

## **COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES**

**October 11, 2016**

The Columbia City Redevelopment Commission met in a special session with the following

**Members present:** President Commissioner Carl Siler  
Secretary Commissioner Patricia Hatcher  
Commissioner Scott Gates  
Commissioner Dr. Angela Leonhard

**Members absent:** Commissioner Ben Romine

**Also in attendance:** Jeff Walker, Redevelopment Coordinator for the City  
Mayor Ryan Daniel  
CCRDC Attorney Greg Hockemeyer  
Mayor Ryan Daniel  
Zack Benedict MKM  
Kevan Biggs, Biggs Development TC

Zach Benedict from **MKM** and Kevan Biggs from **Biggs Development TC** were present to give an update on the **market study** on the 306 W Van Buren St Property

Matt Shipman gave a semi-presentation for his idea on the façade on the **Northside grill building**. He explained he hasn't had time to speak with Teresa Ladd yet, but planned on doing so. He indicated he would like the grant to help with the brick. The group contemplated if they should go ahead and approve it or have a special meeting, since the application wasn't finished. The overall conclusion was to delegate it to the façade committee to decide if it should be approved and then let the RDC members know. Secretary Commissioner Patricia Hatcher made a motion to delegate the approval to the façade committee, (strictly brick work, nothing else) to approve. Commissioner Dr. Angela Leonhard seconded the motion. On call of the vote, all voted aye.

Zack went over the basic design that his firm put together. Overall the consensus was that it was okay. Zack also went over some ideas to save on storm water. Secretary Commissioner Patricia Hatcher voiced that she believed the design needs to be "softened". She explained that the design in her opinion was too modern and doesn't fit in with what the Redevelopment Commission's mission is with down town. This is to preserve it and keep it as historic as possible. The group did voice their surprise over how small the business section actually turned

out to be. Kevan went over how the application is going for the grant. He explained that he thinks it is going very well. He indicated that when he tallied up the points that it would earn, the project was on track to get a grant. The group also voiced concern over parking for the future tenants. Kevan explained that parking is not an issue, if need be the adjacent lot could be used for tenant parking. Kevan explained he did not believe it was not the most effective use for the lot, but it could be done. The application is due 11/7/2016. Kevan and Zack told the group they would get a summarized report to the commission.

Teresa Ladd presented a façade proposal for Arnold Law Office. Teresa explained that she did not like the material they had picked out and believes they were not presented many options when getting quotes. Teresa indicated she wanted to work with him on this. Teresa requested that \$400 be set aside as an addition architectural fee to help them with the selection of materials to be used. Secretary Commissioner made a motion to table the proposal and that \$400 be set aside for architecture fees. Commissioner Dr. Angela Leonhard seconded the motion. On call of the vote, all voted aye.

The new TIF district that could potentially be created was estimated to cost about \$1200 to redo. No decisions or discussion occurred. Set aside for next regular meeting.

As all business was discussed, the meeting adjourned.

These minutes are respectfully submitted by Theresa Green, Administrative Assistant to the Mayor.