



Brownfields Program Leveraging

NEW PARTNERS FOR SMART GROWTH CONFERENCE

February 2, 2017



Program Facts

- ❑ 1999 Establish Program (EPA Assessment Grant)
- ❑ Received 17 Brownfields Grant totaling over \$6.3 million + Tech Assistance
- ❑ Leveraged \$460 million (Public and Private investments)
- ❑ EPA Grants: Assessment, Cleanup, RLF, Environmental Job Training





Brownfields Redevelopment Financing Incentives:

- Assessments, RLF Loans and Subgrants
- Tax Abatement/Exemption: Chapter 99, Urban Redevelopment Corporation
Chapter 353, Enhanced Enterprise Zone
- Tax Increment Financing (TIF)
- Special Taxing Districts: CID, TDD, NID, SBD
- Loan Programs: Commercial Business, Microenterprise/Business Incentive Loans



Brownfields Revolving Loan Fund



Loans for Cleanups: Petroleum & Hazardous Substances

- Eligible Activities: Site Remediation, Consulting Fees, Department of Natural Resources Fees, Qualifying Demolition
- Interest Rates:
 - 0-5 Years - 0% Interest
 - 5-10 years – 2% Interest
 - 10-15 Years – 3% Interest
- Amended in 2015
 - Held focus group with Developers
 - Wanted flexibility, low interest
 - EPA Consultation
 - Reviewed pier cities



Brownfields Redevelopment: Oscars Garage



- RLF Loan for Lead & Asbestos Abatement
- Received NFA from Department of Natural Resources
- Commercial Loan for Windows (provided required 20% Cost Share for RLF) - CDBG
- Microenterprise Loan for Vision Clinic
- Leveraged \$3.2 million
- State of MO & Federal Brownfields Tax Credits



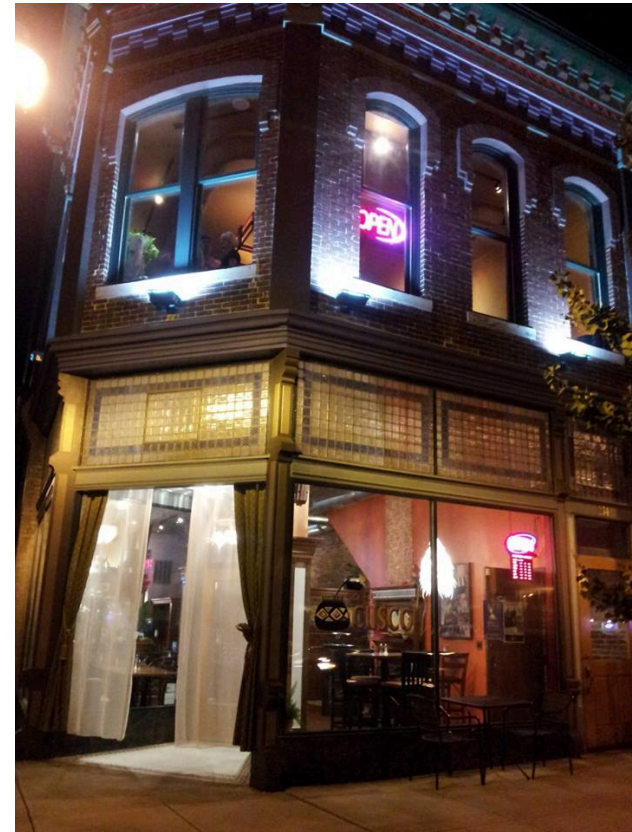
Brownfields Redevelopment: Sky 11 (Woodruff)

- Brownfields Assessments
- Brownfields RLF Loan
- City Acquisition Loan
- HUD Financing
- \$15M Project:
- 96 units with 200 residents
- Eastern gateway to Downtown



Brownfields Redevelopment: Café Cusco

- Brownfields Assessments
- City Business Incentive Loan for restaurant
- City Business Incentive Loan for Chabom Tea & Spice
- City Acquisition Loan (HUD, low interest)
- Project Highlights:
 - Commercial Street Historic District
 - 10 full time jobs
 - 12 part time jobs



