

One-rdg. _____
P. Hrngs. X
Pgs. 24
Filed: 05-14-19

Sponsored by: Ferguson

First Reading: May 20, 2019

Second Reading: June 3, 2019

COUNCIL BILL 2019- 119

SPECIAL ORDINANCE 27185

AN ORDINANCE

1 APPROVING a Petition to Amend and Restate the Petition to Establish the
2 Commercial Street Community Improvement District and directing the
3 City Clerk to notify the Missouri Department of Economic
4 Development and the Greene County Clerk of the amendments.
5 (Staff and the Commercial Street Community Improvement District
6 Board of Directors recommend approval.)
7
8

9 WHEREAS, Sections 67.1401 to 67.1571 RSMo. (the "Community Improvement
10 District Act") authorize the governing body of any municipal corporation, upon a proper
11 petition requesting the formation or amendment of an existing Community Improvement
12 District's petition, and after a public hearing, to adopt an ordinance establishing or
13 amending the petition creating a community improvement district; and
14

15 WHEREAS, the Commercial Street Community Improvement District ("CSCID")
16 was established by Special Ordinance 25611 on June 15, 2009, for a period of 10
17 years; and
18

19 WHEREAS, the CSCID is set to expire on June 15, 2019, unless reestablished
20 prior to June 15, 2019; and
21

22 WHEREAS, certain property owners within the district have submitted a Petition
23 to Amend and Restate the Petition to Establish the CSCID, which proposes to extend
24 the term of the Community Improvement District ("CID") for 15 years, allow a one
25 percent (1%) sales and use tax, and to add additional property to the CID area, which is
26 attached hereto as "Exhibit 1;" and
27

28 WHEREAS, said District's legal description and map of its current boundaries
29 and proposed boundaries are attached hereto in "Exhibit 1" as "Exhibit A" and "Exhibit
30 B" respectfully; and
31

32 WHEREAS, on April 29, 2019, a petition for the amendment and restatement of
33 the CSCID was filed with the City Clerk of the City of Springfield, Missouri (the "City"),

34 including signatures for the existing and additional land areas in support of said petition;
35 and

36
37 WHEREAS, the City Clerk verified that the petition complied with the Community
38 Improvement District Act and set a public hearing with all proper notice being given in
39 accordance with the Community Improvement District Act or other applicable law; and

40
41 WHEREAS, all mailed and published notices of the required public hearing for
42 the Amended Petition and addition of Property to the District have been provided in
43 accordance with the Act; and

44
45 WHEREAS, City Council held a public hearing on May 20, 2019, at which time all
46 persons interested in the amendment and restatement of the petition, its duration,
47 powers and boundaries were allowed an opportunity to speak and at which time City
48 Council heard all protests and received all endorsements; and

49
50 WHEREAS, City Council further finds that the amended petition to create the
51 CSCID is proper and meets all the requirements of the Community Improvement District
52 Act.

53
54 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
55 SPRINGFIELD, MISSOURI, as follows, that:

56
57 Section 1 – There is hereby approved a petition to amend and restate the petition
58 that created the CSCID, with said amendments altering provisions and restrictions of
59 the petition including the expanding of the CSCID's boundaries, extending the life of the
60 CSCID by 15 years, and allowing a sales and use tax (subject to approval by the
61 qualified voters of the CSCID), and that the CSCID shall remain within the City as a
62 political subdivision of the State of Missouri having the powers and purposes set forth in
63 the amended petition, the original of which is on file with the City Clerk and is
64 incorporated herein by this reference as if copied verbatim as "Exhibit 1." The CSCID
65 shall include the contiguous tracts of real estate described in "Exhibit 1 – Exhibit A."

66
67 Section 2 – The term of existence of the CSCID shall be set out in the amended
68 petition approved herein.

69
70 Section 3 – The City Clerk is hereby directed to prepare and file with the Missouri
71 Department of Economic Development the report specified in Subsection 6 of Section
72 67.1421 of the Community Improvement District Act, and to further notify the Office of
73 the Greene County Clerk of the CSCID's amended petition and continued existence to
74 its new termination date of June 15, 2034.

75
76 Section 4 – This Ordinance shall be in full force and effect from and after its
77 passage.

78
79 Passed at meeting: June 3, 2019

80
81
82
83
84
85
86
87
88
89
90

Ken Alving
Mayor

Attest: Anita J. Cotter, City Clerk

Filed as Ordinance: June 3, 2019

Approved as to form: [Signature], Assistant City Attorney

Approved for Council action: [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2019-119

FILED: 05-14-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Approving a Petition to Amend and Restate the Petition to Establish the Commercial Street Community Improvement District and directing the City Clerk to notify the Missouri Department of Economic Development and the Greene County Clerk of the amendments. (Staff and the Commercial Street Community Improvement District Board of Directors recommend approval.)

BACKGROUND INFORMATION: The Commercial Street Community Improvement District (the "CSCID") was established on June 15, 2009, with City Council adoption of Special Ordinance 25611, which approved the Petition to Establish the CSCID (the "Original Petition"). The Original Petition authorized the District to impose up to a one-cent (1.0%) sales and use tax to fund various marketing and image enhancements for the benefit of the businesses, residents, and visitors in the District. The qualified voters in the District ultimately approved a three-eighths cent (0.375%) sales and use tax to fund such initiatives, which included but was not limited to installation and maintenance of street landscaping and furniture, trash and snow removal, district signage and banners, holiday lighting, visitors' guides, and advertising. Since its establishment, the CSCID has helped improve the cleanliness and vibrancy of Commercial Street, which supports the substantial public and private investments that have occurred in the area.

Per the Original Petition, the CSCID is set to expire on June 15, 2019. To ensure that the CSCID will remain in existence and continue to support Commercial Street, the CSCID Board of Directors have prepared and filed the Petition to Amend and Restate the Petition to Establish the CSCID (the "Amended and Restated Petition") with the Springfield City Clerk. The Amended and Restated Petition will extend the life of the District for an additional 15 years, thus allowing it to continue providing the various public improvements and services specified in the Original Petition. It will also expand the District boundaries to include Frisco Lane and a City-owned parking lot at the southwest corner of North Robberson Avenue and East Pacific Street, as well as authorize the District to impose up to a one cent (1.0%) sales and use tax that shall be subject to approval by the qualified voters in the District.

