

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES
AUGUST 14, 2012**

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

members present: President Commissioner Carl Siler
Commissioner Lindsey Hively
Secretary Commissioner Patricia Hatcher

Those absent: Vice President Commissioner Kevin Snell
Commissioner Ben Romine

Also in attendance: Teresa Ladd, TK Ladd
Alan Tio, WCEDC President
John Stafford
Lori Shipman, WCEDC
Stan Myers, Ex-Officio Member
Jeff Walker, Community Development Director
Mayor Ryan Daniel
Martha Acres, Administrative Assistant to the Mayor
Greg Hockemeyer, CCRDC Legal Advisor

In reviewing the **minutes of the preceding meeting**, Secretary Commissioner Hatcher made a motion, with a second from Commissioner Hively, to **approve** the minutes as submitted. On call of the vote, all voted aye.

John Stafford presented his **review of the strategic session** he conducted with the Commission a few months ago. The original reasoning for the creation of the Redevelopment Commission in 1993 was well stated and he believes the Commission should continue along the premise of improving the downtown area. The CCRDC is successfully managing their existing programs and resources. Mr. Stafford does feel that staff is needed to support these programs.

Vice President Commissioner Kevin Snell is now present.

If the CCRDC is interested in land-banking, they should be sure to investigate this aspect thoroughly before implementing. The CCRDC should manage the existing tax increment finance areas and periodically look at the existing boundaries to ensure they are still appropriate. If the CCRDC is considering establishing a new TIF District in the “railroad area”, they should develop a plan before creation and realize that there is a source of income. This would allow the creation of a new economic development area to support an economic development opportunity. Mr. Stafford would like to see the CCRDC participate with the downtown business association in the development of an Indiana Main Street proposal. Once again, Mr. Stafford feels the Commission should consider staffing.

In summary, Mr. Stafford feels the Commission is a tool of the City by and through the Mayor to implement a community and economic development program. A policy question to consider now is when and where the Commission is willing to use its power of condemnation. Lastly, consideration should be given to financial support for staff to undertake all the actions and review the original action plan and know where the CCRDC has been and where it's going. Much discussion developed with the Commissioners, Mayor and Mr. Stafford. Mayor Daniel stated the Redevelopment Commission has capital funds that can be used through the CCRDC general fund, the Capital Project Fund, TIF Bonds, and through general obligation bonding which is not to be used lightly as this can raise taxes. Again Mr. Stafford encourages the Commission to examine the 1993 Redevelopment Plan targeting nine specific items and recognize the previous Commissioners actions. Know where you want to go, before starting your project. The Commission continued to discuss different aspects they could consider.

Vice President Commissioner Snell informed the Commission the **new RLF rates** are not ready for presentation. This is **tabled**.

President Commissioner Siler informed the Commission there should be much more thought put into the consideration of the **new railroad TIF district** after listening to Mr. Stafford and discussing different issues. **No action taken**.

Teresa Ladd presented a **pay request** from James Schrimper for the painting of **Gotcha Covered in the amount of \$1,420.00**, which is half the cost under the façade grant application. Teresa has also presented an invoice from TK Ladd in the amount of **\$180.00 for architectural fees**. On the motion of Secretary Commissioner Hatcher and second of Commissioner Hively to **approve** the payment of \$1,420.00 to James Schrimper (owner of property) and the architectural fee of \$180.00 to TK Ladd, all voted aye.

Teresa Ladd presented a **new façade grant application from Bloom, Gates & Whiteleather** for the replacement of second story windows and repair and painting of existing cornice of their building located at 119 N. Main Street. The lowest bid received and approved is \$6,200.00. Therefore, the **façade grant application is in the amount of \$3,100.00**. A request for an **architectural administrative fee of \$180.00** to be paid directly to TK Ladd – Teresa K. Ladd RA, Inc. is also being made at this time. On the motion of Commissioner Hively and second of Secretary Commissioner Hatcher to **accept the façade grant application** from Bloom, Gates & Whiteleather in the amount of \$3,100.00 and the architectural administrative fee of \$180.00, all voted aye.

President Commissioner Siler requested reimbursement of expenses for an upcoming housing conference he always attends annually. After some discussion, Vice President Commissioner Snell made a motion, which is seconded by Commissioner Hively, to **reimburse President Commissioner Siler's expenses to attend the annual housing conference**. On call of the vote, all voted aye with President Commissioner Siler abstaining.

Attorney Greg Hockemeyer requested a map be made of the proposed railroad area for a TIF District and Mayor Daniel would prefer using the City's draftsman. President Commissioner Siler would like for the CCRDC be educated on the different processes that were spoken about at today's meeting. Mayor Daniel suggested expanding the current TIF District to include the old Blue Bell Building, which is only about 50 feet outside the perimeter. After some discussion, Alan Tio, WCEDC President offered his assistance in mapping the railroad area for the possibility of creating a new TIF District.

As all business was discussed, Secretary Commissioner Hatcher made a motion to adjourn. Meeting is adjourned.

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