

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES
May 14, 2013

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
Commissioner Lyndsey Hively

Those absent: Secretary Commissioner Patricia Hatcher

Also in attendance: Redevelopment Commissioner Attorney Greg Hockemeyer
Ex-officio Member Stan Meyer
Alan Tio, WCEDC President
Lori Shipman, WCEDC
Community Development Director, Jeff Walker

Teresa Ladd, TK Ladd Architects, informed the Commission the owner of a **downtown building** is in the process of completing a façade grant application, however, the store front window is currently cracking and is asking the Commission to approve the purchase of the window and it's placement prior to the actual approval of the entire application. The owner has made contact with four different establishments at this time, but none have presented a quote yet. Since this is on an emergency basis, Commissioner Romine **motioned to approve the window replacement**, with the second of Commissioner Hively. On call of the vote, all voted aye. Vice President Commissioner Snell made a motion, which is seconded by Commissioner Romine, to **approve the \$180.00 architectural fee**. On call of the vote, all voted aye.

Teresa Ladd informed the Commission **The Center is remodeling their building inside and outside. They want to apply for two façade grants; however, they are outside the TIF District.** Teresa would like guidance on this issue. **They are also a nonprofit organization.** Teresa Ladd informed the Commission **Smith and Sons Funeral Home is remodeling their establishment but it also is outside the TIF District.** Vice President Commissioner Snell would like to support The Center. Attorney Hockemeyer would like to investigate this issue further as the funds the Commission is using is tax dollars and The Center doesn't pay taxes and they are outside the TIF District. He would like to check on the guidelines and/or draft standard protocols, in case more situations like this occur. After much discussion, **it was determined something needs to be in place to address this type of request for funds.**

Alan Tio, President of the WCEDC, presented the information sheet they drafted of the Columbia City Redevelopment Commission that proposed what they are and what they do for distribution. He requests the Commissioners review and let them know if there are any changes needed.

Steve Carter, Carter Dillon Umbaugh, LLC, presented an overview on redevelopment commissions' tax increment financing.

Commissioner Romine informed the Commission the acquisition committee met and discussed the offer to purchase the Eagle property. The Commission discussed the offer the committee presented. Mayor Daniel would like a decision made at this meeting to take before the Eagle representative he is working with. After some discussion, Commissioner Romine made a motion, which is seconded by Vice President Commissioner Snell, **the proposal offer for the Eagles property be the lesser of \$240,000.00 or the average of the two independent appraisals of fair market value.** On call of the vote, all voted aye. After more discussion, Vice President Commissioner Snell made a motion, which is seconded by Commissioner Romine, to **move forward on the acceptance of the agreement as written.** On call of the vote, all voted aye.

On the motion of Vice President Commissioner Snell, and second of Commissioner Hively, to **approve the minutes of the April 9, 2013** meeting, all voted aye.

On the motion of Vice President Commissioner Snell, and second of Commissioner Romine, to **approve the minutes of the April 25, 2013** meeting, all voted aye.

On the motion of Commissioner Romine, and second of Commissioner Hively, to **approve the minutes of the May 3, 2013** meeting as submitted, all voted aye.

As all business was discussed, the Redevelopment Commission adjourned.

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