

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES  
JUNE 10, 2014**

The Columbia City Redevelopment Commission met in regular session with the following

**members present:** President Commissioner Carl Siler  
Vice President Commissioner Kevin Snell  
Commissioner Ben Romine

**Those absent:** Commissioner Lindsey Hively  
Secretary Commissioner Patricia Hatcher

**Also in attendance:** Martha Acres, Administrative Assistant to the Mayor  
Jeff Walker, Community Development Director  
Redevelopment Commission Attorney Greg Hockemeyer  
Doug Brown, President of the WC Chamber of Commerce  
Teresa Ladd, TK Ladd Architect  
Lori Shipman, WCEDC  
Mayor Ryan Daniel

President Commissioner Siler announced since there were not the necessary members present to approve the **minutes of the previous meeting, they are tabled until the next meeting.**

**Secretary Commissioner Patricia Hatcher is now present.**

President Commissioner Siler now **asks for approval of the minutes from the May 13, 2014 meeting.** Vice President Commissioner Snell asked for correction in the minutes; i.e. when the Mayor was talking about whether the Commission wanted to be a part of the comprehensive plan, all they asked for was a copy of the plan, not stating they would be interested in the downtown investment plan. On the motion of Commissioner Romine and second of Vice President Commissioner Snell, to **accept the minutes with the noted correction**, all voted aye.

Vice President Commissioner Snell asked what the status was on the re-bidding of the demolition of the old Eagles building. Commissioner Romine stated they have the committee formed at the last meeting; however, an opportunity to meet did not happen. They will schedule a time to talk and revise the specs.

Commissioner Romine questioned Lori Shipman on the **status of the Cardinal Grain property.** Lori stated the lawyers have met and are pushing forward and Mr. Wells's eviction is still active.

Jeff Walker informed the Commission, Stephan Wells filed for a 30 day continuance on his rezoning request.

Attorney Greg Hockemeyer set a time to meet with President Commissioner Siler to prepare the necessary **TIF District financial reports that are due by August 1, 2014** to the state.

Vice President Commissioner Snell informed the Commission Liane Minier, Chair of the Indiana Main Street Committee, did not receive the grant she requested from the Whitley County Community Foundation for benches and bike racks. The Redevelopment Commission did commit to a minimum of \$4,000.00 in support of this regardless if she received the grant or not. On the motion of Vice President Commissioner Snell, and second of Secretary Commissioner Hatcher, to **authorize the payment of \$4,000.00 to the Indiana Main Street Committee when requested for items purchased**, all voted aye.

Teresa Ladd, TK Ladd Architect, **presented two façade grant applications for Rhoades Automotive Service Center**, who purchased the old Stop 'n Go property. **One is for the east façade and the other is for the south façade.** After explaining the improvements on the south façade consisting of new windows, new awning, an overhead door and signage in the amount of \$3,776.92, Commissioner Romine made a motion, which is seconded by Secretary Commissioner Hatcher, to **accept the application with the provision that a third quote for the noted work be received by the Grant Review Committee prior to release of payment.** On call of the vote, all voted aye. On the motion of Commissioner Romine, and second of Vice President Commissioner Snell, to **allow the \$180.00 architectural fee**, all voted aye. After Ms. Ladd explained the improvements to the east façade which consists of new windows and awning in the amount of \$1,917.92, Secretary Commissioner Hatcher made a motion, which is seconded by Commissioner Romine, to **accept the application from Rhoades Automotive Service Center for the east façade.** On call of the vote, all voted aye. On the motion of Vice President Commissioner Snell, and second of Commissioner Romine, to **approve the architectural fee of \$180.00**, all voted aye.

Derek Crumpacker, owner of The Vault, had approached Jeff Walker inquiring as to whether he could put up a beer tent and bring entertainment to the vacant lot the Redevelopment Commission owns at the corner of Line and VanBuren Streets during Old Settlers Week. Mr. Walker informed the Commission he did advise Mr. Crumpacker to be here to speak to the Commission. Mr. Walker did contact the Old Settlers Committee Secretary and was informed they only contract with Poor Jack Amusement for the mid-way; therefore, they wouldn't have anything in it. Since Mr. Crumpacker is not present to formally request usage of the vacant lot, no action was taken.

Vice President Commissioner Snell informed the Commission he has had discussions with the Whitley County Consolidated Schools on the usage of the vacant parking lot on the corner of Line and Jackson Streets. Much discussion evolved over the use of this property now for parking by Passages, a limousine, apartment dwellers, etc. The school system feels they can get thirty-three parking spaces out of the north half of the unimproved lot. Commissioner Romine feels the WCCS should provide maintenance of the property during their use of it and he is also **requesting the old eagles' sign be removed. Mayor Daniel will have a city crew remove this with scrap rights.** It is agreed upon. After much discussion, Commissioner Romine

made a motion, which is seconded by Secretary Commissioner Hatcher, to authorize Attorney Greg Hockemeyer and Vice President Commissioner Kevin Snell to **continue negotiations with WCCS and Passages on the usage of the lot for parking on a month to month basis, and when in agreement, authorize President Commissioner Siler to sign said agreement.** On call of the vote, all voted aye.

As all business was discussed, the meeting adjourned.

These minutes are respectfully submitted by Martha Acres, Administrative Assistant to the Mayor.