes that it could otherwise produce. It also drastically limits the number of students who could otherwise live within the area and contribute to the area's level of activity and growth.

The insanitary/unsafe site conditions present in the Redevelopment Area, which include mold, defective heating elements, and extensive dirt and debris create the potential to negatively impact the health, safety, and welfare of the public, which is specifically recognized in the Abatement Order. The presence of hazardous conditions, such as lead paint, mold, outdated knob and tube wiring, and open doors and windows poses a serious menace to public safety and health. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City's citizens and damage to surrounding property. Furthermore, the downtrodden and deteriorated site conditions and underutilization of the Redevelopment Area diminish the public morale and welfare with respect to the perception of this portion of the City.

Due to the condition and layout of the Redevelopment Area, substantial capital investment will be necessary to remove the House and redevelop the area with multi-family housing. Without such an investment, the Redevelopment Area will further deteriorate and its economic efficiency will continue to decline and become an even greater liability to the

²³ A copy of the Service Call Report from Building Development Services dated August 20, 2015, is attached hereto and incorporated herein as Exhibit F.

economic independence of the City. This underutilization combined with the unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate property tax revenues for the City to its full potential and significantly limiting the number of people who can reside in the Redevelopment Area.

VII. Conclusion:

Due to the predominance of insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions that endanger life and property by fire and other causes, the Redevelopment Area hinders the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use. The Redevelopment Area qualifies as a "blighted area" as defined in section 99.320(3) of the Missouri Revised Statutes. Accordingly, the City of Springfield should declare the Redevelopment Area a blighted area which will in turn help to facilitate rehabilitating and renewing this portion of the City.

Redevelopment Plan

I. Introduction:

WPV, LLC, a Missouri limited liability company (the "Developer") has prepared the following plan (the "Redevelopment Plan") to redevelop the Redevelopment Area (as hereinafter defined) for the development of a multi-family housing structure in Springfield, Missouri (the "Project"). As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area that is consistent with this Redevelopment Plan.

II. Background:

The Redevelopment Area is owned by the Developer and the Developer intends to redevelop the area in accordance with the Redevelopment Plan. There is one (1) residential structure, built in approximately 1888, located within the Redevelopment Area and is commonly known as 616 S. Market Avenue (the "House"). The House was previously subdivided into a triplex and used as an income producing property, but has been vacant since approximately December of 2014.

III. Description of the Project:

A. Boundaries of the Redevelopment Area.

The Redevelopment Area is approximately 0.1970 acres located on S. Market Avenue, south of Mt. Vernon Street and north of Harrison Street, commonly known as 616 S. Market Avenue in the City of Springfield, Greene County, Missouri (the "Redevelopment Area"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as **Exhibit A** and the Redevelopment Area is legally described on **Exhibit B** attached hereto and incorporated herein.

B. Redevelopment Plan Objectives and Strategies.

The primary objective of the Redevelopment Plan is to remove blight and redevelop the area as an apartment building that will be marketed towards students. Construction of the Project will require demolition of the House, which will also serve to remediate the blight in the area. The Project is projected to consist of up to three (3) units which will collectively serve up to twelve (12) residents.

C. Need for Redevelopment.

1. Goals of the City of Springfield's Center City Plan Element of the Springfield - Greene County Comprehensive Plan.

As referenced in the Blight Report, the Redevelopment Area suffers from a predominance of (1) deterioration of site improvements; (2) insanitary and unsafe conditions; and (3) the existence of conditions which endanger life and property by fire or other causes. Because of the aforementioned conditions, the Redevelopment Area constitutes an economic and social liability and a menace to the public health, safety, morals, and welfare in its present condition and use. The prosecution of this Redevelopment Plan will eliminate such conditions

and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "CCPE"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("Center City").²⁴ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.²⁵

In addition, the Redevelopment Area is located within an area subject to the West Central Neighborhood Strategic Plan, which was adopted by City Council in May of 1998 (the "WC Plan").²⁶ The WC Plan recognizes several objectives including "improv[ing] the physical and aesthetic appearance of the Neighborhood," "encourag[ing] [the] enhancement of and investment" in the neighborhood, and "increas[ing] the desirability of the Neighborhood as a place to live."²⁷ In order to fulfill some of these objectives, the WC Plan calls for: condemning and removing abandoned and dilapidated buildings²⁸, identifying and promoting potential development opportunities²⁹, and developing an incentive program to enable and encourage redevelopment (including the use of Missouri's redevelopment statutes)³⁰. Moreover, the WC Plan identifies the Redevelopment Area as an area appropriate for low-density multi-family residential housing.³¹ This Redevelopment Plan both furthers the objectives of the WC Plan by providing for the improvement of the appearance of the neighborhood (through the removal of an abandoned building) and conforms with the WC Plan's identification of the Redevelopment Area as an area appropriate for low-density multi-family residential housing.

The Growth Management and Land Use Plan ("Land Use Plan"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the area just north of the Redevelopment Area as part of the Center City Activity Center.³² The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.³³ While the Redevelopment Area is located outside the official Activity Center according to the Activity Center Map, the Center City has experienced significant growth since the Activity Center Map was adopted. If the Map was updated today, it is likely the Redevelopment Area

²⁴See page 1-1 of the CCPE.

²⁵See page 1-2 of the CCPE.

²⁶ See Map 1 of the WC Plan.

²⁷ See pages 1-3 to 1-5 of the WC Plan.

²⁸ See page 1-3 of the WC Plan.

²⁹ See page 1-4 of the WC Plan.

³⁰ See page 1-4 of the WC Plan.

³¹ See page 3-2 to 3-3 of the WC Plan.

³²See page 18-8 of the Land Use Plan.

³³See page 18-28 of the Land Use Plan.

would be located within the official Activity Center boundaries. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Specifically, the Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, W. Mount Vernon Street is a Collector and is located one property to the north of the Redevelopment Area. In addition, S. Campbell Avenue, which is located one block to the east of the Redevelopment Area, is a Secondary Arterial. In addition, the Redevelopment Area is located near a bus transit routes in close proximity to MSU, is served by good sidewalks for pedestrian access and is located to several nearby parks and the Center City. Regarding bus transit routes, the Redevelopment Area is located near two City Utilities bus routes: Line 7 (which runs along S. Campbell Avenue) and Line 9 (which runs along S. Market Avenue).

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the Redevelopment Area as a multi-family residential structure marketed towards students. The Project involves the construction of one (1) building up to three (3) stories in height, which will contain up to three (3) units, which will collectively serve as a residence for up to twelve (12) residents.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of students. The Project also complies with the City's goals for MSU's growth since the Redevelopment Area is located to the west of MSU's main campus. In addition, the Project meets the guidelines for multi-family residential housing set forth in the Land Use Plan as a result of the vehicle and pedestrian accessibility of the Redevelopment Area to MSU, Center City and nearby parks and other City amenities via the bus transit routes and the sidewalks in the area.

IV. Land Use:

A. *Former and Existing Land Use.*

There is one (1) vacant (previously income producing triplex property) residential structure in the Redevelopment Area commonly known as 616 S. Market Avenue.

B. *Proposed Land Use.*

The proposed land use for the Redevelopment Area is as a residential structure containing up to three (3) units.

C. *Existing and Proposed Zoning.*

The existing zoning for the entire Redevelopment Area is Residential Low Density. No zoning change will be needed to implement the Redevelopment Plan as Center City zoning allows for multi-family residential use. The current zoning, R-LD, allows for up to eighteen (18) units per acre and the Redevelopment Area is 0.1970 acres. Therefore, three (3) units is the maximum number of units allowed in the Redevelopment Area under the current zoning.

D. *Regulations and Controls.*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

V. **Execution of the Project:**

A. *Execution.*

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition.*

No land acquisition is needed to implement the Redevelopment Plan.

C. *Financing.*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property.*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance.*

No relocation assistance is required as there are no residents living within the Redevelopment Area.

F. *Redevelopment Schedule and Estimated Dates of Completion.*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by August, 2016.
- Site Work/Demo: Completed by September, 2016.
- Construction of building: Completed by April, 2017.

G. *Taxation.*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants.*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. Compliance with General Plans.

As discussed in Article III, Section C above, the Redevelopment Plan for the Redevelopment Area conforms to the Springfield - Greene County Comprehensive Plan.

B. Compliance with State and Local Law.

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C. Population Density.

The Project is projected to provide housing for up to twelve (12) residents on a 0.1970 acre site. Current zoning allows for a maximum of three (3) units to be constructed in the Redevelopment Area.

D. Public Facilities.

The Project will not require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan:

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A - MAP OF REDEVELOPMENT AREA



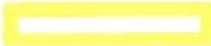
 - Redevelopment Area

EXHIBIT B – LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23. TOWNSHIP 29 NORTH, RANGE 22 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN EXISTING IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF MT. VERNON STREET AND THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE; THENCE SOUTH, 149.85 FEET (150.00 FEET DEEDED), ALONG THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE, TO AN IRON PIN FOR A POINT OF BEGINNING; THENCE EAST AT A 91°09'41" ANGLE LEFT FROM THE LAST DESCRIBED COURSE, 155.00 FEET, TO AN IRON PIN; THENCE SOUTH, PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE, 55.00 FEET, TO AN IRON PIN; THENCE WEST 155.00 FEET, TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF SAID MARKET STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF MARKET STREET, 54.62 FEET, TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MO.

EXHIBIT C – NOTICE OF PUBLIC NUISANCE AND ORDER OF ABATEMENT

NOTICE OF PUBLIC NUISANCE AND ORDER OF ABATEMENT
(Springfield City Code § 26-65)

October 20, 2015

Kendrick Properties LLC
1701 Windmill Way
Republic, MO 65738-2622



RE: 616 S. MARKET AVE.
SVC2015406186

The building or structure at the above-stated property violates Springfield's "Dangerous, Blighted, and Nuisance Building Code" (Springfield City Code §§ 26-61 through 26-64) because of these conditions:

1. Structure is vacant and open at doors and windows.
2. Structure boarded without required permit.

These conditions are detrimental to city residents' health, safety, or welfare and are a public nuisance. Specifically, these conditions violate the following paragraphs under *Springfield City Code § 26-62*:

26-62(5) Those which are unoccupied and are open at door, window, wall or roof. As used herein an "unoccupied" building is one which is not being continuously and lawfully inhabited for residential or any non-residential purpose. As used herein an unoccupied building is "open" at door, window, wall or roof when, because of removal, breakage, deterioration, destruction, or disrepair of original or replacement materials, the interior has become exposed to the elements or has become accessible for entry by animals, trespassers or others acting without the building owner's consent.