State law requires the Amended and Restated Petition to be signed by property owners collectively owning more than 50 percent of real property by assessed value and by more than 50 percent per capita of all owners of real property inside both the existing District boundaries and the proposed expansion areas. The City Clerk has verified that the Amended and Restated Petition meets these requirements. The Amended and Restated Petition has been signed by 52.83% percent (56 out of 106) of the real property owners within the existing CSCID boundaries, whom collectively own 60.51% percent of the total assessed value of real property inside said area. Within the expansion areas, 100 percent (1 out of 1) of the property owners, whom own 100

Exhibit 1

PETITION TO THE CITY OF SPRINGFIELD, MISSOURI

TO AMEND AND RESTATE THE COMMERCIAL STREET COMMUNITY

IMPROVEMENT DISTRICT

Submitted _____ 2018

**PETITION TO AMEND AND RESTATE THE
COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT**

To: The City Council of the City of Springfield, Greene County, Missouri (the “*City*”):

The undersigned, being the owners of record owning more than fifty percent (50%) by assessed value of real property within the proposed boundaries of the **COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT** (the “*District*”) and being more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City establish the Commercial Street Community Improvement District, as described herein, to fund all or part of the cost of services and improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, R.S.Mo. (the “*Community Improvement District Act*” or the “*Act*.”)

1. Description of the District.

A. Legal Description; Property Areas.

The legal description of the District is attached hereto as **Exhibit A**.

B. Map of District Boundaries.

A map illustrating the District boundaries is attached hereto as **Exhibit B**. The boundaries of the District are contiguous. **Exhibit B** also identifies the ownership within the proposed District.

2. Name of District.

The name of the district will be the Commercial Street Community Improvement District.

3. Signatures may not be withdrawn later than seven days after submittal.

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. Five-Year Plan.

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, and an estimate of costs of these improvements to be incurred is attached hereto as **Exhibit C and Exhibit C-2**.

5. Type of District.

The District will be a political subdivision of the State of Missouri.

6. Board of Directors.

A. The District will be governed by a board of directors (the “*Board*”), whose members shall be appointed by the Mayor of the City of Springfield (the “*Mayor*”) with the consent of the City Council of Springfield (the “*City Council*”) in accordance with the qualifications as established by law and as set forth below.

B. Number.

There shall be 7 director positions on the District’s board of directors.

C. Qualifications.

Each director must meet the following requirements:

1. Be at least 18 years of age;
2. Be either an “owner” of real estate within the District as defined in the Act, (“Property Owner”), the legally authorized representative of an owner of real property (“Property Owner Representative”), an owner of a business operating within the district (“Business Owner”), the legally authorized representative of an owner of a business (“Business Owner Representative”), the legally authorized representative of a non-profit organization operating within the District, or a registered voter residing in the District (“Registered Voter”), and
3. Be nominated pursuant to a slate submitted by the board of directors to the City Council pursuant to the nominating procedures set forth below.

D. Representation.

1. A minimum of 3 directors must be Property Owners or Property Owner Representatives
2. A minimum of 2 directors must be Business Owners or Business Owner Representatives
3. A minimum of 1 director must be a registered voter living within the District, so long as there are registered voters living in the District

Each director may represent more than one of the foregoing categories. Upon the appointment of each director following the date of this Petition, the Board minutes nominating such proposed board member shall specify the types of representation of such director under this Section 6. D.

The failure of the board of directors to meet the representation requirements set forth in this **Section 6.D.** shall not affect the board of directors’ authority to hold meetings, exercise any of the District’s powers or take any action otherwise lawful.

E. Nominating Committee

The board of directors may serve as a committee of the whole or appoint a nominating committee with a minimum of three (3) persons, with: (i) at least one (1) owner of real property within the District (ii) one (1) registered voter living within the District, if any; and (iii) one (1) business owner owning a business in the District. All such persons must meet the qualifications of **Sections 6.C.1. and 2.** above. Each member of the nominating committee may represent more than one of the foregoing categories.

F. Nominating Process.

The nominating committee may submit a slate to the board of directors for its approval. In preparing each slate the nominating committee shall follow the following criteria:

1. Each person nominated must meet the qualifications specified in **Section 6.C.** of this Petition.
2. The slate must ensure that the board of directors will have the representation as set forth in **Section 6.D.** of this Petition.
3. Once a slate has been approved by the board, the slate shall be submitted to the City Clerk by the Board. The City Clerk shall immediately deliver the slate to the Mayor. The Mayor may appoint the successor Directors according to the slate submitted, and the City Council shall consent by resolution to the appointment; or the Mayor or the City Council may reject the slate submitted and request in writing, reasons for rejection of the slate, that the board submit an alternate slate.

3. If an alternate slate is requested, the Board shall submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternate slate to the Mayor. The Mayor may appoint the successor Directors according to the alternate slate submitted and the City Council shall consent by resolution to the appointment, or, the Mayor of the City Council may reject the alternate slate submitted and request that its Board submit another alternate slate.

4. The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the City Council.

G. Successor Directors.

The successor board of directors shall meet the qualifications set forth in **Section 6.C** and be nominated and appointed as provided herein. All successor board members shall serve a four-year term.

H. Removal.

Any director may be removed by a two-thirds affirmative vote of the directors of the board for cause or to ensure the representation requirements set forth in **Section 6.C and 6.D**. Written notice of the proposed removal shall be given to all directors prior to action thereon, pursuant to the provisions of the Act.

Three consecutive absences of any director without notice to the board (written or electronic) constitutes an automatic resignation from the board of directors.

7. Total Assessed Value.

The total assessed value of all real property located within the District is \$6,421,970.

8. Determination of Blight. The District does not seek a determination of blight.

9. Life of District.

The life of the District will be for a period of fifteen (15) years following the effective date of the ordinance approval, or until June 30, 2019, whichever last occurs.

10. Maximum Rates of Business License Tax, Real Property Tax and Sales Tax.

A. License and Real Estate Taxes

The district will not impose business license taxes or real estate taxes..

B. Sales Taxes.

The District may impose a sales and use tax at a maximum of one (1) cent, on all retail sales made in the district that are subject to taxation pursuant to sections 144.010 to 144.525. The District may impose a sales and use tax, at a maximum rate of one (1) cent, on all retail sales made in the District that are subject to taxation pursuant to Sections 144.010 to 144.525, R.S.Mo., except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable, or video services (the "CID Sales Tax"). The CID Sales Tax shall be approved by a majority of the qualified voters in the District by mail-in ballot as required by Section 67.1545, R.S.Mo.; provided the District shall follow the mail-in ballot election procedure as prescribed for imposing real estate taxes per Section 67.1551, RSMo.

11. Maximum Rates of Special Assessments and the Method of Assessment.

The District will not impose a special assessment.

12. Limitations on Borrowing Capacity.

The District shall have the authority to incur debt and to issue notes, bonds and other financial obligations subject to the provisions of the Act.

13. Limitations on Revenue Generation.

There shall be no limitation on the revenues generated by the district, except as set forth in this Petition.

