

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES
AUGUST 20, 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
Secretary Commissioner Patricia Hatcher
Commissioner Lindsey Hively

Also in attendance: Ex-officio Member, Stan Meyer
Martha Acres, Administrative Assistant to the Mayor
Redevelopment Commission Attorney Greg Hockemeyer
Jeff Walker, Economic Development Director
Teresa Ladd, TK Ladd Architects
Steve Carter of Carter Dillon Umbaugh LLC
Lori Shipman, WCEDC

President Commissioner Siler requested acceptance of the **July 9, 2013** minutes. Secretary Commissioner Hatcher made a motion, which is seconded by Commissioner Romine, to **accept the minutes** as presented. On call of the vote, all voted aye.

President Commissioner Siler requested acceptance of the special session meeting minutes, which only himself, Vice President Commissioner Snell and Secretary Commissioner Hatcher were present for on **July 19, 2013**. Vice President Commissioner Snell made a motion, which is seconded by Secretary Commissioner Hatcher, to **accept the minutes** as presented. On call of the vote, all voted aye.

Vice President Commissioner Snell informed the Commission the **two appraisals were completed on the Eagles property and building** they were interested in purchasing. Thistlewaite came in at \$180,000.00 and Reiff came in at \$150,000.00. The average appraisal is \$165,000.00 and the agreement between them and the Eagles was for \$170,000.00. Both Jeff Walker and Commissioner Romine stated in conversation with Jim Bohnstedt, Chairperson for the Eagles, wanted and was counting on \$170,000.00. The Redevelopment Commission is bound by law not to exceed the average of appraised value. Commissioner Romine would like to offer something to the Eagles in order to bring the original agreed upon amount of value back up. It cost \$2500.00 for the appraisals and the Eagles are in utility arrears of approximately \$2500.00. Maybe the city utilities could write off the arrears. Jeff Walker reminded the Commission the forgiveness of utilities is solely in the hands of the Board of Works. Attorney Hockemeyer stated he would like authorization to make different arrangements with the Eagles and terminate the existing purchase agreement. After discussion, Vice President Commissioner Snell made a motion, which is seconded by Commissioner Romine, to **authorize Attorney Greg Hockemeyer to send a letter offering**

\$165,000.00 to Jim Bohnstedt, Chairperson for the Eagles, and be given a certain amount of time to accept or deny. On call of the vote, all voted aye.

Teresa Ladd, TK Ladd Architects, is present reminding the Commission some months back they approved on an emergency basis the repair/replacement of a picture window of the new business Karma located at 221 W. VanBuren. She is now presenting the **façade grant application along with the invoice for repairing a window from Karma** in the amount of \$425.00. After some discussion, Commissioner Romine made a motion, which is seconded by Commissioner Hively, to **approve the façade grant application and the invoice of \$425.00.** On call of the vote, all voted aye. Vice President Commissioner Snell made a motion, which is seconded by Commissioner Romine, to **pay the architectural fee to TK Ladd in the amount of \$180.00.** On call of the vote, all voted aye.

Steve Carter of Carter Dillon Umbaugh presented his find on the **TIF District evaluation.** Mr. Carter stated some of the areas in the TIF District should be removed and some areas should be added, but the Commission needs to be careful not to doughnut hole their district. After much discussion, it was decided to form a subcommittee to address the changes needed in their TIF District consisting of President Commissioner Siler, Lori Shipman and Jeff Walker. Mr. Carter stated it would cost approximately \$20,000.00 in legal fees and paperwork to update the TIF District, and they are looking at a 120 day process.

President Commissioner Siler **requested financial assistance in his attendance of the annual housing conference** held in Indianapolis. On the motion of Vice President Commissioner Snell, and second of Commissioner Hively, to **approve expenses incurred,** all voted aye, except for President Commissioner Siler, who abstains.

Attorney Greg Hockemeyer informed the Commission a concerned citizen made accusations against Wells on illegally dumping hazardous materials on the grounds. IDEM was on site and saw no obvious contamination. Their lease on this property for this salvage business is good till the end of this year.

As all business was discussed, the meeting adjourned.

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