26-62(13) Those boarded buildings, as defined by Section 36-1218 of the Springfield City Code, that do not have a valid boarded building permit issued by the City of Springfield in accordance with Section 36-1229.

All of the above conditions must be corrected in accordance with all adopted building codes and ordinances. Permits are required prior to any work done to correct these violations. The minimum permit fee will be \$200.00.

You must:

- a) obtain a permit if you choose to reconstruction or repair your building or structure, or
- b) apply for a permit if you choose to demolish your building or structure.

Additional permits may be required.

Department of Building Development Services
840 Boonville Avenue, P.O. Box 8368 • Springfield, Missouri 65807

417-864-1050 • Fax: 417-864-2600

CITY OF
Springfield

EXHIBIT D – FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

December 30, 2015

WPV LLC
Philip Wieneke, Registered Agent
PO Box 2903
Springfield, MO 65801

RE: 616 S. MARKET AVE.
SVC2015-06186

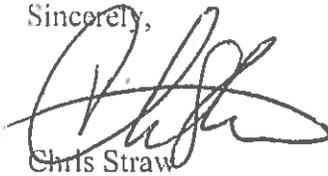
The Abatement Order, including Findings of Fact and Conclusions of Law, for the above-referenced property is enclosed. Please keep in mind that this order is based on the evidence provided on the day of the hearing. Since then, you may have already started or finished the work required to comply with this order.

Please read this order carefully and thoroughly. It sets out compliance time frames and it lets you know what will happen to your property if you do not comply with this order.

Before you start any work, you must obtain all necessary permits. Property owners may get building permits, but only licensed, certified contractors can get electrical, plumbing, and mechanical permits. Demolition permits have a waiting period.

If you have any questions or do not understand the order, please contact Christi Edwards at 417-864-1068 before the end of your compliance time.

Sincerely,



Chris Straw
Hearing Officer

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

I, Chris Straw, am the Department of Building Development Services hearing officer in this case. I held a public hearing to determine whether the structure(s) or building(s) at 616 S. MARKET AVE., Springfield, Missouri is detrimental to city residents' health, safety, or welfare and is a public nuisance. I held the Hearing in Room #152 in Building Development Services, in the Busch Municipal Building, 840 Boonville Avenue, Springfield, Missouri I held the hearing at 3:00 PM on December 17, 2015. I made the following findings of fact, conclusions of law, and order.

FINDINGS OF FACT

1. BDS Clerk Susan Smith mailed a "Notice of Public Nuisance and Order of Abatement" on October 20, 2015:
 - a. by certified mail;
 - b. to owners of, and parties interested in, the above-stated structure(s) or building(s); and,
 - c. at the addresses shown on the above-stated notices.
2. BDS Clerk Susan Smith mailed a "Notice of Hearing" on October 20, 2015:
 - a. by certified mail;
 - b. to owners of, and parties interested in, the above-stated structure(s) or building(s); and,
 - c. at the addresses shown on the above-stated notices.
3. For those certified mailings that came back "unclaimed" or that the post office could not otherwise deliver:

- a. BDS Clerk Susan Smith again mailed the "Hearing Notice" and "Notice of Public Nuisance and Order of Abatement":
 - 1) by regular mail;
 - 2) to owners of, and parties interested in, the above-stated structure(s) or building(s); and,
 - 3) at the addresses shown on the above-stated notices; and,
 - b. BDS Inspector Bruce Gorman posted the above-stated structure with the Notice to Abate and Hearing Notice.
4. BDS Inspector Bruce Gorman posted the above-stated structure or building with a "Dangerous Building Warning" placard on September 16, 2015.
 5. The building or structure at 616 S. MARKET AVE. has these conditions:
 - a) Structure is vacant and open at doors and windows.
 - b) Structure boarded without required permit.
 6. In the above-stated notices, BDS Inspector Bruce Gorman ordered the above-stated property owners to:
 - a. Begin reconditioning, repairing, or removing the conditions listed in paragraph 5 by December 4, 2015; and,
 - b. Proceed continuously, without unnecessary delay; and,
 7. Nobody has corrected all the conditions listed in paragraph 5 above.

CONCLUSIONS OF LAW

- A. BDS's mailings and property postings gave owners and interested parties proper notice. *Springfield City Code § 26-65*. The notice afforded them due process of law.
- B. BDS substantially followed proper procedure throughout this case under *Springfield City Code Chapter 26, Article III, §§26-61 through 26-78* and *Rev. Mo. Stat. §§67.400 et seq.*

C. The conditions listed in paragraph 5 above are detrimental to city residents' health, safety, or welfare and are a public nuisance. Specifically, the building(s) or structure(s) at the above stated property violate(s) the following code provisions:

26-62(5) Those which are unoccupied and are open at door, window, wall or roof. As used herein an "unoccupied" building is one which is not being continuously and lawfully inhabited for residential or any non-residential purpose. As used herein an unoccupied building is "open" at door, window, wall or roof when, because of removal, breakage, deterioration, destruction, or disrepair of original or replacement materials, the interior has become exposed to the elements or has become accessible for entry by animals, trespassers or others acting without the building owner's consent.

26-62(13) Those boarded buildings, as defined by Section 36-1218 of the Springfield City Code, that do not have a valid boarded building permit issued by the City of Springfield in accordance with Section 36-1229.

D. BDS Inspector Bruce Gorman's abatement order was reasonable and within *Springfield City Code Chapter 26, Article III's* standards.

ORDER

WHEREFORE, I order:

1. The above-stated owners or interested parties of the building(s) or structure(s) at the above-stated property:

A. Complete the process for the application that has been submitted and obtain the required dangerous building wrecking permit by March 4, 2016;

AND

B. Complete the demolition work and receive a final inspection by May 3, 2016.

The City will abate the conditions listed in paragraph 5 above if the above-stated owners or interested parties do not get all necessary permits and complete the abatement by the specified date. Any money the City spends on this will become a lien on the property and a basis for a personal judgment against the property owner(s).

2. The effective date of this order is:
 - a. 31 days from the issuance date if there are no appeals; or,
 - b. the date that the courts finally establish, if there are appeals.

CITY OF SPRINGFIELD, MISSOURI



Chris Straw
Hearing Officer

Issuance Date: December 30, 2015

CS:ce

EXHIBIT E – INSPECTION REPORT

A1 Home Inspection

Property Inspection Report



616 S. Market, Springfield, MO
Inspection prepared for: Phil Wienke
Real Estate Agent: N/A -

Date of Inspection: 2/2/2016 Time: 1:30 PM
Age of Home: 1888 Size: ~2000 sq ft
Weather: Sunny & 60 degrees

Inspector: Todd Kirkpatrick
ASHI Certified Inspector #202340
2857 S. Chantilly, Springfield, MO 65804
Phone: 880-4663
Email: A1inspectr@yahoo.com
A-1inspections.com

Report Summary

Grounds

Page 4 Item: 3	Covers	<ul style="list-style-type: none"> Moisture damage found around base of several posts. Needs attention/repair.
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Exterior

Page 5 Item: 2	Exterior Walls	<ul style="list-style-type: none"> Heavy peeling paint on most all of exterior siding. Paint may be lead. Needs remediation by a qualified contractor.
Page 5 Item: 3	Trim	<ul style="list-style-type: none"> Holes and many moisture damaged areas of soffit and trim need repair by a professional. Heavy peeling areas of suspected lead based paint on all areas of soffit and trim need remediation by a licensed contractor.
Page 6 Item: 4	Chimney	<ul style="list-style-type: none"> Areas of missing mortar observed at top of chimney. Needs tuck pointing by mason.
Page 7 Item: 6	Gutters and Downspouts	<ul style="list-style-type: none"> Guttering is in poor condition. Several areas are loose & missing. Needs repair/replacement for proper drainage and control of roof water.

Foundation

Page 8 Item: 2	Foundation	<ul style="list-style-type: none"> Cracks in mortar joints at east foundation walls need tuck pointing/repair. Areas of deterioration and signs of past water intrusion present on areas of foundation walls. Needs repair by a qualified contractor. Black mold and fungal growth present on walls and ceilings in basement. Needs complete tear out and remediation by a qualified mold contractor.
Page 10 Item: 3	Floor Construction	<ul style="list-style-type: none"> Mold/fungal growth on many areas of the floor structure need cleaning/removal by a professional.

Roof(s)

Page 11 Item: 5	Main Roof	<ul style="list-style-type: none"> Roof is badly deteriorated and shingles are beyond their normal life. Needs complete tear off and replacement by a qualified roofer. Improper repair and active leakage found at south field just east of the dormer. Needs repair by a roofer ASAP.
Page 12 Item: 6	Porch Roof	<ul style="list-style-type: none"> The porch roof is actively leaking and has an area of moisture damaged decking at front middle edge. Needs repair by a qualified roofer.
Page 12 Item: 7	Addition Roof	<ul style="list-style-type: none"> Shingles on back addition are beyond their normal life and in need of complete replacement.
Page 12 Item: 8	Basement Door	<ul style="list-style-type: none"> Shingles are improperly installed on a flat surface. Needs replacement with the proper type of material for low/flat surfaces.

Plumbing

Page 13 Item: 4	Supply Lines	<ul style="list-style-type: none"> Water was off at time of inspection. Many lines are cut and damaged in basement. Needs complete evaluation/repair by a qualified plumber.
Page 14 Item: 5	Waste Lines	<ul style="list-style-type: none"> Open sewer lines in basement bathroom and upstairs laundry area need repair by a plumber.

Page 14 Item: 6	Fuel System	<ul style="list-style-type: none"> • Home had no gas at time of inspection; meter was missing on north side.
Page 15 Item: 9	Size and Brand	<ul style="list-style-type: none"> • Water heater had cut supply lines, gas line, and displaced flue pipe. Needs repair by a qualified plumber.
Heating #1		
Page 15 Item: 3	Condition	<ul style="list-style-type: none"> • Furnace appears to have been stolen; missing at time of inspection. Needs complete replacement by an HVAC technician.
Page 16 Item: 7	Distribution	<ul style="list-style-type: none"> • All supply and return vent piping was missing at time of inspection.
Heating #2		
Page 17 Item: 3	Condition	<ul style="list-style-type: none"> • Baseboard heaters were missing in upstairs bedroom and bath.
Electrical		
Page 18 Item: 4	Conductors	<ul style="list-style-type: none"> • Knob & tube wiring is still present in many areas of home. Needs evaluation/removal by a licensed electrician.
Page 18 Item: 5	Panel Notes	<ul style="list-style-type: none"> • Basement and upstairs panel covers were missing and exposed wiring is present; unsafe. Needs repair by an electrician. • All three electrical panels appear improperly installed. All wires coming into the panels lack bushing/wire clamps installed and neutral and ground wires are improperly connected together.
Page 19 Item: 6	Wiring Notes	<ul style="list-style-type: none"> • Several improper and exposed wiring observed in all areas of home. Needs repair/protection by a qualified contractor. • Several improper, open air splices in basement and attic need protection in junction boxes for safety.
Interior		
Page 21 Item: 3	Doors (exterior)	<ul style="list-style-type: none"> • Main level exterior door was damaged beyond repair. Needs replacement.
Page 21 Item: 4	Windows	<ul style="list-style-type: none"> • Most every window is damaged and has broken glass. Needs repair/replacement.
Page 22 Item: 5	Walls	<ul style="list-style-type: none"> • Water damage present from active roof leakage at south wall in SE mail level room. Needs repair.
Page 24 Item: 7	Floors	<ul style="list-style-type: none"> • Holes are present in many areas of flooring at main level and upstairs hallway. Needs repair for safety.