14. Other Limitations on District Powers.

The District shall have the powers authorized by this Petition and consistent with the Act.

15. Annual Reports and Meetings.

The District shall comply with the reporting and meeting requirements described in R.S.Mo. § 67.1471, and acknowledges that such meetings shall be open to the public.

16. Severability.

If any provision of this Petition shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

17. Signatures of all Petitioners.

Following are the signature pages for each property owner that joins in this Petition.

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Springfield, Missouri
on the _____ day of _____, 2018.

City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION

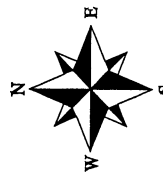
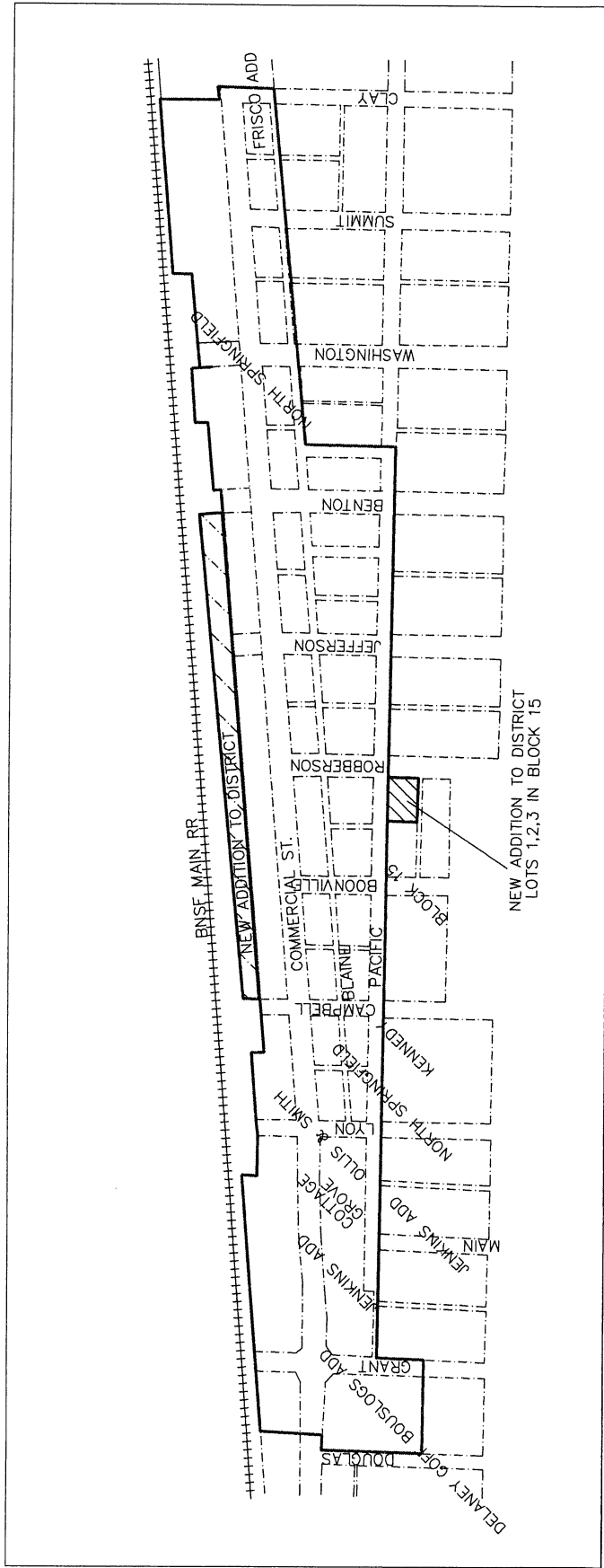
A PART OF SECTIONS 11 AND 12, IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID CORNER BEING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DOUGLAS AVENUE AND COMMERCIAL STREET; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 5.00 FEET OF LOT 3 OF COMMERCIAL STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 3, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN-SANTA FE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE RAILROAD, TO A POINT 587.89 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, 597.86 FEET EAST OF SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CLAY AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 36 OF FRISCO ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 20 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID FRISCO ADDITION, TO THE NORTHWEST CORNER OF LOT 9 OF SAID FRISCO ADDITION; THENCE CONTINUING SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY AS SHOWN ON THE FINAL PLAT OF NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, TO A POINT 20 FEET WEST OF THE NORTHWEST CORNER OF LOT 56 OF BLOCK 27 OF SAID NORTH SPRINGFIELD; THENCE SOUTH, ALONG A LINE 20 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 45 THROUGH 56 OF SAID BLOCK 27, AND ALONG ITS SOUTHERLY EXTENSION, TO THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 2 OF JENKINS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE CONTINUING WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 16 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID JENKIN'S ADDITION, TO THE NORTHWEST CORNER OF LOT 3 OF SAID JENKIN'S ADDITION, BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 33 AND 34 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION; THENCE WEST, ALONG SAID NORTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

EXHIBIT B

EXHIBIT B-1 CID BOUNDARY AND OWNERSHIP MAP

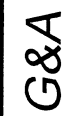
Please see map on following page.

EXHIBIT B



GRID SKETCH IS NOT TO SCALE

NOTE: HATCHED AREAS DEPICT ADDITION TO COMMUNITY IMPROVEMENT DISTRICT. THE HATCHED AREA TO THE NORTH REPRESENTS OLD RR RIGHT OF WAY AND THE AREA TO THE SOUTH IS A PART OF BLOCK 15 OF NORTH SPRINGFIELD.



GRAY & ASSOCIATES, LLC
PROFESSIONAL SURVEYORS
 PO BOX 336 102 W. BOONE
 ASH GROVE, MO. 65604
 PH. 417-323-1021

- BOUNDARY
- CONSTRUCTION STAKING
- TOPOGRAPHIC
- ALTA TITLE SURVEYS

COMMUNITY IMPROVEMENT DISTRICT
 UPDATED DESCRIPTION SKETCH
 SPRINGFIELD, MO.

