

CITY COMMISSION WORK SESSION MINUTES

January 29, 2019

6:30 p.m.

PRESENT: Commissioners Chilton, Estrop, O'Neill, Rue and President Copeland. City Manager Bodenmiller, Deputy City Manager Heck, and Community Development Director Meadows.

HONORABLE COMMISSIONERS:

Topics discussed at the work session held on Tuesday, January 29, 2019, were:

1. Deputy City Manager Heck outlined a proposed Community Reinvestment Area (CRA) that allows for tax abatements for property improvements and encompasses the smaller existing CRAs in the city. Mr. Heck described the differences in the State's "pre-1994" and "post-1994" regulations. A new CRA would allow all existing CRAs to function under one set of post-1994 guidelines. Proposed tax abatements for the area would be for increased valuation only. Existing CRAs would be dissolved but existing agreements were remain.

Dr. Estrop gave an example of someone purchasing a vacant house would continue to pay the same taxes for the current value but would receive a tax abatement for improvements only thus encouraging improvements and/or investments in existing properties.

Mr. O'Neill asked if granted tax abatements stay with the property if sold, and Mr. Heck responded the tax abatements would go to the new owner for the length of the original term.

Mr. Heck outlined new residential construction tax abatements may be up to 15 years at 100 percent, improvements to three units and up may be up to 12 years at 100 percent, and improvements to two units or less may be up to 10 years at 100 percent. Improvements to commercial properties are negotiated based on investment and employment. Staff plans to have legislation for the new CRA available for commission consideration on February 12, 2019.

City Manager Bodenmiller asked City Commissioners for feedback on the proposed CRA and stated that the Springfield City Schools have already reviewed the content of the proposal.

Mrs. Chilton asked about using lending institutions as partners and resources. Mr. Heck stated that staff is working with bank partners to redevelop the neighborhoods. The Housing Study has 26 percent participation with bank partners.

2. Community Development Director Meadows spoke on warming centers located within the city to help citizens during the extreme cold. A center would be open the next the day at the National Trail Parks and Recreation District office at 1301 Mitchell Boulevard. Interfaith Hospitality Network planned to have normal shelter operations during the cold weather and would be prepared to activate emergency overflow to anyone that previously was not eligible to use their services. Animal shelters are available to assist when needed. The local 2-1-1 helpline is available to assist with questions related to warming centers and shelters.

Mr. Rue added that the Champion City Vineyard Church has a warming center at 137 East Main Street along with the Springfield Soup Kitchen.

Dr. Estrop thanked city employees who are working in the cold conditions.

Mrs. Chilton mentioned the Family Needs Center distributed hand warmers and blankets to those in need.

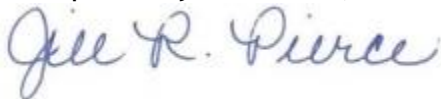
3. On motion of Dr. Estrop, seconded by Mrs. Chilton, the meeting adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue and Mr. Copeland.

Yeas 5, Nays 0.

Adj. 7:00 p.m.


Respectfully submitted,



Jill R. Pierce

Clerk of the City Commission

Legend

 Proposed CRA Boundary



Legend

 Proposed CRA Boundary