Additional Notes

1. Additional Notes

Red items need evaluation/repair by a qualified contractor

Black items warrant your review and some of these items may need repair/attention. Recommend evaluation/repair/correction by a qualified professional

Additional information/details are provided in picture captions as well.

Mold or air quality tested is not a part of this inspection

Note: Some of the pictures at the end of the report are FYI

Inspection Details

1. House faces:

Direction: West

2. Attendance

In Attendance: Client Present at start

3. Home Type

Triplex

4. Occupancy

Vacant

5. Additions or Alterations

Yes (back of home)

Grounds

1. Driveway

Materials: Gravel

Observations:

- Appears serviceable for age

2. Sidewalks

Materials: Concrete

Observations:

- Sidewalk is badly damaged & deteriorated. Needs complete replacement.



Sidewalk is badly damaged & deteriorated

3. Covers

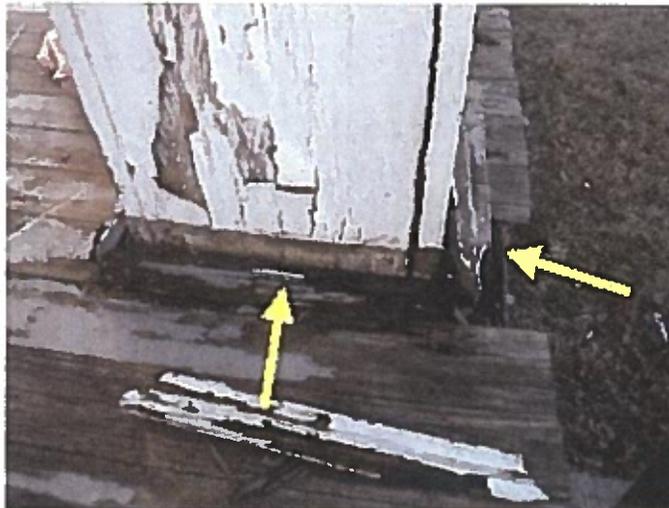
Location:

- Front Porch
- Basement stairway

Type: Composition Shingles

Observations:

- Moisture damage found around base of several posts. Needs attention/repair.



4. Deck/Porch

Location: Front Porch

Materials:

- Wood

Observations:

- Railings are serviceable
- Some weathered/moisture damaged wood decking pieces at front and north edges.

Exterior

1. Exterior Stairs

Location:

- Porch
- Back doors

Observations:

- Appears serviceable
- Railing is serviceable

2. Exterior Walls

Construction:

- Wood frame

Type:

- Wood

Observations:

- Areas of damaged and poorly patched siding at NE corner.
- Heavy peeling paint on most all of exterior siding. Paint may be lead. Needs remediation by a qualified contractor.



Heavy peeling paint on all sides of exterior

3. Trim

Materials:

- Wood

Observations:

- Holes and many moisture damaged areas of soffit and trim need repair by a professional.
- Heavy peeling areas of suspected lead based paint on all areas of soffit and trim need remediation by a licensed contractor.



Moisture damaged soffit at front porch



Moisture damage at lower SW corner



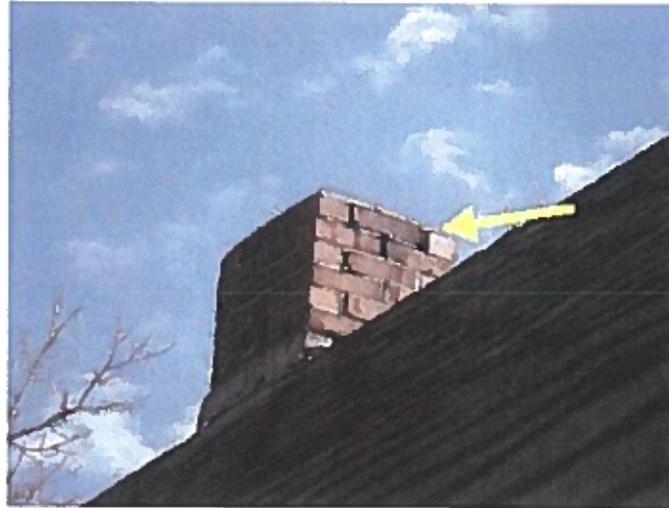
Suspected lead based peeling paint on all soffit, fascia, and trim

4. Chimney

Brick

Observations:

- Rain cap/spark screen recommended
- FYI: Chimney is the flue for the water heater and furnace.
- Areas of missing mortar observed at top of chimney. Needs tuck pointing by mason.



Areas of missing mortar observed at top of chimney

5. Hose Faucets

Observations:

- Non-frost free type
- Water was off; unable to test

6. Gutters and Downspouts

Installed: Full

Observations:

- **Guttering is in poor condition. Several areas are loose & missing. Needs repair/replacement for proper drainage and control of roof water.**



Guttering at front porch is loose/displaced



Missing downspout elbow at SE corner



Missing downspout at SW corner



No guttering is installed on the north side

Foundation

1. Grading/Drainage

Grading:

- Slope minor

Observations:

- Grading and drainage around the home is poor. Repaired guttering and controlling roof water should help solve moisture penetration in future.

2. Foundation

Type:

- Basement

Materials:

- Stone
- Wood columns

Observations:

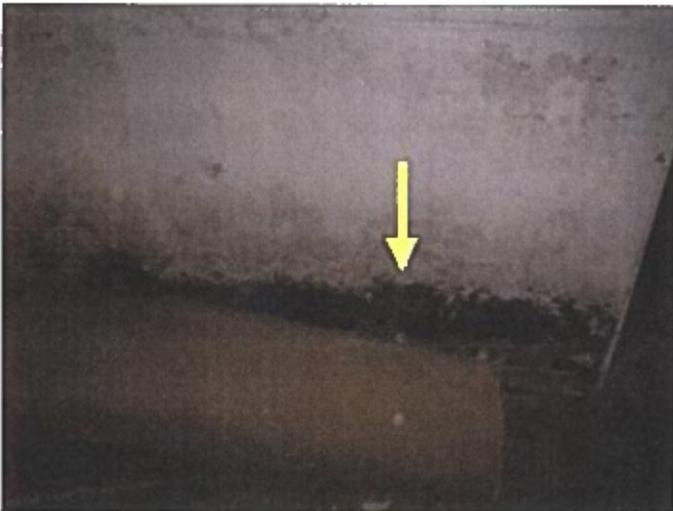
- Trash and debris is present on floor at west 1/2 of basement. Needs cleaning.
- Moisture stains and signs of past water observed at base of walls in middle of basement.
- Most every basement window was damaged and boarded up with wood.
- Cracks in mortar joints at east foundation walls need tuck pointing/repair.
- Areas of deterioration and signs of past water intrusion present on areas of foundation walls. Needs repair by a qualified contractor.
- Black mold and fungal growth present on walls and ceilings in basement. Needs complete tear out and remediation by a qualified mold contractor.



Mold growth on ceiling at SE room in basement



Mold/fungal growth on ceiling at middle east part of basement



Black mold on base of wall at NE basement room



Fungal growth on ceiling in middle part of basement



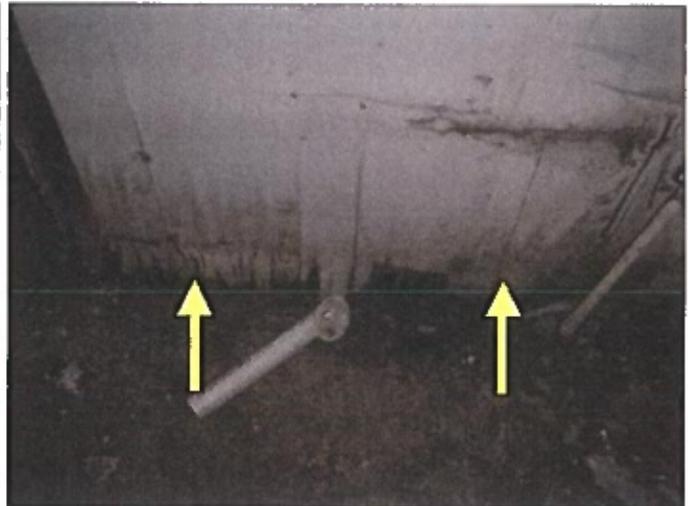
Trash and debris at west room in basement



Insulation and debris at NE corner of basement



Evidence of past water penetration at south foundation wall and main water line



Water damaged wall at basement bathroom area

3. Floor Construction

Type: Joists • 2x10

Conventional wood framing

Observations:

- Not fully visible @ finished areas
- **Mold/fungal growth on many areas of the floor structure need cleaning/removal by a professional.**

4. Crawl space

Observations:

- Crawl area is limited to the rear addition. Space appeared satisfactory.

Basement Stairs

1. Basement Stairs

Observations:

- Basement stairway appeared serviceable for age
- Openings in railing need covering/balusters added for safety.

Roof(s)

1. Layers:

Layers: 3

Approximate Age: 25+ years

2. Roof Style

Type: Gable

3. Covering

Composition Shingles

4. How Inspected

- Walked (porch roof)
- Viewed from ground/ladder/with binoculars (these inspections are limited)

5. Main Roof

Roof is in poor condition; at/beyond the end of its normal life.

Observations:

- Missing shingles at NW hip need repair/replacement.
- Roof is badly deteriorated and shingles are beyond their normal life. Needs complete tear off and replacement by a qualified roofer.
- Improper repair and active leakage found at south field just east of the dormer. Needs repair by a roofer ASAP.



Missing hip shingles at NW corner



Shingles are beyond the end of their normal life



Inadequate repair to south field just east of dormer

6. Porch Roof

Composition Shingles

Observations:

- The porch roof is actively leaking and has an area of moisture damaged decking at front middle edge. Needs repair by a qualified roofer.