DRAWN BY: MDGZ
 DATE: 5/20/16
 CLIENT NO:
 FIELD BY:
 FIELD BK:
 SHEET NO: 1

**EXHIBIT B-2 IDENTIFICATION OF PROPERTY OWNERS WITHIN
COMMERCIAL STREET COMMUNITY IMPROVEMENT DISTRICT**

Please see spreadsheet on following pages.

| Parcel No. | Property Address | Name | Address | City/State/Zip | Assessed Value |
|--------------|-------------------------|--|------------------------|--|----------------|
| 881312309001 | 233 E COMMERCIAL ST | 233E COMMERCIAL LLC | 1605 E SUNSHINE ST | SPRINGFIELD MO 65804 | \$ 70,270 |
| 881312327010 | 1700 N BENTON AVE | 233E COMMERCIAL LLC | 1605 E SUNSHINE ST | SPRINGFIELD MO 65804 | \$ 59,040 |
| 881312309032 | 305 W COMMERCIAL ST | 305 W COMMERCIAL LLC | 305 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 87,070 |
| 881312310007 | 312 W COMMERCIAL ST | 312 W COMMERCIAL LLC | 312 W COMMERCIAL ST | SPRINGFIELD MO 65803-2666 | \$ 42,660 |
| 881312407024 | 720 E COMMERCIAL ST | 417 RENTALS LLC | 5759 W US HIGHWAY 60 | BROOKLINE MO 65619-9438 | \$ 9,310 |
| 881311411020 | 505 W COMMERCIAL ST | 505 WEST C ST LLC | 330 SPICE RD | OZARK MO 65721-7943 | \$ 104,740 |
| 881312319029 | 328 E COMMERCIAL ST | ALLEN, JAMES E | 2663 E CHAROLAIS ST | SPRINGFIELD MO 65803 | \$ - |
| 881312332004 | 606 E COMMERCIAL ST | ASHFORD, HENRY A | 707 N ROGERS AVE | SPRINGFIELD MO 65802 | \$ 2,020 |
| 881312332005 | 600 E COMMERCIAL ST | ASHFORD, JAMES | 707 N ROGERS AVE | SPRINGFIELD MO 65802 | \$ 11,230 |
| 881312327005 | 514 E COMMERCIAL ST | ASKINOSIE PROP LLC | 514 E COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 73,210 |
| 881312327024 | 500 E COMMERCIAL ST | ASKINOSIE PROP LLC | 514 E COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 30,340 |
| 881312408011 | 739 E COMMERCIAL ST | BARRETTEWOOD, USA INC | 583 GRAND BERNIER NORD | ST JEAN SUR RICHLIEU, QUEBEC, CANADA J3B-8K1 | \$ 143,390 |
| 881311412021 | 511 W PACIFIC ST | BARRY, JAMES A ETAL TR | 622 W LOCUST ST | SPRINGFIELD MO 65803-2710 | \$ 7,130 |
| 881311412022 | 1701 N LYON AVE | BARRY, JAMES A ETAL TR | 622 W LOCUST ST | SPRINGFIELD MO 65803-2710 | \$ 25,310 |
| 881311428019 | 435 W PACIFIC ST | BARRY, JAMES A ETAL TR | 622 W LOCUST ST | SPRINGFIELD MO 65803 | \$ 36,450 |
| 881312310005 | 216 W COMMERCIAL ST | BILYEU, STACIE RENAE CALHOUN | 841 S WELLER AVE | SPRINGFIELD MO 65802-3346 | \$ 67,260 |
| 881312324017 | 1703 N BENTON AVE | BLANKENSHIP, HILLARD F ETAL TR | 1601 VISTA | BARTLESVILLE OK 74006 | \$ 14,400 |
| 889850500138 | 543 E COMMERCIAL ST | BNSF RAILWAY COMPANY | PO BOX 961089 | FORT WORTH TX 76161-0089 | \$ - |
| 889850500006 | COMMERCIAL & WASHINGTON | BURLINGTON NORTHERN & SANTA FE RAILWAY | PO BOX 961089 | FORT WORTH TX 76161-0089 | \$ - |
| 881312326010 | 505 E COMMERCIAL ST | BREAK PLAINS INV LLC | 1429 S RANCH DR | SPRINGFIELD MO 65809-2235 | \$ 19,360 |
| 881311412019 | 522 W COMMERCIAL ST | BROYLES, DAVID & TERRY TRUST | PO BOX 65 | HUMBOLDT KS 66748 | \$ 82,520 |
| 881311428007 | 422 W COMMERCIAL ST | BUILDING CONSERVATION LLC | 422 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 38,080 |
| 881311428005 | 416 W COMMERCIAL ST | C STREET BUSINESS DEV CO LLC | 2279 S MEADOWVIEW AVE | SPRINGFIELD MO 65804 | \$ 28,030 |
| 881312317001 | 234 E COMMERCIAL ST | CAFE CUSCO LLC | 1650 S ROANOKE AVE | SPRINGFIELD MO 65807 | \$ 68,000 |
| 881312310003 | 210 W COMMERCIAL ST | CANADA PROP LLC | 210 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 50,940 |
| 881312309024 | 203 W COMMERCIAL ST | CJ FAMOUS ENT LLC | 2311 W WINCHESTER ST | SPRINGFIELD MO 65807 | \$ 105,730 |
| 881312319025 | 1708 N ROBERSON AVE | CLOUD INV LLC | 9025 N FARM ROAD 21 | ASH GROVE MO 65604-8830 | \$ 84,540 |
| 881312317013 | 200 E COMMERCIAL ST | COLLETTE, MARY | 1539 N WASHINGTON AVE | SPRINGFIELD MO 65803-2848 | \$ 50,630 |
| 881312317014 | 1710 N BOONVILLE AVE | KIDCARE AMERICA INC | PO BOX 14617 | SPRINGFIELD MO 65814-617 | \$ 4,450 |
| 881312309003 | 225 E COMMERCIAL ST | CONCORD INV GROUP INC | 313 S GLENSTONE AVE | SPRINGFIELD MO 65802-3104 | \$ 73,760 |
| 881312319011 | 306 E COMMERCIAL ST | COOPER LLC | 306 E COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 44,850 |
| 881311428022 | 404 W COMMERCIAL ST | CURTIS INV LLC | 2632 E SHADY GLEN ST | SPRINGFIELD MO 65804 | \$ 63,800 |
| 881311428009 | 426 W COMMERCIAL ST | DAN JOHNSON & ASSOC LLC | 1551 S JEFFERSON AVE | SPRINGFIELD MO 65807 | \$ 76,060 |
| 881311429006 | 411 W COMMERCIAL ST | DAN JOHNSON & ASSOC LLC | 305 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 7,620 |
| 881312309012 | 209 W COMMERCIAL ST | DAN JOHNSON & ASSOC LLC | 1551 S JEFFERSON AVE | SPRINGFIELD MO 65807 | \$ 20,770 |

