Brownfields Program
Leveraging
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
- City Business Incentive Loan for Chabom Tea & Spice
- 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
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 ¼ 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

Gravel Drop Off with Service & Parking
Open Play Area with Restrooms (above the 100-year floodplain)
Main Path
Prairie Dominated by Little Bluestem & other short drought tolerant grasses
Potential Picnic and Play Area (could use salvaged concrete for seats)
Boardwalk over Pocket Wetlands
Multi-Use Building (potential streamside learning center)
Rain Garden
Parking Lot & Trailhead with Interpretive Sign

Prairie Mounds
Flood-proof Shelter
Wet-Meadow
Council Ring (limestone block seats)
Bridge

Future Mixed-Use Re-development Area
Active Railway
Creek Access (location to be determined following final grading)
Riparian Corridor (dominated by native trees and shrubs)
Secondary Path

Legend:

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

West Meadows Conceptual Landscape Plan
Springfield, Missouri
Prepared by Lee R. Skabelund & Jeremy Merrill, Kansas State University 01/18/2010

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.
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
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