Moisture damaged decking from active leakage and deteriorated shingles

7. Addition Roof

Composition Shingles

Observations:

- Shingles on back addition are beyond their normal life and in need of complete replacement.



8. Basement Door

Composition shingles

Observations:

- Shingles are improperly installed on a flat surface. Needs replacement with the proper type of material for low/flat surfaces.



Shingles are improperly installed on a flat surface above the basement entry

9. Exposed Flashings

Observations:

- Flashings were not completely visible

10. Roof Notes

All roof areas are badly worn and beyond their normal life. All areas need replacement.

Plumbing

1. Main Line Type:

Materials: Galvanized
Size: 3/4"

2. Pressure (PSI):

Approximate PSI: Water off; unable to test.

3. Condition

Observations:

- Valve was not tested.
- Main water line is the original and is at/beyond its normal life. May need replacement at any time.

4. Supply Lines

Materials:

- Galvanized
- CPVC plastic

Observations:

- Water was off at time of inspection. Many lines are cut and damaged in basement. Needs complete evaluation/repair by a qualified plumber.

5. Waste Lines

Materials: Cast iron • Galvanized • Plastic (PVC)

Observations:

- Water was off at time of inspection. Unable to test drain piping.
- **Open sewer lines in basement bathroom and upstairs laundry area need repair by a plumber.**



Open sewer lines at basement bathroom



Improper open drain pipe at upstairs laundry area

6. Fuel System

Shut off Valve Location: North side

Observations:

- **Home had no gas at time of inspection; meter was missing on north side.**



7. Water Heater Location:

Basement

Type: Natural gas

8. Age of Water Heater

Age:

- 2011

9. Size and Brand

Gallons: 40

Brand: GE

Observations:

- Combustion air is adequate
- TPR valve installed on tank
- Water heater had cut supply lines, gas line, and displaced flue pipe. Needs repair by a qualified plumber.



Water heater flue is displaced from heater



Gas line was cut/disconnected

Heating #1

1. Location and Size

Location: Basement

2. Heating Type:

Type: Forced Air

Fuel Type: Natural gas or electric

3. Condition

Observations:

- Furnace appears to have been stolen; missing at time of inspection. Needs complete replacement by an HVAC technician.



Furnace appears to have been stolen; missing at time of inspection

4. Venting

Observations:

- N/A

5. Combustion Air

Observations:

- No combustion air is provided

6. Burners

Observations:

- N/A

7. Distribution

Observations:

- All supply and return vent piping was missing at time of inspection.

8. Normal Controls

Observations:

- None

9. Air Filters

Observations:

- N/A

Heating #2

1. Location

Location: Upstairs rooms
BTUs: N/A (Electric)

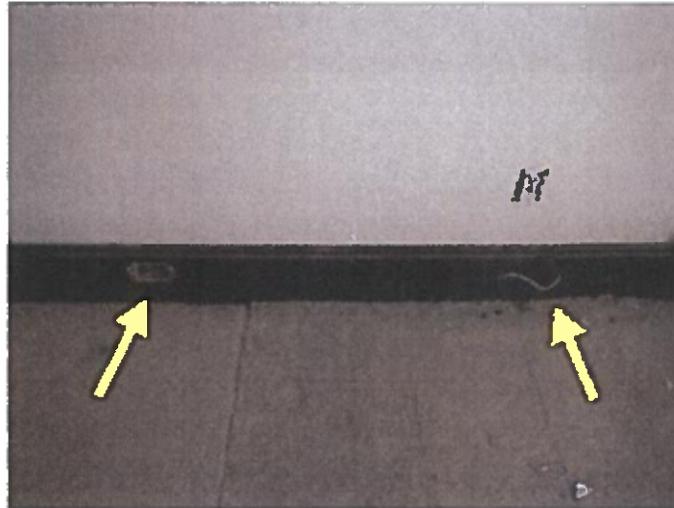
2. Heating Type:

Type: Baseboard heaters
Fuel Type: Electric

3. Condition

Observations:

- No power; unable to test
- Baseboard heaters were missing in upstairs bedroom and bath.



4. Normal Controls

Observations:

- N/A

A/C #1

1. Condition

Observations:

- No cooling systems were installed in any of the units at time of inspection.

Electrical

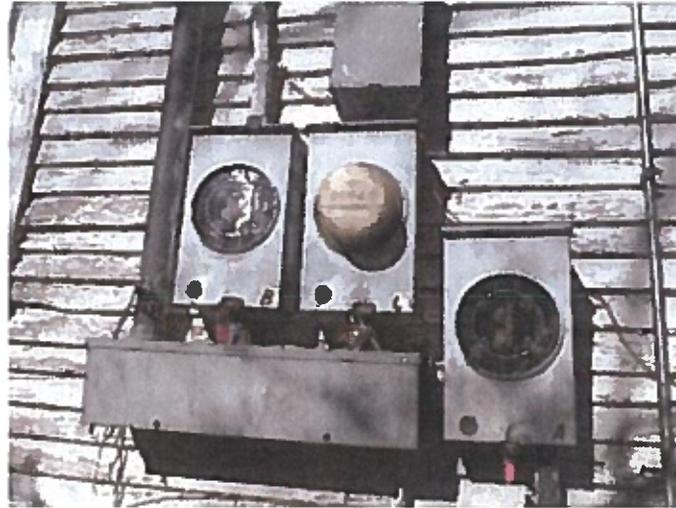
1. Service

Description: 240V/120V • Overhead

Size: 200 AMPS

Observations:

- Ground clamp/system not visible
- No electrical service was provided at time of inspection



Electric service was off at time of inspection

2. Main Disconnect

At the main panels

3. Main Panel 1

Location: Each unit

Panel Rating: 125 AMPS

Observations:

- Defects; see panel notes.

4. Conductors

Service Conductors: Copper

Branch Wire material:

- Copper
- Knob and Tube

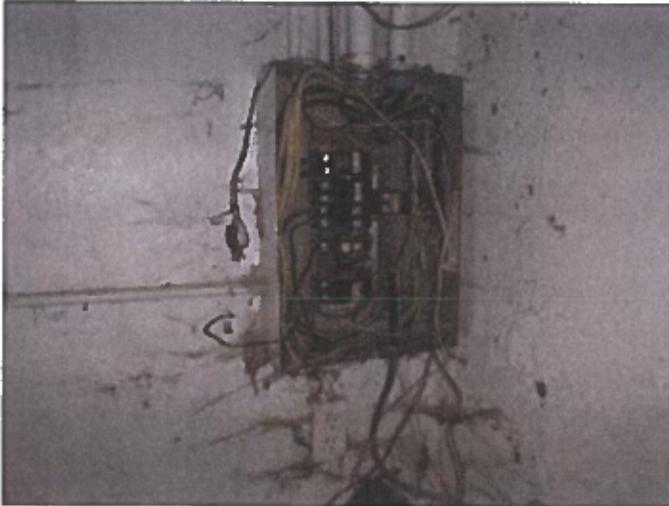
Branch wire type: Non - Metallic Cable • Knob & tube wiring is still present in many areas of home. Needs evaluation/removal by a licensed electrician.

5. Panel Notes

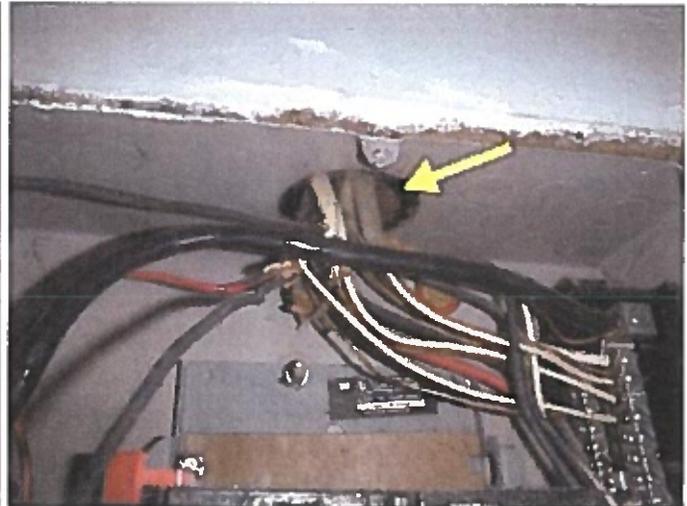
Overcurrent Protection Devices Inspected • Breakers

Observations:

- Basement and upstairs panel covers were missing and exposed wiring is present, unsafe. Needs repair by an electrician.
- All three electrical panels appear improperly installed. All wires coming into the panels lack bushing/wire clamps installed and neutral and ground wires are improperly connected together.



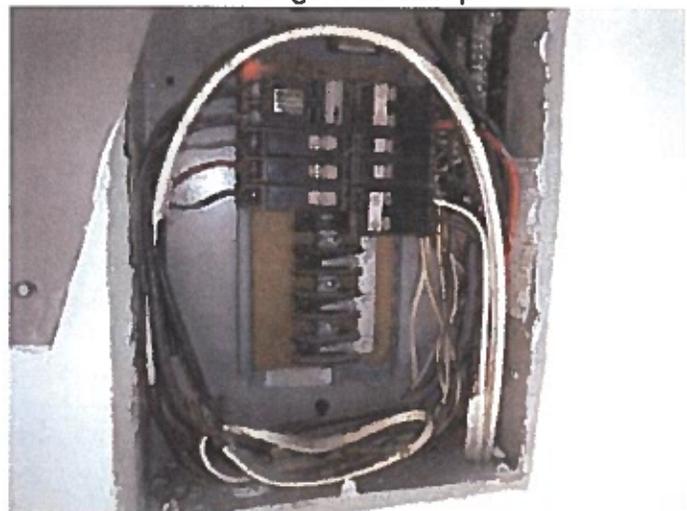
Exposed wiring and missing cover at panel in basement



All wires enter upstairs panel without bushings/wire clamps



Upstairs panel cover was missing and all wires enter panel without bushings

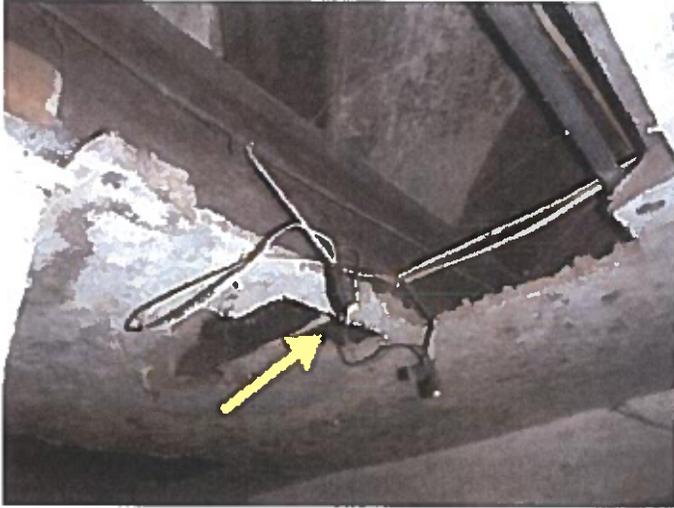


Improper wiring inside main level panel

6. Wiring Notes

Observations:

- No electricity was provided at inspection; unable to test outlets/lights.
- Several improper and exposed wiring observed in all areas of home. Needs repair/protection by a qualified contractor.
- Several improper, open air splices in basement and attic need protection in junction boxes for safety.