| Parcel No. | Property Address | Name | Address | Property Owner | City/State/Zip | Assessed Value |
|--------------|----------------------|--|----------------------|----------------|---------------------------|----------------|
| 881312309020 | 315 W COMMERCIAL ST | DAN JOHNSON & ASSOC LLC | 305 W COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 109,700 |
| 881312317012 | 202 E COMMERCIAL ST | DAN JOHNSON & ASSOC LLC | 1551 S JEFFERSON AVE | | SPRINGFIELD MO 65807 | \$ 26,340 |
| 881312319001 | 338 E COMMERCIAL | DAN JOHNSON & ASSOC LLC | 1551 S JEFFERSON AVE | | SPRINGFIELD MO 65807 | \$ 32,000 |
| 881312325011 | 401 E COMMERCIAL ST | DAVIS, JANET ANNETTE TR | 1522 S BRIAR AVE | | SPRINGFIELD MO 65809 | \$ 51,290 |
| 881312309015 | 217 W COMMERCIAL ST | DECKER K PROP LLC | 5726 S PINEHURST AVE | | SPRINGFIELD MO 65810-2562 | \$ 31,860 |
| 881312319015 | 1700 N ROBBERSON AVE | DEWAR FAMILY 1 LTD PART | 827 S ROGERS AVE | | SPRINGFIELD MO 65804-0126 | \$ 36,770 |
| 881311428004 | 410 W COMMERCIAL ST | DUNVILLE, CHARLES | PO BOX 11302 | | SPRINGFIELD MO 65808-1302 | \$ 39,510 |
| 881312317028 | E COMMERCIAL ST | DWM PROPERTIES LLC | 1320 E KINGSLEY ST | | SPRINGFIELD MO 65804-7228 | \$ 4,160 |
| 881312317026 | 224 E COMMERCIAL ST | DWM PROPERTIES LLC | 224 E COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 183,670 |
| 881312317008 | 208 E COMMERCIAL ST | EBRITE, RANDALL D | 656 S PICKWICK AVE | | SPRINGFIELD MO 65802-3339 | \$ 46,790 |
| 881312332003 | 612 E COMMERCIAL ST | EUTSLER, AVA | 612 E COMMERCIAL ST | | SPRINGFIELD MO 65803-3245 | \$ 6,350 |
| 881312309016 | 219 W COMMERCIAL ST | FREAKING BLDG LLC | PO BOX 2062 | | SPRINGFIELD MO 65801-2062 | \$ 78,760 |
| 881312309005 | 219 E COMMERCIAL ST | FRONT RANGE REAL PROP LLC | 1065 S AMES ST | | SPRINGFIELD MO 65801-2062 | \$ 81,220 |
| 881312407005 | 714 E COMMERCIAL ST | FULLER, RUSSELL | 15120 TEXAS RD | | LAKWOOD CO 80226 | \$ 5,470 |
| 881312317025 | 1700 N BOONVILLE AVE | GATE OF THE TEMPLE LODGE MASONIC ASSOC | 1700 N BOONVILLE AVE | | SPRINGFIELD MO 65803 | \$ - |
| 881312327004 | 518 E COMMERCIAL ST | GAY & LESBIAN COMMUNITY CTR | PO BOX 225 | | SPRINGFIELD MO 65801-0225 | \$ - |
| 881312327030 | 520 E COMMERCIAL ST | GAY & LESBIAN COMMUNITY CTR | PO BOX 225 | | SPRINGFIELD MO 65801 | \$ - |
| 881312309030 | 213 W COMMERCIAL ST | GORHAM, MARY | 213 W COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 46,400 |
| 881311428003 | 406 W COMMERCIAL ST | GRACE, GREGORY | 833 W TURNER ST | | SPRINGFIELD MO 65803 | \$ 55,580 |
| 881312319006 | 318 E COMMERCIAL ST | HALL, PAUL W | 318 E COMMERCIAL ST | | SPRINGFIELD MO 65803-2942 | \$ 38,530 |
| 881311412018 | 504 W COMMERCIAL ST | HARRIS, DANIEL D | 5425 E BENNETT ST | | SPRINGFIELD MO 65809-2603 | \$ 38,340 |
| 881312327029 | 530 E COMMERCIAL ST | HARRIS, DAVID K | 301 E COMMERCIAL ST | | SPRINGFIELD MO 65803-2941 | \$ 4,220 |
| 881311412004 | 520 W COMMERCIAL ST | HARRIS, DAVID K | 5425 E BENNETT ST | | SPRINGFIELD MO 65809 | \$ 7,360 |
| 881312317030 | 204 E COMMERCIAL ST | HATCH, JERRY L ETAL TR | 5713 E DIVISION ST | | SPRINGFIELD MO 65802 | \$ 30,030 |
| 881312407001 | 734 E COMMERCIAL ST | HERD, CARL E TR | PO BOX 2764 | | SPRINGFIELD MO 65801-2764 | \$ 2,530 |
| 881312324026 | 1720 N JEFFERSON AVE | HISTORIC COMMERCIAL DEVELOPMENT LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ - |
| 881312324005 | 420 E COMMERCIAL ST | HISTORIC COMMERCIAL DEVELOPMENT LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ - |
| 881312324024 | 424 E COMMERCIAL ST | HISTORIC COMMERCIAL DEVELOPMENT LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ - |
| 881312324022 | 1706 N JEFFERSON AVE | HISTORIC COMMERCIAL DEVELOPMENT LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ - |
| 881312324001 | 438 E COMMERCIAL ST | HISTORIC COMMERCIAL DEVELOPMENT LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ 38,080 |
| 881312324002 | 434 E COMMERCIAL ST | HISTORIC COMMERCIAL DEVELOPMENT LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ 14,910 |
| 881312324023 | 410 E COMMERCIAL ST | HISTORIC, COMMERCIAL DEV LLC | 1414 E PRIMROSE ST | | SPRINGFIELD MO 65804 | \$ - |
| 881312309002 | 229 E COMMERCIAL ST | HISTORIC DEV LLC | 229 E COMMERCIAL ST | | SPRINGFIELD MO 65803-2939 | \$ 97,060 |
| 881311428020 | 1705 N CAMPBELL AVE | HOLDER, KERRY L | 719 E WESTCHESTER CT | | SPRINGFIELD MO 65810 | \$ 44,000 |
| 881311411016 | 611 W COMMERCIAL ST | HS, INVESTMENTS LLC | 611 W COMMERCIAL ST | | SPRINGFIELD MO 65803-2633 | \$ 86,460 |