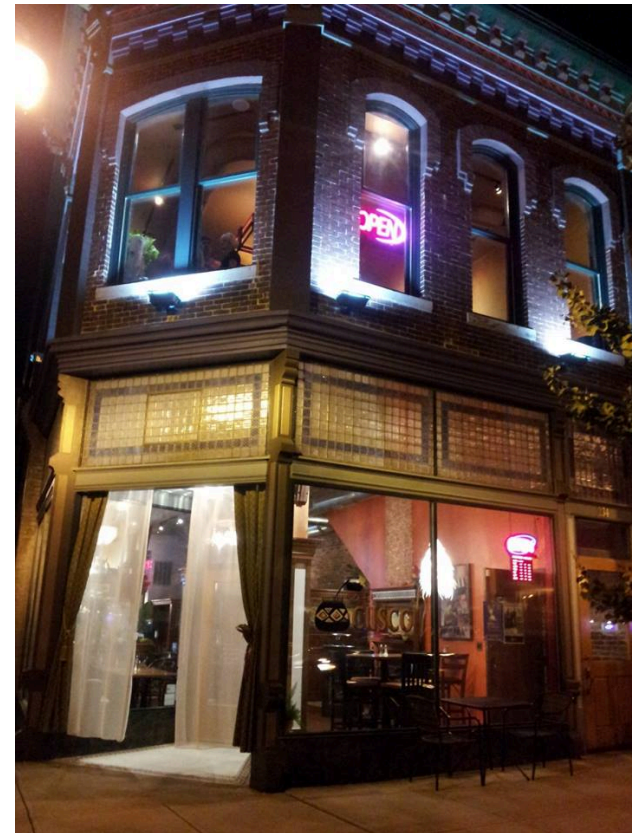
Brownfields Redevelopment: White River Brewing

- ❑ Brownfields Assessments
- ❑ Cleanup and Department of Natural resources NFA Letter
- ❑ EPA Sustainability Pilot
- ❑ Commercial Street TIF District
- ❑ Commercial Street CID
- ❑ Special Zoning Districts
- ❑ Project Highlights:
 - ▣ Successful Microbrewery, Community Space, Green Infrastructure



Brownfields Redevelopment: Café Cusco

- Brownfields Assessments
- City Business Incentive Loan for restaurant
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- City Acquisition Loan (HUD, low interest)
- Project Highlights:
 - Commercial Street N.R. Register Historic District
 - 10 full time jobs
 - 12 part time jobs

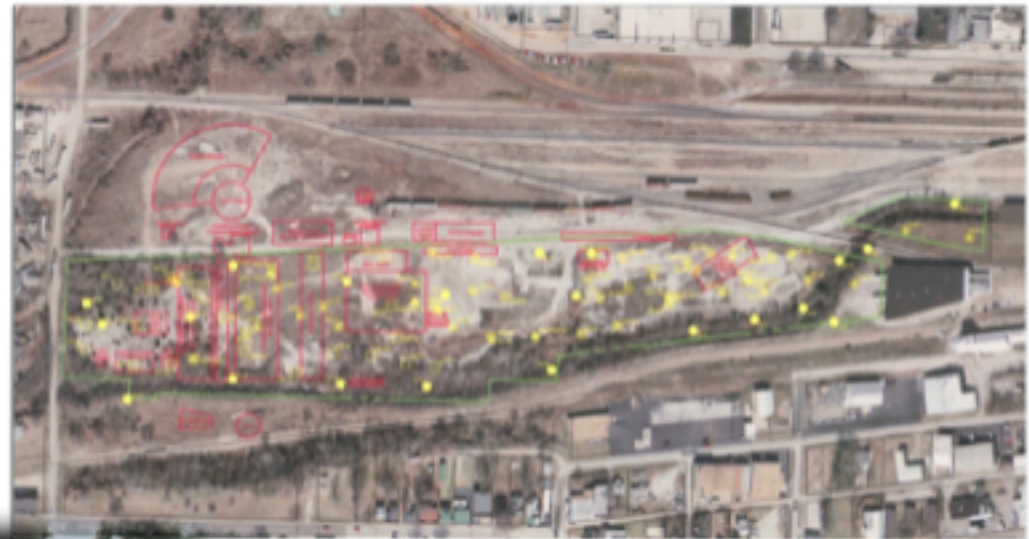


Brownfields Redevelopment: West Meadows



□ Key Recommendations:

- ▣ Open Space
- ▣ Greenway Trail
- ▣ Stormwater Improvements
- ▣ Rail Reconfiguration



LEGEND:

- EXISTING WELL LOCATIONS (INDICATED)
- PROPOSED WELL LOCATIONS (INDICATED)
- EXISTING AND PROPOSED BUILDING FOOTPRINTS (INDICATED)
- EXISTING AND PROPOSED RAIL TRACKS (INDICATED)
- EXISTING AND PROPOSED OPEN SPACE (INDICATED)
- EXISTING AND PROPOSED GREENWAY TRAIL (INDICATED)
- EXISTING AND PROPOSED STORMWATER IMPROVEMENTS (INDICATED)

PROJECT INFORMATION	
PROJECT NAME	West Meadows Brownfields Redevelopment
CLIENT	Terracon
DATE	2010
SCALE	1" = 100'
DRAWN BY	J. Smith
CHECKED BY	M. Jones
APPROVED BY	K. Brown
DATE	2010

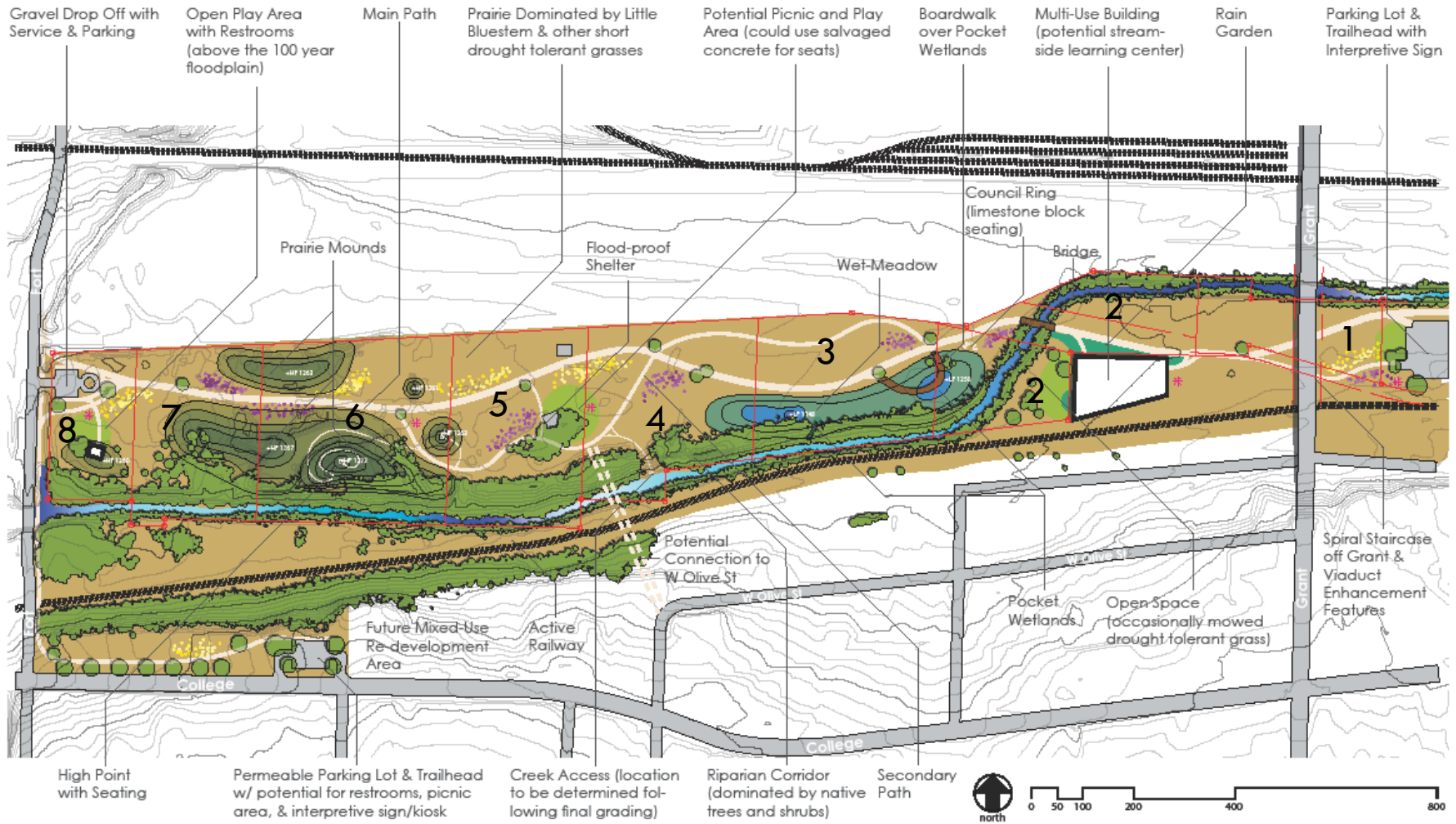


Leveraging Approach: Partners

- ❑ BNSF Railroad – Land Donation
- ❑ Federal Rail Administration – Relocation Study
- ❑ CORPS of Engineers – Stormwater Study
- ❑ EPA – \$2 million in Cleanup Grants and RLF
- ❑ CDBG – Discretionary HUD Funds for cost share
- ❑ Ozark Greenways, Inc
- ❑ Capitol Improvements Program 1/4 Cent Tax
- ❑ 1/8 Cent Stormwater Tax
- ❑ MO Department of Natural Resources
- ❑ Kansas State TAB – Landscape Plan
- ❑ Missouri Department of Conservation
- ❑ To be continued...



Landscape Plan — Services provided through K-State TAB



Legend

* Memorial/Sculpture Location	Streets	Mowed Grass	Concrete Slab
+HP High Point	Pathway	Wet-Meadow	Boardwalk
+LP Low Point	Creek	Wetland	Trees
+++ Railroad	Prairie	Mounds	Wildflowers