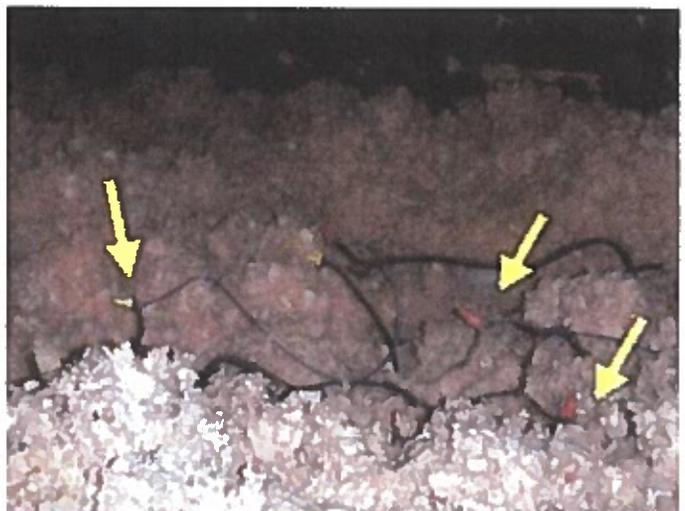
Exposed knob and tube spliced wiring at middle east part of basement



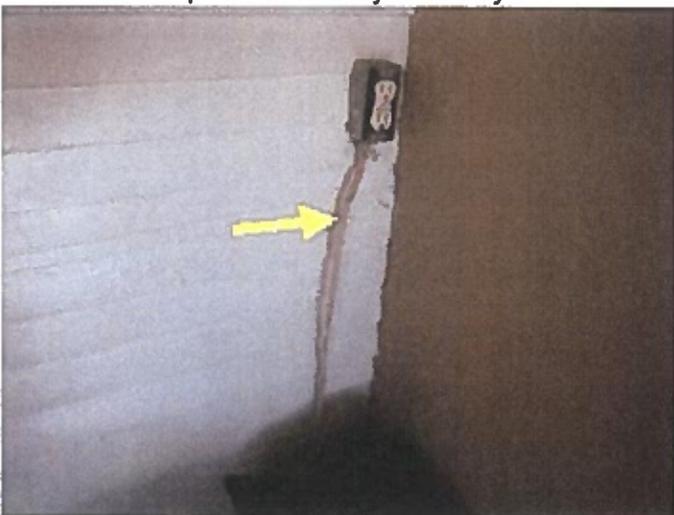
Improper fixture at rear main sunroom



Exposed wiring from missing light fixtures at upstairs hallway/stairway



Improper exposed splices at middle west part of attic



Exposed wiring and uncovered outlet at NW corner of upstairs sunroom



Exposed wiring at ceiling of main level sunroom

Interior

1. Doors (Entry)

Observations:

- Front doors appeared serviceable

2. Interior doors

Observations:

- Several doors and door trim were missing at time of inspection

3. Doors (exterior)

Observations:

- Main level exterior door was damaged beyond repair. Needs replacement.



4. Windows

Type of Windows:

- Wood

Observations:

- Most every window is damaged and has broken glass. Needs repair/replacement.



Boarded up broken south living room window

5. Walls

Materials:

- Plaster
- Wallpaper
- Paneling

Observations:

- Areas of missing plaster at wall between entry and main level kitchen.
- Water damage present from active roof leakage at south wall in SE mail level room. Needs repair.



Damaged wall between kitchen and entryway



Water damaged wall from active roof leakage at SE main level bedroom



Damaged east wall in front entry



Door to the upstairs bathroom is out of plumb

6. Ceilings

Materials:

- Drywall
- Acoustic Spray
- Plaster

Observations:

- The SE main level room is completely covered with plastic. Appears to be some type of containment from active roof leakage.
- Stains and signs of plumbing leakage at SE corner of SW main level room.
- Many areas of missing plastic from probable active roof leakage at east closets in upstairs room.



Stains and holes in ceiling in SW main level room



Ceiling in SE main level room is covered with plastic



Damaged ceiling tiles at SW corner of main level kitchen

Damage from active leakage at SE upstairs closet



Damaged/missing plastic at upstairs SW closet

7. Floors

Materials:

- Carpet
- Wood
- Vinyl

Observations:

- Holes are present in many areas of flooring at main level and upstairs hallway. Needs repair for safety.



Several holes in main level flooring from lack of ductwork



Holes in floor at upstairs hallway

8. Additional Interior Features

Observations:

- Stairs appear serviceable
- Railing appears serviceable

9. Smoke Detectors

Observations:

- No detectors were found anywhere in home. Needs repair for fire safety.

Attic

1. Access Location

Access Location: Upstairs hallway

Type: Full

2. Rafter Frame:

- Rafter framing
- 2x4
- Joist framing
- 2x6
- Not fully visible

3. Observations

- Appears serviceable
- Entered
- Minimal ventilation provided
- Roof decking still consists of the original cedar shingles.
- Moisture stains and signs of past leakage at south side of chimney.



Partial view in middle of attic looking west



Original wood shingles are still present below two layers of comp shingles



Moisture stains below chimney indicating past leakage

4. Insulation

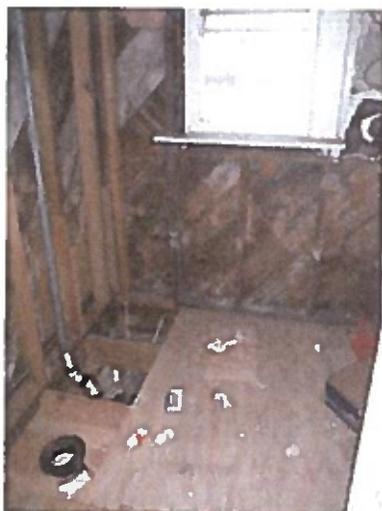
Type: Blown fiberglass

Approximate depth: 12-14"

Observations:

- Attic is very well insulated!

Photos



Main level NE bathroom appeared to be a work in progress



Upstairs kitchen has no countertop and is in poor condition

EXHIBIT F – BUILDING DEVELOPMENT SERVICE CALLS

SVC# SVC2014-07498

Reporting Dept: PIO

Creator: ccrigho

Name: ANON

Responsible Dept: BDS

update: aeddy

updated: 12/12/2014 08:06:51

reqType TRASH

Received: 11/05/2014

Target: 12/05/2014

Final: 12/05/2014

Status: CLO

st# pfx stName stType stUnit frac sfx
 616 S MARKET AVE
 Addr Desc:
 Intersection: &
 Geocode?

Health	PIO	PLANNING	BDS
Inspector: ? Census tract: ? Self Initiated? ?	Council zone: 3 PIO Closure? <input checked="" type="checkbox"/> Internet Request? <input type="checkbox"/> COP Report? <input type="checkbox"/>	Neighborhood association: WEST CENTRAL Neighborhood team report? <input type="checkbox"/> Neighborhood Assessment? <input type="checkbox"/>	structure type: posted date: zoning district: BDS inspector: dgateley
Storm Water			
Existing storm system failure: <input type="checkbox"/> Structure Flooding: <input type="checkbox"/> Yard / Parking Lot Flooding: <input type="checkbox"/>	Channel or Erosion: <input type="checkbox"/> Sinkhole: <input type="checkbox"/> Street Flooding: <input type="checkbox"/>	Problem Corrected? <input type="checkbox"/>	Major Flood Event: <input type="checkbox"/> Flood Zone: <input type="checkbox"/> Easement: <input type="checkbox"/>

Description:

Trash

Additional Property Info:

Primary?	Name	Role	Address	Phone
	KENDRICK PROP LLC	Property Owner	1703 WINDMILL WAY, REPUBLIC MO 65738-262	
	KENDRICK PROP LLC	Property Owner	1703 WINDMILL WAY, REPUBLIC MO 65738-262	
	HOUSTON KENDRICK	OCC	616 S MARKET AVE, SPRINGFIELD MO 65738-2	
	HOUSTON KENDRICK	OCC	616 S MARKET AVE, SPRINGFIELD MO 65738-2	
Y	ANON	Complainant	, SPRINGFIELD MO	

Disp	Date1	Date2	Date3	Action Description	Reviewed By	Created By
	11/05/2014			Complaint Received		ccrigho

	11/05/2014			Route - BDS		ccrigho
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	11/06/2014			Inspection Requested	dgateley	sgriffith
--	------------	--	--	----------------------	----------	-----------

TRASH

	11/06/2014			Inspection		dgateley
--	------------	--	--	------------	--	----------

photos show trash scattered through around the property. light fixtures in trees, dryer hose in tree trash in trailer over flowing. Mattress in between out buildings and brush.

	11/07/2014	11/20/2014		BDS letter, Violation		sgriffith
--	------------	------------	--	-----------------------	--	-----------

Sent to: KENDRICK PROP LLC
1703 WINDMILL WAY
REPUBLIC MO 65738-2622

	11/07/2014	11/20/2014		BDS letter, Violation		sgriffith
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Sent to: HOUSTON KENDRICK
616 S MARKET AVE
SPRINGFIELD MO 65738-2622

	11/21/2014			Inspection Requested	dgateley	sgriffith
--	------------	--	--	----------------------	----------	-----------

TRASH

	11/21/2014			Miscellaneous action		sgriffith
--	------------	--	--	----------------------	--	-----------

Letter for Kendrick Prop LLC, 1703 windmill way, came back in the mail today.

	11/21/2014			Reinspection		dgateley
--	------------	--	--	--------------	--	----------

trailer of trash still there! piles of brush, trash under the side of porch on the south side of house.

	11/21/2014	12/05/2014		BDS letter, Violation		dgateley
--	------------	------------	--	-----------------------	--	----------

Sent to: HOUSTON KENDRICK
616 S MARKET AVE
SPRINGFIELD MO 65738-2622

	12/05/2014			Complaint Closed		dgateley
--	------------	--	--	------------------	--	----------

Re-inspection of property showed violation abated!