| Parcel No. | Property Address | Name | Address | City/State/Zip | Assessed Value |
|--------------|----------------------|------------------------------|-----------------------|---------------------------|----------------|
| 881311414005 | 624 W COMMERCIAL ST | HS INVESTMENTS LLC | 611 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 14,110 |
| 881311414028 | 624 W COMMERCIAL ST | HS INVESTMENTS LLC | 634 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 45,150 |
| 881311411018 | 601 W COMMERCIAL ST | IVEY, HAROLD D | PO BOX 5113 | SPRINGFIELD MO 65801-5113 | \$ 36,960 |
| 881311411019 | 600 W COMMERCIAL ST | IVEY, HAROLD D | PO BOX 5113 | SPRINGFIELD MO 65801-5113 | \$ 8,960 |
| 881312327001 | 540 E COMMERCIAL ST | JAMES FAMILY PROP MGT LLC | 4205 SMYRNA RD | ROGERSVILLE MO 65742-8129 | \$ 68,730 |
| 881312333003 | 629 E COMMERCIAL ST | JANSS LUMBER CO LLC | 629 E COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 101,150 |
| 881312332002 | 614 E COMMERCIAL ST | JDP PARTNERS LLC | 644 S SCENIC AVE | SPRINGFIELD MO 65802 | \$ 6,310 |
| 881312317007 | 214 E COMMERCIAL ST | JGP 214 LLC | 2403 W DEARBORN ST | SPRINGFIELD MO 65807 | \$ 63,850 |
| 881312317029 | 206 E COMMERCIAL ST | JOHNSON DAN & ASSOC LLC | 1551 S JEFFERSON AVE | SPRINGFIELD MO 65807 | \$ 73,460 |
| 881312319004 | 326 E COMMERCIAL ST | JOHNSON, DAN ETAL | 1551 S JEFFERSON AVE | SPRINGFIELD MO 65807 | \$ 35,120 |
| 881312319005 | 320 E COMMERCIAL ST | KIM COMMERCE LLC | 7328 FARM ROAD 1182 | VERONA MO 65769 | \$ 29,000 |
| 881312324019 | 420 E BLAINE ST | KLINGNER MORTUARY INC | PO BOX 130548 | HOUSTON TX 77219-0548 | \$ 52,160 |
| 881312327027 | 536 E COMMERCIAL ST | KRAMER, DAVID A | 826 BARWICK PL | WILLARD MO 65781 | \$ 3,520 |
| 881311412001 | 500 W COMMERCIAL ST | LADD, AL | 500 W COMMERCIAL ST | SPRINGFIELD MO 65803-2632 | \$ 25,670 |
| 881312325015 | 413 E COMMERCIAL ST | LANE, J DAVID ETAL TR | 423 E COMMERCIAL ST | SPRINGFIELD MO 65803-2943 | \$ 181,660 |
| 881311415012 | 1619 N GRANT AVE | LORENZ, FRANK INC | 3182 W KNOB HILL ST | SPRINGFIELD MO 65810-2055 | \$ 5,550 |
| 881312319012 | 302 E COMMERCIAL ST | LUCE, JOHN | 1868 S BRISTOL AVE | SPRINGFIELD MO 65809-3203 | \$ 28,230 |
| 881311415004 | 1620 N DOUGLAS AVE | MARTIN, GARY | 1620 N DOUGLAS AVE | SPRINGFIELD MO 65803-1740 | \$ 6,800 |
| 881311428010 | 430 W COMMERCIAL ST | MEDLEY, JEREMY W | 1137 E OAK TREE LN | SPRINGFIELD MO 65810 | \$ 38,590 |
| 881312332001 | 618 E COMMERCIAL ST | MENDEZ, SAMUEL D | 618 E COMMERCIAL ST | SPRINGFIELD MO 65803-3245 | \$ 6,960 |
| 881312309007 | 211 E COMMERCIAL ST | MERLYN PROPERTIES LLC | 211 E COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 96,190 |
| 881312317020 | 1711 N ROBBERSON AVE | MERLYN PROPERTIES LLC | 211 E COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 8,800 |
| 881312409016 | 628 E COMMERCIAL ST | MID WEST HEARING AID INC | 628 E COMMERCIAL ST | SPRINGFIELD MO 65803-3245 | \$ 42,750 |
| 881312409001 | 640 E COMMERCIAL ST | MID-WEST HEARING AID SER INC | 628 E COMMERCIAL ST | SPRINGFIELD MO 65803-3245 | \$ 5,920 |
| 881311428006 | 420 W COMMERCIAL ST | MOON CITY PUB LLC | 420 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 24,100 |
| 881312310009 | 318 W COMMERCIAL ST | NEW COAT PAINT LLC | 318 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 71,650 |
| 881312319013 | 300 E COMMERCIAL ST | NORTHBRIDGE 300 LLC | 313 S GLENSTONE | SPRINGFIELD MO 65802 | \$ 59,490 |
| 881312324008 | 400 E COMMERCIAL ST | NORTHBRIDGE 400 LLC | 1041 E STANFORD ST | SPRINGFIELD MO 65807 | \$ 44,260 |
| 881312319002 | 334 E COMMERCIAL ST | NORTHBRIDGE LLC | 313 S GLENSTONE | SPRINGFIELD MO 65802 | \$ 64,960 |
| 881311417016 | 701 W COMMERCIAL ST | NOUVELLE REALTY LLC | 2023 S GLENSTONE AVE | SPRINGFIELD MO 65804-2427 | \$ 61,210 |
| 881311428008 | 424 W COMMERCIAL ST | OZARK MODEL RR ASSOC | 424 W COMMERCIAL ST | SPRINGFIELD MO 65803-2650 | \$ 26,300 |
| 881312309028 | 101 E COMMERCIAL ST | PARKER, PAUL DAVID | 1539 N WASHINGTON AVE | SPRINGFIELD MO 65803-2848 | \$ 96,740 |
| 881312309008 | 209 E COMMERCIAL ST | PARKER, PAUL | 1539 N WASHINGTON AVE | SPRINGFIELD MO 65803 | \$ 37,610 |
| 881312317031 | N BOONVILLE AVE | PARKER, PAUL ETAL | 1539 N WASHINGTON AVE | SPRINGFIELD MO 65803 | \$ 8,540 |
| 881312407006 | 706 E COMMERCIAL ST | PICKENS, MICHAEL | 706 E COMMERCIAL ST | SPRINGFIELD MO 65803-3247 | \$ 25,400 |

