

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES  
OCTOBER 9, 2012**

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

**members present:** President Commissioner Carl Siler  
Vice President Commissioner Kevin Snell  
Secretary Commissioner Patricia Hatcher  
Commissioner Lindsey Hively  
Commissioner Ben Romine

**Also in attendance:** Greg Hockemeyer, Attorney for the Redevelopment Commission  
Ex-officio Member Stan Meyer  
Mayor Ryan Daniel  
Martha Acres, Administrative Assistant to the Mayor

After reviewing the minutes of the preceding meeting, Commissioner Romine made a motion, which is seconded by Commissioner Hively, to **accept the minutes** as submitted. On call of the vote, all voted aye.

Attorney Greg Hockemeyer informed the Commission; **Del Fuego is refinancing their loan with Crossroads**, which holds the first mortgage. When receiving this information, he had started reviewing their file and found the original mortgage with the Commission did not get filed last year. However, he is getting this taken care of now. Vice President Commissioner Snell stated they need the Commission's approval to increase their debt, as the loan stipulates it cannot exceed 80% of their appraised value. President Commissioner Siler stated their appraisal is \$325,000.00. Commissioner Romine feels Del Fuego is financially sound. It was asked how much Del Fuego was asking for and Carl thought it was \$200,000.00 but Attorney Hockemeyer said it was \$260,000.00. The current amount they owe the Redevelopment Commission is \$88,205.89, according to Attorney Hockemeyer. After more discussion, Commissioner Romine made a motion, which **authorizes President Commissioner Siler to sign any subordination consistent with the 80% appraised value**. Secretary Commissioner Hatcher seconds the motion. On call of the vote, all voted aye. Vice President Commissioner feels an appraisal should be on file with the RLF.

Vice President Commissioner Snell informed the Commission he had previously submitted different **RLF rates** for the Commissioners to consider. Basically these rates would be considered and tied to the federal rates. The Commission would not commit to the rate until the loan is signed. Since all the Commissioners did not have the figures in front of them, this is tabled until the next regular scheduled meeting.

President Commissioner Siler questioned Mayor Daniel if there is anything new on the Brownfields site and whether or not it affects the Commission. Mayor Daniel stated currently these areas are being reviewed but will not affect the RDC. He stated the WCEDC has a survey

they are sending out to local businesses in the TIF District, which the Commission will be interested in when the results are made available.

Teresa Ladd is now present and introduced a new **façade grant application from Jim Schrimper, JLS Auto Sales, to install a new sign and re-roof his building located at 217 S. Main Street, in the amount \$2,024.76 bringing the cost of the grant to \$1,012.38.** The application is also submitted with the request for an Architectural Administrative fee of \$180.00 to be paid directly to TK Ladd – Teresa K. Ladd RA, Inc. After reviewing the application and finding everything in order, Commissioner Romine made a motion, which is seconded by Secretary Commissioner Hatcher, to **approve the façade grant application** from Jim Schrimper, JLS Auto Sales, in the amount of \$1,012.38. On call of the vote, all voted aye.

As some of the businesses downtown has inquired about the façade grants, Teresa Ladd questioned if the Redevelopment Commission considered having these grants available for several years down the road or if they felt these would end in a year or so. President Commissioner Siler did not foresee terminating this program. Some discussion followed.

Commissioner Romine questioned if the Commission will be setting goals for the year 2013 and consistently thereafter every year. President Commissioner Siler stated historically they have not, but does entertain the idea of doing so. Mayor Daniel stated he has been talking with the WCEDC on their proposed scope of services and requests this be placed on the next regular scheduled meeting of the Commission.

As all business was discussed, the Redevelopment Commission adjourned.

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