SVC# SVC2015-02712

Reporting Dept: PIO

Creator: ccrigho

Name: 911 JOEL @

Responsible Dept: BDS

updater: aeddy

updated: 06/12/2015 10:20:24

reqType: DANGEROUS BUILDING

Received: 05/18/2015

Target: 06/06/2015

Final: 06/08/2015

Status: CLO

st# pfx stName stType stUnit frac sfx
 616 S MARKET AVE
 Addr Desc:
 Intersection: &
 Geocode?

Health		PIO	PLANNING	BDS
Inspector: ?	Council zone: 3	Neighborhood association: WEST CENTRAL	structure type:	
Census tract: ?	PIO Closure? <input checked="" type="checkbox"/>	Neighborhood team report? <input type="checkbox"/>	posted date:	
Self Initiated? <input type="checkbox"/>	Internet Request? <input type="checkbox"/>	Neighborhood Assessment? <input type="checkbox"/>	zoning district:	
	COP Report? <input type="checkbox"/>	BDS inspector: bgorman		
Storm Water				
Existing storm system failure: <input type="checkbox"/>	Channel or Erosion: <input type="checkbox"/>	Problem Corrected? <input type="checkbox"/>	Major Flood Event:	
Structure Flooding: <input type="checkbox"/>	Sinkhole: <input type="checkbox"/>		Flood Zone:	
Yard / Parking Lot Flooding: <input type="checkbox"/>	Street Flooding: <input type="checkbox"/>		Easement:	

Description:

Police reported to 911 that this abandoned property has open windows and doors, trash inside and out and had people gaining access over the weekend.

Additional Property Info:

Primary?	Name	Role	Address	Phone
Y	JOEL @ 911	Complainant	SPRINGFIELD MO	865-3617

Disp	Date1	Date2	Date3	Action Description	Reviewed By	Created By
	05/18/2015			Complaint Received		ccrigho

	05/18/2015			Route - BDS		ccrigho
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	05/19/2015			Inspection Requested	bgorman	cedwards
--	------------	--	--	----------------------	---------	----------

COMPLAINT

	05/19/2015			Miscellaneous action		bgorman
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Send LOC per 26-62 (5,13) open vacant and boarded. F/U 14 days.

	05/22/2015	06/06/2015		Miscellaneous action		cedwards
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Sent LOC. FU 6/6/15-BG

	05/29/2015			Miscellaneous action		cedwards
--	------------	--	--	----------------------	--	----------

LOC returned

	06/08/2015			Inspection Requested	bgorman	cedwards
--	------------	--	--	----------------------	---------	----------

F/U LTR OF CONDITION

	06/08/2015			Complaint Closed		bgorman
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Property appears to be secure as observed from R.O.W inspection, close for lack of evidence

SVC# SVC2015-02713

Reporting Dept: PIO

Creator: ccrighto

Name: 911 JOEL

Responsible Dept: BDS

Updater: aeddy

Updated: 07/10/2015 08:45:00

ReqType: RODENTS,TRASH

Received: 05/18/2015

st# 616 pfx S stName MARKET stType AVE stUnit frac sfx

Target: 06/30/2015

Addr Desc:

Final: 07/06/2015

Intersection: &

Status: CLO

Geocode?

Health		PIO	PLANNING	BDS
Inspector: <u>?</u>	Council zone: <u>3</u>	Neighborhood association: <u>WEST CENTRAL</u>	structure type: <u></u>	
Census tract: <u>?</u>	PIO Closure? <input checked="" type="checkbox"/>	Neighborhood team report? <input type="checkbox"/>	posted date: <u></u>	
Self Initiated? <input type="checkbox"/>	Internet Request? <input type="checkbox"/>	Neighborhood Assessment? <input type="checkbox"/>	zoning district: <u></u>	
	COP Report? <input type="checkbox"/>	BDS inspector: <u>kwilliam</u>		
Storm Water				
Existing storm system failure: <input type="checkbox"/>	Channel or Erosion: <input type="checkbox"/>	Problem Corrected? <input type="checkbox"/>	Major Flood Event: <u></u>	
Structure Flooding: <input type="checkbox"/>	Sinkhole: <input type="checkbox"/>		Flood Zone: <u></u>	
Yard / Parking Lot Flooding: <input type="checkbox"/>	Street Flooding: <input type="checkbox"/>		Easement: <u></u>	

Description:

Police report trash all around this house, inside and out. Also a report of rats coming from this house.

Additional Property Info:

Primary?	Name	Role	Address	Phone
<input checked="" type="checkbox"/>	JOEL 911	Complainant	, SPRINGFIELD MO	
<input type="checkbox"/>	KENDRICK PROP LLC	Property Owner	1703 WINDMILL WAY, REPUBLIC MO 65738-262	
<input type="checkbox"/>	VACANT	OCC	, SPRINGFIELD MO	
<input type="checkbox"/>	KENDRICK PROP LLC	Property Owner	1703 WINDMILL WAY, REPUBLIC MO 65738-262	
<input type="checkbox"/>	HOUSTON KENDRICK	Complainant	9385 N. SPRING VALLEY DR. , PLEASANT HOP	

Disp	Date1	Date2	Date3	Action Description	Reviewed By	Created By
	05/18/2015			Complaint Received		ccrighto

	05/18/2015			Route - BDS		ccrighto
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	05/19/2015			Inspection Requested	kwilliam	sgriffith
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RODENTS, TRASH

	05/20/2015			Inspection Requested	kwilliam	sgriffith
--	------------	--	--	----------------------	----------	-----------

Inspection Requested ROLLOVER

	05/20/2015		05/20/2015	Inspection		kwilliam
--	------------	--	------------	------------	--	----------

Could not see from right of way but will send letter in folder based on police complaint.

	05/21/2015	06/10/2015		BDS letter, Violation		sgriffith
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Sent to: KENDRICK PROP LLC
1703 WINDMILL WAY
REPUBLIC MO 65738-2622

	05/21/2015			Miscellaneous action		sgriffith
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Initial letter of violation drafted, packaged and mailed to: Kendrick Prop LLC (Owner) by Samantha Griffith. F/U 06/10/2015

	06/01/2015			Miscellaneous action		kwilliam
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Letter returned. Updated address for owner, new letter will be sent.

	06/01/2015	06/21/2015		BDS letter, Violation		kwilliam
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Sent to: HOUSTON KENDRICK
9385 N. SPRING VALLEY DR.
PLEASANT HOPE MO 65725

	06/16/2015	06/30/2015	06/12/2015	Reinspection		kwilliam
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Small brush pile on north side of house and one bag of trash in back that I can see. Called owner. He is out of town but will get remainder on it but needs an extension.

	07/06/2015			Complaint Closed		kwilliam
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Removed. closing picture.

SVC# SVC2015-05508

Reporting Dept: PIO

Creator: ccrighto

Name: ANON

Responsible Dept: BDS

updater: aeddy

reqType: WEEDS

updated: 08/24/2015 08:31:09

Received: 07/31/2015

Target: 08/18/2015

Final: 08/20/2015

Status: CLO

st# pfx stName stType stUnit frac sfx
 616 S MARKET AVE
 Addr Desc:
 Intersection: &
 Geocode?

Health		PIO	PLANNING	BDS
Inspector: ?	Council zone: 3	Neighborhood association: WEST CENTRAL	structure type:	
Census tract: ?	PIO Closure? <input checked="" type="checkbox"/>	Neighborhood team report? <input type="checkbox"/>	posted date:	
Self Initiated? <input type="checkbox"/>	Internet Request? <input type="checkbox"/>	Neighborhood Assessment? <input type="checkbox"/>	zoning district:	
	COP Report? <input type="checkbox"/>	BDS inspector: dwneal		
Storm Water				
Existing storm system failure: <input type="checkbox"/>	Channel or Erosion: <input type="checkbox"/>	Problem Corrected? <input type="checkbox"/>	Major Flood Event:	
Structure Flooding: <input type="checkbox"/>	Sinkhole: <input type="checkbox"/>		Flood Zone:	
Yard / Parking Lot Flooding: <input type="checkbox"/>	Street Flooding: <input type="checkbox"/>		Easement:	

Description:

tall grass

Additional Property Info:

Primary?	Name	Role	Address	Phone
Y	ANON	Complainant	SPRINGFIELD MO	
	KENDRICK PROP LLC	Property Owner	1703 WINDMILL WAY, REPUBLIC MO 65738-262	

Disp	Date1	Date2	Date3	Action Description	Reviewed By	Created By
	07/31/2015			Complaint Received		ccrighto

	07/31/2015			Route - BDS		ccrighto
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	08/03/2015			Inspection Requested	dwneal	sgriffith
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WEEDS

	08/03/2015	08/18/2015	08/03/2015	Inspection		dwneal
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High weeds front and back. Person mowing property across street said he'd try to contact him about mowing it. Posted. Photos in file.

	08/03/2015			Miscellaneous action		dwneal
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Copy of notice sent to Kendrick Prop LLC 1703 Windmill way Republic, MO 65738-2622.

	08/20/2015		08/19/2015	Reinspection		dwneal
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Property mowed. Photos in file.

	08/20/2015			Complaint Closed		dwneal
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No current weed violations.

SVC# **SVC2015-06186**

Reporting Dept: **PIO**

Creator: **ccrighto**

Name: **TEAL OFFICER C**

Responsible Dept: **BDS**

Updater: **cedwards**

Updated: **01/12/2016 16:18:58**

reqType: **DANGEROUS BUILDING**

Received: **08/20/2015**

Target: **05/04/2016**

Final: **00/00/0000**

Status: **PEN**

st#	px	stName	stType	stUnit	frac	sfx
616	S	MARKET	AVE			
Addr Desc:						
Intersection:						
Geocode?						

Health		PIO	PLANNING	BDS
Inspector: ?	Council zone: 3	Neighborhood association: WEST CENTRAL	structure type:	
Census tract: ?	PIO Closure? <input type="checkbox"/>	Neighborhood team report? <input checked="" type="checkbox"/>	posted date:	
Self Initiated? <input type="checkbox"/>	Internet Request? <input type="checkbox"/>	Neighborhood Assessment? <input type="checkbox"/>	zoning district:	
	COP Report? <input type="checkbox"/>	BDS inspector: bgorman		
Storm Water				
Existing storm system failure: <input type="checkbox"/>	Channel or Erosion: <input type="checkbox"/>	Problem Corrected? <input type="checkbox"/>	Major Flood Event:	
Structure Flooding: <input type="checkbox"/>	Sinkhole: <input type="checkbox"/>		Flood Zone:	
Yard / Parking Lot Flooding: <input type="checkbox"/>	Street Flooding: <input type="checkbox"/>		Easement:	

Description:

Mrs. Crighton,
I have been assigned an issue regarding a problem house on 616 S Market. I was told that you are the liaison for me to contact to get to the Health Department.
The house itself has been boarded up, but some windows are broken out for people to get inside. It seems that our homeless population in the downtown area are gaining entry to the house and squatting there. There have been a few calls for service regarding the homeless population recently.

