Blight, Redevelopment, & Tax Incentives Workshop
Thursday, July 16, 2015
8:00 a.m. to 3:30 p.m.
425 Downtown Event Center
425 W. Walnut, Springfield, MO 65806
Click HERE to register: $25 for APA Members, $35 non-members

Workshop Agenda:

Breakfast & Registration, 8:00 – 8:30 am

The Toolbox

Missouri State law gives local governments powers to incentivize/facilitate redevelopment activity with many different tools. In this session, we’ll describe each tool and provide examples of how they can be used. We will discuss: Tax Increment Financing, the Chapter 353 Urban Redevelopment Corporations Law, the Community Improvement District Act, and the Transportation Development District Act.

- Hour One: Tax Increment Finance: 8:30 – 9:20 am
- Hour Two: Chapter 353 Urban Redevelopment Corporations Law: 9:30-10:20 am
- Hour Three: Community Improvement Districts: 10:30-11:20 am
- Hour Four: Transportation Development Districts: 11:30 am-12:20 pm

Lunch

12:30 – 1:15 pm

Blight! 1:20 – 2:15 pm

Almost of the tools described in the morning sessions require a special designation as a “blighted area” or a “conservation area” in order for them to be put to use. In this session, we will discuss the definitions of “blighted area,” the factors considered and how potential redevelopment areas are reviewed in the course of making a determination whether a particular area qualifies as a “blighted area.” We will review case studies to illustrate blight findings and considerations.

City of Springfield: 2:15 to 3:15 pm

The City of Springfield regularly receives applications for tax abatement from developers, which the City grants through its LCRA (Land Clearance for Redevelopment Authority). Hear from City staff how they evaluate such solicitations and determine whether a project should receive assistance via tax abatement.

*AICP CM Credits Pending

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Speaker Biographies:

Andy Struckhoff is the Associate Director of PGAV Planners based in St. Louis, MO. Andy’s professional career includes both public and private sector experience. He has led underwriting activities analyzing potential acquisitions, tax increment financing planning activities including composing redevelopment plans and cost/benefit analyses, business retention and recruitment projects, as well as return analysis activities and a variety of demographic analyses. Andy works with communities to develop solutions regarding open space, neighborhood, downtown planning, and public financing. His breadth of experience allows him to engage in projects as varied as land use policy, fiscal impact analyses, and market analyses. He also works with communities to develop effective policies and guidelines for using public incentives to attract private development.

Andrew Murray is a Senior Project Manager at PGAV Planners and has a decade of experience in assisting communities and projects with particularly complex and challenging issues, requiring innovative and collaborative strategies to bring redevelopment and revitalization. His projects have encompassed transit-oriented developments, brownfield issues, historic preservation, and both urban and suburban redevelopment contexts. His experience includes authoring neighborhood, regional, redevelopment, transportation, and bicycle / pedestrian plans. Andrew’s range of interdisciplinary experience has given him the opportunity to draft model policies and best practice guides for sustainable development, community engagement, and redevelopment in rural communities, small towns, and urban settings. He has had the opportunity to work as a planning consultant and also as an in-house planning for a real estate law practice. These experiences help him to understand the municipal, developer, and legal perspectives of a planning assignment.

Mark Spykerman is a shareholder of the Gilmore & Bell, P.C. firm in the St. Louis office. Mr. Spykerman is licensed to practice law in Missouri and Illinois and is a member of the Urban Land Institute. Mr. Spykerman has been appointed to the City of St. Louis’s Vanguard Cabinet and is a past member of the executive committee for the St. Louis District Council of the Urban Land Institute Young Leaders. While in law school, Mr. Spykerman served as an Associate Editor for the Washington University Journal of Law & Policy and received an Honor Scholar Award.

Mary Lilly Smith is Director of Planning and Development for the City of Springfield, MO. She has worked for the city in a variety of roles, for 32 years, including as principal planner in the Neighborhood Conservation Office and was responsible for the city's Capital Improvements Program. Previously, as economic development director, Mary worked closely with the Springfield Area Chamber of Commerce, the Springfield Business Development Corporation, City Utilities of Springfield, and Greene County to attract new businesses and jobs to the Ozarks. In that capacity, she was responsible for the city's economic development initiatives, including center-city redevelopment, economic incentives and coordination of the review of significant development proposals.
Parking for 425 W. Walnut Street, Springfield, MO 65806

Free parking is available on Walnut Street directly across from the venue and in the College Station Parking Garage (vehicle entrance is at Campbell & McDaniel), 1-block walk to event venue. Contact Jason Ray with questions: jasonray@missouristate.edu