

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES  
MARCH 10, 2015**

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

**present:** President Commissioner Carl Siler  
Commissioner Dr. Angela Leonhard

**Those absent:** Commissioner Ben Romine  
Secretary Commissioner Patricia Hatcher  
Vice President Commissioner Kevin Snell

**Also in attendance:** Jeff Walker, Community Development Director  
Martha Acres, Administrative Assistant to the Mayor  
Lori Shipman, WCEDC  
Mayor Ryan Daniel  
Ex-Officio Member Stan Meyer  
Greg Hockemeyer, CCRDC Attorney

**Since the RDC doesn't have a quorum at this time, President Commissioner Siler opened the public hearing by explaining the reason for Resolution 2015-R1 and Resolution 2015-R2.** CCRDC Attorney Hockemeyer explained to all present Resolutions 2015-R1 & 2015-R2, which confirms the resolutions CCRDC adopted in January 2015 on the declaratory and amending declaratory resolutions.

**Vice President Commissioner Kevin Snell is now present.**

CCRDC Attorney Greg Hockemeyer continued to explain the public hearing. President Commissioner Siler stated the RDC has been working towards this for two (2) years.

**There are no public comments on these resolutions; therefore, the public hearing is closed.**

**President Commissioner Siler now calls the regular meeting to order now that there is a quorum.**

Commissioner Dr. Leonhard made a motion, which is seconded by Vice President Commissioner Snell, to **accept the minutes of the previous meeting.** On call of the vote, all voted aye.

Craig Wagner, Whitley County Building Inspector, is present informing the Commission the building at **213 W. VanBuren Street** was condemned in 1991, but was not legally authorized to enforce the issue at that time. The north side of the building was deteriorating and there hasn't been much improvement since then. Mayor Daniel informed the Commission the City Council has agreed to provide \$60,000 for the demolition of the building, if needed. Mr. Wagner stated if the RDC accepts the gift of this property, he will give them a sixty (60) day notice of an unsafe building. Mr. Wagner informed the RDC the 213 W. VanBuren Street building is not tied into the adjacent building to the east. President Commissioner Siler questioned if the building inspector would allow them a two-phase demolition. Mr. Wagner stated he would require an open basement to be tied off or have a fence put up, if it was done in phases. Mayor Daniel reminds the RDC in June, the OSD festival will be in full swing. Mr. Wagner reminded the RDC if the building has not bowed out anymore over the winter, they wouldn't have to demolish it right away.

After some discussion, Vice President Commissioner Snell made a motion, which is seconded by Commissioner Dr. Leonhard, to have Attorney Hockemeyer **draw up the papers to accept the gifted property of 213 W. VanBuren Street.** On call of the vote, all voted aye. On the motion of Vice President Commissioner Snell, and second of Commissioner Dr. Leonhard, to instruct **the RDC attorney to secure the specs for demolition,** all voted aye.

Two representatives from Martin Riley presented the **RFP on the 306 W. VanBuren Street property.** After much discussion, it is the consensus of the RDC to do a little more tweaking and have Martin Riley discuss this again at the next regular scheduled meeting.

Teresa Ladd, TK Ladd Architects, presented a letter to the RDC stating the charges for her administrative services on the façade grant application, needs to be doubled to the amount of \$360.00. On the motion of Commissioner Dr. Leonhard, and second of Vice President Commissioner Snell, to **approve the fee increase for administrative work from TK Ladd Architects on façade grants,** all voted aye.

Teresa Ladd presented a **façade grant application from Reffitt Investments LLC for the property located at 130 W. VanBuren Street.** The application is for masonry tuck point repairs and painting, three new windows located on the 3<sup>rd</sup> floor and an awning for the W. VanBuren side. The total project low bid is \$9500.00 with the third quote still outstanding. Grant request is \$4,750.00 or half of third quote should it be lower than the two (2) enclosed with application. **The Façade Grant Committee recommends the Commission accept the Reffitt Investments LLC Grant application with the provision that the third quote for the above noted work is received by the Grant Review Committee and final brick color choice and awning design be approved by Grant Review Committee prior to start of work.** As Reffitt Investments LLC is not yet the owner of this property, the Grant Review Committee also recommends receipt of copy of recorded property deed prior to payment of the grant. Mr. Reffitt informed the Commission he is closing on this property early tomorrow morning. After some discussion, Vice President Commissioner Snell made a motion, which is seconded by Commissioner Dr. Leonhard; to **accept the recommendation of the Façade Grant Review Committee on the application of Reffitt Investments LLC in the amount of \$4,750.00 or half of third quote should it be lower than the two obtained for application.** On call of the vote, all voted aye.

Lori Shipman, WCEDC, introduced Steve Frank with the **EDC Outpost.** Since the landlord of the facility has a full time tenant, now the Outpost needs a new location. Steve Frank informed the Commission they worked towards securing an area at the Peabody Library where there is more room and the atmosphere is more inviting. Lori Shipman is **asking the RDC for a monthly contribution towards expenses in the amount of \$300 per month.** Attorney Greg Hockemeyer sits on the Library Board and informed the Commission, the Library is not making any money on this. Vice President Commissioner Snell is concerned the Library is outside our TIF area. There was discussion the other Commissioners should have a say in this. President Commissioner Siler is questioning their budget for 2015, and would like additional financial information before making a decision. **This request is tabled until the next regular scheduled meeting.**

President Commissioner Siler stated the public hearing **for Resolution 2015-R1 and Resolution 2015-R2** was conducted earlier and there were no comments. RDC Attorney Greg Hockemeyer presented the statements disclosing the impact of amending the Columbia City Central Redevelopment Area for Resolution 2014-R2 and Resolution 2014-R3. On the motion of Vice President Commissioner Snell, and second by Commissioner Dr. Leonhard, to **approve Resolution 2015-R1,** all voted aye. On the motion of

Commissioner Dr. Leonhard, and second of Vice President Commissioner Snell, to **approve Resolution 2015-R2**, all voted aye.

Vice President Commissioner Snell informed the Commission the building and trade high school students are looking for a downtown building to repair as part of their education next year. President Commissioner Siler asks for figures before going any further.

As all business was discussed, the meeting adjourned.

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