NOTE: Labeled park features are conceptual ideas, based on community input, that could be implemented in the future as funding becomes available. Actual locations of features may be different and will depend on cleanup activities to be conducted on site.

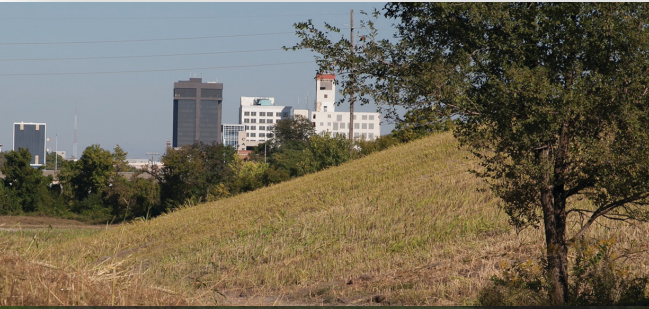
West Meadows Conceptual Landscape Plan Springfield, Missouri

Prepared by Lee R. Skabelund & Jeremy Merrill, Kansas State University 01/18/2010

Renew Jordan Creek Project in West Meadows



Brownfields Redevelopment: West Meadows



- Environmental Cleanup
- 2 Wetlands
- Historic Fulbright Spring Discovered
- Riparian Corridor restoration
- 3,000 feet of trail – Coming Soon
- Tree Planting
- Renew Jordan Creek!
- Fundraising Campaign in progress for interpretive features

Brownfields Redevelopment: 1130 N Sherman

- ❑ EPA - Assessments, \$50K RLF Subgrant to Sherman Avenue Project Area Committee
- ❑ City Housing Acquisition & Rehab Loan
- ❑ Project CORE (Construction Rehabilitation, Education)
- ❑ MO Division of Youth Services
- ❑ University of Missouri Extension
- ❑ Ozarks Technical Community College
- ❑ Missouri Job Center
- ❑ All Square Construction

- ❑ Project Highlights:
 - Quality Affordable Housing: Energy Star Rated, Universal Design, \$650 monthly rent
 - Environmental Justice
 - Neighborhood Improvement



Contact:

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www.springfieldmo.gov/Brownfields