The following was sent to me via email regarding one instance:

On 8/11, we were dispatched for a report of people going inside, 15-30986. We talked two individuals out, both regular homeless we deal with. The residence still contains a lot of property, making it difficult to walk through. There was a strong odor of some time that made us cough every time we stuck our heads in the window to yell at the individuals inside. Not sure if it's just the accumulated junk inside, the fact that they have apparently used the bathroom inside, but it was a hazard.

I was also dispatched to a call in reference 616 S Market to check a person. When I arrived at the location I recognized 3 individuals from our homeless population sitting beside the house with an open container of alcohol.

It seems that even with the house being closed with boards, the homeless population seems to gain entry to the house. I stopped by the residence on 08/17/2015, and looked through one of the windows that was broken out. The smell was overwhelming when I tried to look into the house.

Please let me know what further action can be taken to try to fix this issue.

Thank you for your time,

Officer Teal 1754

Additional Property Info:

Primary?	Name	Role	Address	Phone
Y	OFFICER C TEAL	Complainant	SPRINGFIELD MO	

Disp	Date1	Date2	Date3	Action Description	Reviewed By	Created By
	08/20/2015			Complaint Received		ccrighto

	08/20/2015			Route - BDS		ccrighto
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	08/24/2015			Inspection Requested	bgorman	cedwards
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COMPLAINT

	08/24/2015			Miscellaneous action		bgorman
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Send LOC per 26-62 (5.13) open and vacant at windows and walls also boarded W/O required permits. F/U 14 days.

Disp	Date1	Date2	Date3	Action Description	Reviewed By	Created By
	09/01/2015	09/16/2015		Miscellaneous action		cedwards
Sent LOC. FU 9/16/15-BG						
	09/16/2015			Inspection Requested	bgorman	cedwards
F/U LTR OF CONDITION						
	09/16/2015			Inspection		bgorman
Made site inspection found structure open and vacant at doors and windows, also boarded W/O required permits. Send NTA per 26-62 (5,13) posted DB and photos taken. Set hearing date.						
	10/01/2015	11/01/2015		Title search		cedwards
	10/01/2015			Miscellaneous action		cedwards
Permit restricted						
	10/10/2015	12/17/2015		Notice to hearing		cedwards
Sent by certified mail. Hearing scheduled for Thursday, December 17, 2015. FU with Notice to Abate December 5, 2015-BG						
	10/20/2015			Notice to abate		cedwards
Sent by certified mail. FU 12/5/15-BG						
	10/23/2015			Miscellaneous action		cedwards
Met with owner at permit counter. He will obtain permit, secure structure and call for inspection						
	10/23/2015			Miscellaneous action		bdouglas
Owner obtained BLD2015-00981						
	10/23/2015			Lis pendens filed		cedwards
	11/10/2015			Inspection Requested	bgorman	cedwards
POST HEARING NOTICE						
	11/10/2015			Inspection Requested	bgorman	cedwards
POST NOTICE TO ABATE						
	11/10/2015			Inspection		bgorman
Posted NTA and Hearing notice, photos taken.						
	11/16/2015			Miscellaneous action		cedwards
Met with Phil (Aaron Properties) regarding his possibility of purchasing this property. I suggested he attend DB Hearing. He also was interested in boarding the structure. He can obtain a permit to do so according to Chris Straw						
	12/07/2015			Inspection Requested	bgorman	cedwards
F/U NOTICE TO ABATE						
	12/07/2015			Inspection Requested	bgorman	cedwards
F/U FOR HEARING						
	12/07/2015			Inspection		bgorman
No change proceed to hearing, follow up photos taken						
	12/17/2015			Inspection Requested	bgorman	cedwards
DB HEARING @ 3.00						
	12/18/2015			Miscellaneous action		bdouglas
WRK APPLICATION SUBMITTED PRJ2015-01795						
	12/30/2015	05/04/2016		Findings of fact		cedwards
Sent by certified mail. FU 3/5/16 and 5/4/16-BG CS-HO						
A. Complete the process for the application that has been submitted and obtain the required dangerous building wrecking permit by March 4, 2016; AND						
B. Complete the demolition work and receive a final inspection by May 3, 2016.						
	01/12/2016			Additional Complaint Recei		ccrighto
No address numbers on the house. Charis, mattresses, etc. in the back.						
	01/12/2016			Miscellaneous action		cedwards
Entered trash complaint for LUI based on additional complaint. (SVC2016-00204)						

RESOLUTION NO. 2016-3220

OF THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, MAKING FINDINGS OF BLIGHTING CONDITIONS IN AN AREA OF THE CITY OF SPRINGFIELD, MISSOURI, TO BE KNOWN AS THE MOUNT VERNON AND MARKET REDEVELOPMENT AREA AND APPROVING A REDEVELOPMENT PLAN FOR SAID AREA.

WHEREAS, the City of Springfield, Missouri (the “City”), pursuant to Sections 99.300, RSMo., et seq., has duly created The Land Clearance for Redevelopment Authority of the City of Springfield, Missouri (the “Authority”) and vested in said Authority the powers authorized by State law; and

WHEREAS, the Board of Commissioners of said Authority has received a recommendation prepared by staff to consider declaring an area of approximately .1970 acres generally located on South Market Avenue, south of Mount Vernon Street, north of Harrison Street, commonly known as 616 South Market Avenue, as blighted and to approve a redevelopment plan known as the Mount Vernon and Market Redevelopment Plan for such area; and

WHEREAS, Section 99.430.2, RSMo., authorizes the Board of Commissioners of the Authority to simultaneously make findings of blight and prepare or cause to be prepared a plan to be undertaken for redevelopment of an area for consideration to City Council with a recommendation to find an area blighted and requesting it approve a redevelopment plan for redevelopment of the blighted area; and

WHEREAS, a Blight Report dated February 17, 2016, and attached hereto as Exhibit A, has been prepared by the applicant and is presented to the Board of Commissioners of the Authority at this meeting for its consideration; and

WHEREAS, a Redevelopment Plan of the same date prepared by the applicant and attached hereto as a portion of Exhibit A, was presented to the Board of Commissioners of the Authority at this meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI AS FOLLOWS:

1. That the Blight Report attached as Exhibit A containing a review of real estate generally located on South Market Avenue, south of Mount Vernon Street, north of Harrison Street, commonly known as 616 South Market Avenue, and consisting of approximately .1970 acres of land is hereby adopted and the area described therein found to be a blighted area for the reason that it is an area containing a combination of deteriorated site improvements, insanitary and unsafe conditions, and conditions that endanger life or property by fire or other causes.

2. That the Redevelopment Plan attached hereto as a part of Exhibit A is hereby found to be a reasonable plan for redevelopment of the area and is in conformity with the general plan for development of the City, that said Redevelopment Plan is an appropriate plan for the acquisition, clearance, reconstruction, rehabilitation and renewal of the entire area, and for future land uses. Said Redevelopment Plan is hereby found to meet the requirements of Section 99.430(4), RSMo.

3. That the Executive Director is hereby authorized to submit to the Planning and Zoning Commission of the City for its consideration and recommendation to City Council the Redevelopment Plan attached hereto as Exhibit A.

4. That the Executive Director is hereby further authorized to submit to the City Council the recommendation and action of the Board of Commissioners of the Authority, and the recommendation of the Planning and Zoning Commission so that the City Council may take such action as it deems appropriate in these matters.

5. This Resolution shall become effective immediately upon concurrence, adoption and approval by the City Council of the Blight Report and the Redevelopment Plan, attached hereto as Exhibit A.

Adopted this 1st day of March, 2016

**THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF SPRINGFIELD,
MISSOURI**

By: _____
Name: _____
Title: _____

[SEAL]

ATTEST:

By: _____
Name: _____
Title: _____



For Office Use Only

Date Received _____
Application Complete _____
LCRA Review Date _____
Approved _____

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
CHAPTER 99.700
APPLICATION FOR PROPERTY TAX ABATEMENT

Property Address: 940 S. Roanoke Ave., Springfield, Missouri
Redevelopment Plan Area: Madison and Kimbrough Redevelopment Area
Developer Name: Bryan Properties
Contact Person: Shawn Whitney
Mailing Address: 2144 E. Republic Road, Ste. B300, Springfield, MO 65804
Telephone: 417-888-1000
Fax: 417-881-8035
E-Mail: swhitney@spencerfane.com
Does Applicant Own or Lease the Property? Own
Signature: 
Typed Name: Shawn Whitney
Date: February 9, 2016

Required Attachments:

- Legal Description of project property
- \$359 application fee
- Ten (10) copies of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan Area*, please note additional requirements on page 2 of this application

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 940 South Roanoke Ave, Springfield, Missouri

Developer: Bryan Properties

Date Submitted: February 9, 2016

1. Scope of the Project

Bryan Properties (the “*Developer*”), plans to construct a four-story multi-family residential building (the “*Project*”), on the real estate legally described on Exhibit A attached hereto (the “*Property*”). The Project is located in close proximity to Missouri State University’s campus and will be marketed primarily to students. The Project will consist of twenty-four (24) units, which will serve as a residence for approximately eighty-three (83) residents.

The first floor of the Project will consist of four (4) four-bedroom units and two (2) two-bedroom units. Each of the second, third, and fourth floors will consist of four (4) four-bedroom units, one (1) three-bedroom unit, and one (1) two-bedroom unit. The Developer also plans to construct an on-site parking lot of approximately ninety-eight (98) parking spaces for use by the residents and guests.

The Project will be built using “green” building standards, which include conserving energy by using energy star appliances and maximizing water efficiency through the installation of low-flow toilets.

2. Relationship of the Project to Redevelopment Plan

The Project will be constructed in the Madison and Kimbrough Redevelopment Area and the Project conforms to the Amended Redevelopment Plan for the Madison and Kimbrough Redevelopment Area (the “*Redevelopment Plan*”). The Redevelopment Plan calls for the redevelopment of the Redevelopment Area (as defined in the Redevelopment Plan) to take place over several phases, several of which have already been completed. The Redevelopment Plan specifically calls for a phase, located at the corner of Roanoke Avenue and Grand Street, which will include the construction of an up to four-story residential structure which will contain approximately twenty-four (24) units and serve as a residence for approximately eighty (80) residents. This Application for Property Tax Abatement only addresses the completion of the aforementioned phase.