| Parcel No. | Property Address | Name | Address | Property Owner | City/State/Zip | Assessed Value |
|--------------|----------------------|-----------------------------------|-----------------------------|----------------|---------------------------|----------------|
| 881312407007 | 702 E COMMERCIAL ST | PICKENS, MICHAEL ETAL | 1330 W FLORIDA ST | | SPRINGFIELD MO 65803-1810 | \$ 7,230 |
| 881312317019 | 225 E PACIFIC ST | POWERED HOLDINGS LLC | 2361 S CELEBRATION AVE | | SPRINGFIELD MO 65809 | \$ 40,990 |
| 881312318009 | 301 E COMMERCIAL ST | PRIMARY PROPERTIES LLC | 2565 S SHERIDAN BLVD | | SPRINGFIELD MO 65804 | \$ 60,510 |
| 881311415003 | 712 W COMMERCIAL ST | RAINIER SUNWEST 2012 LLC | 13760 NOEL RD | | DALLAS TX 75240-1307 | \$ 206,140 |
| 881312327006 | 508 E COMMERCIAL ST | RATHBONE & FUSON | 508 E COMMERCIAL ST | | SPRINGFIELD MO 65803-2946 | \$ 70,340 |
| 881311415013 | 704 W COMMERCIAL ST | ROSIL INC | 7811 MONTROSE RD | | POTOMAC MD 20854 | \$ 14,620 |
| 881312319028 | 332 E COMMERCIAL ST | SAMAR VENTURES LLC | 2755 E IMPERIAL CIR | | SPRINGFIELD MO 65804 | \$ 32,280 |
| 881312318023 | 305 E COMMERCIAL ST | SCHILLING, CHRISTINE | 307 E COMMERCIAL ST | | SPRINGFIELD MO 65803-2941 | \$ 53,080 |
| 881312325016 | 445 E COMMERCIAL ST | SL MISSOURI LLC | 1175 MANHEIM PIKE | | LANCASTER PA 17601 | \$ 193,560 |
| 881312310020 | 1701 N BOONVILLE AVE | SPFD VICTORY MISSION INC | 1610 N BROADWAY AVE | | SPRINGFIELD MO 65803-1704 | \$ - |
| 881312327023 | 1718 N BENTON AVE | SPFD YELLOW CAB CO INC | 1718 N BENTON AVE | | SPRINGFIELD MO 65803-2806 | \$ 41,720 |
| 881311428023 | 400 W COMMERCIAL ST | SPIRIT GROUP LLC | 5926 S KIMBROUGH AVE | | SPRINGFIELD MO 65810-3230 | \$ 60,680 |
| 881312324018 | 1717 N BENTON AVE | SPRINGFIELD COCA COLA BOTTLING CO | 1777 N PACKER RD | | SPRINGFIELD MO 65802 | \$ 80,220 |
| 881311429005 | 425 W COMMERCIAL ST | SPRINGFIELD ENGINE SUPPLY INC | 425 W COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 79,650 |
| 881312310017 | 1715 N BOONVILLE AVE | SPRINGFIELD VICTORY MISSION INC | PO BOX 2884 | | SPRINGFIELD MO 65801 | \$ - |
| 881312310019 | 1709 N BOONVILLE AVE | SPRINGFIELD VICTORY MISSION INC | PO BOX 2884 | | SPRINGFIELD MO 65801 | \$ - |
| 881312319019 | 1705 N JEFFERSON AVE | STEWART CREEK INV LLC | 1705 N JEFFERSON AVE | | SPRINGFIELD MO 65803-2820 | \$ 79,360 |
| 881312326009 | 521 E COMMERCIAL ST | STEWART, RUSSEL NORMAN | 521 E COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 54,200 |
| 881312310008 | 314 W COMMERCIAL ST | STOCKER, FAITH | 2525 N CLIFTON AVE | | SPRINGFIELD MO 65803-2147 | \$ 35,490 |
| 881311411013 | 635 W COMMERCIAL ST | STORE MASTER FUNDING VII LLC | 5250 US HWY 60 | | PADUCAH KY 42003 | \$ 113,120 |
| 881311429007 | 935 W COMMERCIAL ST | STRONG CAPITAL V LP | 5910 N CENTRAL EXPY | | DALLAS TX 75206 | \$ 3,460 |
| 881312319026 | 308 E COMMERCIAL ST | SWM REAL EST LLC | 1227 S MARYLAND AVE | | SPRINGFIELD MO 65807 | \$ 28,390 |
| 881312319027 | 310 E COMMERCIAL ST | SWM REAL EST LLC | 936 S WELER AVE | | SPRINGFIELD MO 65802 | \$ 25,570 |
| 881312309029 | 215 W COMMERCIAL ST | TABOR, THEODORE | 2465 E VALLEY WATER MILL RD | | SPRINGFIELD MO 65803 | \$ 43,840 |
| 881312317033 | N ROBBERSON AVE | TABOR, THEODORE | 2465 E VALLEY WATER MILL RD | | SPRINGFIELD MO 65803 | \$ 16,480 |
| 881312317034 | 220 E COMMERCIAL ST | TABOR, THEODORE | 2465 E VALLEY WATER MILL RD | | SPRINGFIELD MO 65803 | \$ 91,360 |
| 881311414027 | 608 W COMMERCIAL ST | THE CITY OF SPRINGFIELD | 840 N BOONVILLE AVE | | SPRINGFIELD MO 65802-3832 | \$ - |
| 881312310010 | 1710 N CAMPBELL AVE | THE CITY OF SPRINGFIELD | 840 N BOONVILLE AVE | | SPRINGFIELD MO 65802-3832 | \$ - |
| 881312316001 | 1645 N ROBBERSON AVE | THE CITY OF SPRINGFIELD | 840 N BOONVILLE AVE | | SPRINGFIELD MO 65802-3832 | \$ - |
| 881312318001 | 321 E COMMERCIAL ST | THE CITY OF SPRINGFIELD | 840 N BOONVILLE AVE | | SPRINGFIELD MO 65802-3832 | \$ - |
| 881312318008 | 299 E COMMERCIAL ST | THE CITY OF SPRINGFIELD | 840 N BOONVILLE AVE | | SPRINGFIELD MO 65802-3832 | \$ - |
| 881312319020 | 1725 N JEFFERSON AVE | THE CITY OF SPRINGFIELD | 840 N BOONVILLE AVE | | SPRINGFIELD MO 65802-3832 | \$ - |
| 881312310004 | 214 W COMMERCIAL ST | TINSON, PETER M | 214 W COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 36,770 |
| 881312319030 | 312 E COMMERCIAL ST | UPTOWN PIZZA HOUSE LLC | 312 E COMMERCIAL ST | | SPRINGFIELD MO 65803 | \$ 101,250 |
| 881312309006 | 217 E COMMERCIAL ST | VISION GROUP PART LLC | 217 E COMMERCIAL ST | | SPRINGFIELD MO 65803-2939 | \$ 90,270 |

| Parcel No. | Property Address | Name | Address | City/State/Zip | Assessed Value |
|--------------|---------------------|-----------------------------|---------------------|---------------------------|----------------|
| 881312310023 | 300 W COMMERCIAL ST | VISION GROUP PART LLC | 2036 E CLOVELLY LN | SAINT AUGUSTINE FL 32092 | \$ 200,100 |
| 881312309004 | 221 E COMMERCIAL ST | WAGONER, CRAIG E ETAL TR | 1010 E ELM ST | SPRINGFIELD MO 65806-2656 | \$ 93,120 |
| 881312309031 | 311 W COMMERCIAL ST | WELCOMED PROPERTIES LLC | 311 W COMMERCIAL ST | SPRINGFIELD MO 65803 | \$ 73,410 |
| 881312327007 | 504 E COMMERCIAL ST | WINGED FOOT INVESTMENTS LLC | 936 W WALNUT ST | SPRINGFIELD MO 65806 | \$ 47,630 |