The Project conforms to that phase of the Redevelopment Plan because the Developer proposes developing one (1) multi-family residential building four (4) stories in height with twenty-four (24) units to serve as a residence for approximately eighty-three (83) residents at the corner of Roanoke Avenue and Grand Street.

In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District), which zoning district allows a maximum of 40 residential units to be constructed per acre. The Property is approximately 0.62 acres in area and, therefore, the Zoning Code allows for a maximum of 24.8 units to be constructed on the Property. The Project meets the density restrictions set forth in the Zoning Code as only twenty-four (24) units are planned to be constructed on the Property.

The Property and the Madison and Kimbrough Redevelopment Area are owned by the Developer.

3. Project Timeline

The Developer estimates that the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspection/Permits): Completed
- Site Work (Demolition): Completed
- Construction of Building : Completed by August 1, 2016

4. Legal Description

Please see Exhibit A attached to this application.

5. Site Plan/Elevations/Floor Plans

Please see Exhibit B attached to this application.

Exhibit A

Legal Description

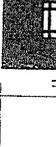
ALL OF LOTS 19 THROUGH 22 OF SARA R. OWEN'S ADDITION TO THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI, LESS AND EXCEPT THE SOUTH 15
FEET OF SAID LOTS.

Exhibit B

Site Plan

Elevations

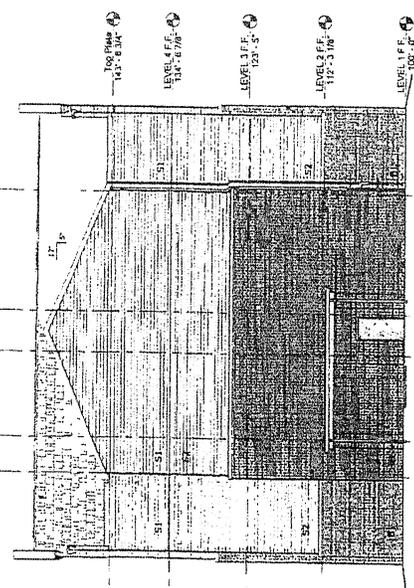
A B C D E F G H I J K L M N O P R



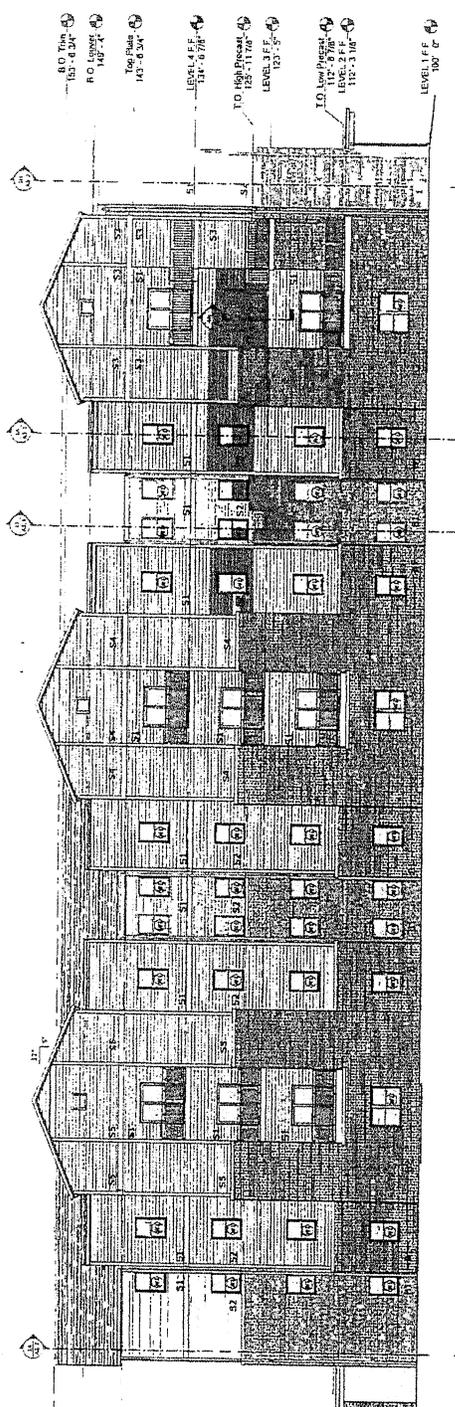
ELEVATION LEGEND



- 1. 1/4" CENTER BRICK LAYING
- 2. 2" DIFFERENT COLOR SOLUTIONS TO BE SHOWN TO MATCH WITH COLORING
- 3. 1/4" CENTER BRICK LAYING
- 4. 1/4" CENTER BRICK LAYING
- 5. 1/4" CENTER BRICK LAYING
- 6. 1/4" CENTER BRICK LAYING
- 7. 1/4" CENTER BRICK LAYING
- 8. 1/4" CENTER BRICK LAYING
- 9. 1/4" CENTER BRICK LAYING
- 10. 1/4" CENTER BRICK LAYING
- 11. 1/4" CENTER BRICK LAYING



5A WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

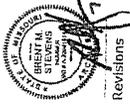


1A SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Client
 2200 S. ...
 ...
 ...

Consultants
 ...
 ...
 ...

Professional Seal
 ...
 ...



Revisions

No.	Description

New Project for:
 ...
 ...

Floor Plans

11
10
9
8
7
6
5
4
3
2
1

A B C D E F G H I J K L M N P R

KEYNOTE LEGEND

A0 ALL PARTITIONS TO BE EXPOSED TO ACoustic GALLERIE ON BOTH SIDES OF THE WALL AT TOP AND BOTTOM FOR WORK INFORMATION.

A11 ALL PARTITIONS TO BE EXPOSED TO ACoustic GALLERIE ON BOTH SIDES OF THE WALL AT TOP AND BOTTOM FOR WORK INFORMATION.

A12 ALL PARTITIONS TO BE EXPOSED TO ACoustic GALLERIE ON BOTH SIDES OF THE WALL AT TOP AND BOTTOM FOR WORK INFORMATION.

A13 ALL PARTITIONS TO BE EXPOSED TO ACoustic GALLERIE ON BOTH SIDES OF THE WALL AT TOP AND BOTTOM FOR WORK INFORMATION.

GENERAL NOTES

1. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

2. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

3. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

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6. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

7. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

8. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

9. PROVIDE 2" x 4" PLUMBING STUDS WALL WHERE 2" x 4" STUDS ARE REQUIRED TO SUPPORT PLUMBING.

Client

224 S. Grand
Chicago, IL 60604
(312) 467-1234
(312) 467-1234

Consultants

Architect: [Name]
Structural: [Name]
Mechanical: [Name]
Electrical: [Name]
Plumbing: [Name]

Professional Seal

Professional Engineer
State of Illinois
[Name]
[Address]
[Phone]

Revisions

No.	Description
1	Issue for RFP
2	Issue for RFP
3	Issue for RFP
4	Issue for RFP
5	Issue for RFP
6	Issue for RFP
7	Issue for RFP
8	Issue for RFP
9	Issue for RFP
10	Issue for RFP
11	Issue for RFP

UNIT A - 4 BEDROOM
Scale: 1/8" = 1'-0"

UNIT A - FLOORS 2-4
Scale: 1/8" = 1'-0"

UNIT B - 2 BEDROOM
Scale: 1/8" = 1'-0"

UNIT B - FLOORS 2-4
Scale: 1/8" = 1'-0"

UNIT B - 2 BEDROOM
Scale: 1/8" = 1'-0"

UNIT B - 2 BEDROOM
Scale: 1/8" = 1'-0"

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UNIT B - 2 BEDROOM
Scale: 1/8" = 1'-0"

RESOLUTION NO. 2016-3221

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A
CERTIFICATE OF QUALIFICATION UNDER SECTION 99.700 RSMo.**

WHEREAS, City Council initially declared blighted the South Central "A" Urban Renewal Area, which includes the Madison and Kimbrough Redevelopment Area (the "Redevelopment Area"), by Resolution No. 4282 in 1964. City Council reaffirmed the blight and adopted the original Madison and Kimbrough Redevelopment Plan by Special Ordinance Nos. 25853 and 25854 on January 10, 2011; and

WHEREAS, the Springfield City Council approved an amended Redevelopment Plan for the Redevelopment Area on September 14, 2015 by Special Ordinance No. 26625; and

WHEREAS, Bryan Properties, (the "Applicant"), as the owner of real estate located at 940 South Roanoke Avenue, within the area determined to be blighted by Special Ordinance Nos. 25853 and 25854, and has, pursuant to Section 99.700, RSMo., made application to the Board of Commissioners (the "Commission") of The Land Clearance for Redevelopment Authority of the City of Springfield, Missouri (the "Authority") for a certificate of qualification; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds that the Applicant is involved in new construction and redevelopment which meets the objectives of the Redevelopment Plan adopted pursuant to Special Ordinance No. 26625 and thus is entitled to the certificate of qualification.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 – The Applicant has submitted their request to the Authority for issuance of a certificate of qualification under Section 99.700, RSMo. The Commission hereby finds that the Applicant is involved in new construction and redevelopment in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26625.

Section 2 – That the Commission hereby finds that upon review of the application submitted by the applicant that the construction and redevelopment meets the requirements of Special Ordinance No. 26625, that all of the real estate required for the construction and redevelopment has been acquired and is owned by the Applicant; that the architectural design for the construction and redevelopment has been procured by the applicant and that the Applicant will comply with all buildings and other codes of the City. The Applicant has represented to the Commission it has complied with the requirements of the Redevelopment Plan adopted by the City Council of the City and the Applicant has requested tax abatement as set forth in the Application.

Section 3 – That, subject to the conditions of this Resolution and the Redevelopment Plan, the Authority hereby issues a certificate of qualification, for the property located at 940 South Roanoke Avenue, located in Springfield, Missouri.

Section 4 – That the officers of the Authority are hereby authorized and directed to execute and deliver all documents whose execution and delivery are found to be necessary to comply with the intent of this Resolution.

Section 5 – It is the intention of the Authority that the certificate of qualification is issued based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed, within a reasonable amount of time, in accordance with the application and Redevelopment Plan.

Section 6 – That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 7 – This Resolution shall be in full force and effect from and after passage.

Adopted this 1st day of March, 2016.

**THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF SPRINGFIELD,
MISSOURI**

By: _____
Name: _____
Title: _____

[SEAL]

ATTEST:

By: _____
Name: _____
Title: _____