EXHIBIT C

FIVE-YEAR PLAN

A. Purposes of the District.

The District will generally provide for:

1. The creation of information and image enhancement, such as maintaining a website, publishing visitor guides and maps, as well as additional marketing services approved by the Board.
2. The recruitment of new businesses to the District and the support in the retention of existing businesses in the District and activities that support the District and the mission of the District.
3. Installation and maintenance of public fixtures such as street furniture, supplemental signage and lighting.
4. The installation and maintenance of temporary holiday or special event lighting, decorations and signage.
5. Maintenance of District landscaping.
6. Snow removal as needed from public sidewalks and pedestrian alleyways.
7. Trash and litter removal from public areas.
8. The provision for District security as necessary to enhance safety and security of the district.
9. The provision of administrative services and personnel (contracted and/or hired employees) necessary to manage the District as approved by the Board of Directors.

B. 5-Year Budget. The estimated 5-year budget for the District is attached to and made a part of this Petition as **Exhibit C-2.**

C-STREET CID

Profit & Loss Budget Overview - TOTALS ONLY
 5 - YR PERIOD - JULY 2018 - JUNE 2023

| | Jul 2018 - Jun 2019 | Jul 2019 - Jun 2020 | Jul 2020 - Jun 2021 | Jul 2021 - Jun 2022 | Jul 2022 - Jun 2023 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Income | | | | | |
| 43400 · Direct Public Support | 45,200.00 | 47,460.00 | 49,833.00 | 52,324.65 | 54,940.88 |
| 43410 · Sales Tax Receipts | 45,200.00 | 47,460.00 | 49,833.00 | 52,324.65 | 54,940.88 |
| Total 43400 · Direct Public Support | 45,200.00 | 47,460.00 | 49,833.00 | 52,324.65 | 54,940.88 |
| Total Income | | | | | |
| Expense | | | | | |
| 62800 · District Maintenance | | | | | |
| 62801 · Weed, Snow & Trash Removal | 4,200.00 | 4,410.00 | 4,630.50 | 4,862.03 | 5,105.13 |
| 62803 · Landscaping | 9,000.00 | 9,450.00 | 9,922.50 | 10,418.63 | 10,939.56 |
| 62870 · Maintenance Supplies | 1,200.00 | 1,260.00 | 1,323.00 | 1,389.15 | 1,458.61 |
| Total 62800 · District Maintenance | 14,400.00 | 15,120.00 | 15,876.00 | 16,669.80 | 17,503.29 |
| 64000 · District Promotion | | | | | |
| 64100 · District Advertising | | | | | |
| 64110 · CVB Advertising | 3,000.00 | 3,150.00 | 3,307.50 | 3,472.88 | 3,646.52 |
| 64120 · Consultant Fees | 2,400.00 | 2,520.00 | 2,646.00 | 2,778.30 | 2,917.22 |
| 64190 · Other Advertising | 9,600.00 | 10,080.00 | 10,584.00 | 11,113.20 | 11,668.86 |
| Total 64100 · District Advertising | 15,000.00 | 15,750.00 | 16,537.50 | 17,364.38 | 18,232.59 |
| 64500 · Event Support | | | | | |
| 64515 · Pets & Pumpkins | 1,000.00 | 1,050.00 | 1,102.50 | 1,157.63 | 1,215.51 |
| 64520 · Thriller on C-Street | 1,000.00 | 1,050.00 | 1,102.50 | 1,157.63 | 1,215.51 |
| 64590 · Other Events | 2,400.00 | 2,520.00 | 2,646.00 | 2,778.30 | 2,917.22 |
| Total 64500 · Event Support | 4,400.00 | 4,620.00 | 4,851.00 | 5,093.55 | 5,348.23 |
| 64610 · Holiday Decorations | 600.00 | 630.00 | 661.50 | 694.58 | 729.30 |
| 64810 · Signage | 4,200.00 | 4,410.00 | 4,630.50 | 4,862.03 | 5,105.13 |
| 64910 · Website | 1,200.00 | 1,260.00 | 1,323.00 | 1,389.15 | 1,458.61 |
| Total 64000 · District Promotion | 25,400.00 | 26,670.00 | 28,003.50 | 29,403.68 | 30,873.86 |
| 65000 · Operations | | | | | |
| 65005 · Accounting Fees | 3,000.00 | 3,150.00 | 3,307.50 | 3,472.88 | 3,646.52 |
| 65015 · Dues & Subscriptions | 800.00 | 840.00 | 882.00 | 926.10 | 972.41 |
| 65025 · Licenses & Fees | 100.00 | 105.00 | 110.25 | 115.76 | 121.55 |
| 65040 · Office Expense | 100.00 | 105.00 | 110.25 | 115.76 | 121.55 |
| Total 65000 · Operations | 4,000.00 | 4,200.00 | 4,410.00 | 4,630.50 | 4,862.03 |
| 65100 · Other Expenses | | | | | |
| 65120 · Insurance - Liability, D and O | 1,400.00 | 1,470.00 | 1,543.50 | 1,620.68 | 1,701.71 |
| Total 65100 · Other Expenses | 1,400.00 | 1,470.00 | 1,543.50 | 1,620.68 | 1,701.71 |
| Total Expense | 45,200.00 | 47,460.00 | 49,833.00 | 52,324.65 | 54,940.88 |
| Net Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

CLERK'S RECEIPT OF PETITION

This Petition to amend and restate the Commercial Street Community Improvement District was filed in the office of the City Clerk of Springfield, Missouri on the 29th day of April 2019.

[SEAL]



Anita J. Cotter


Anita J. Cotter, CMC/MRCC
City Clerk

City Clerk Verification

Pursuant to Section 67.1401 to 67.1571 of the Revised Statues of Missouri (the "CID Act"), I, Anita J. Cotter, City Clerk of Springfield, Missouri, state the following:

1. A petition to amend and restate the Commercial Street Community Improvement District was filed in the office of the City Clerk of Springfield, Missouri on the 29th day of April 2019.
2. I have reviewed the petition and have determined on May 3, 2019, which does not exceed ninety days after receipt of the petition, that the petition substantially complies with the requirements of Section 67.1421.2 of the CID Act.

Date: 5/3/19



Anita J. Cotter, CMC/MRCC
City Clerk