

## **COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES**

**September 27, 2016**

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

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

**Members absent:**

**Also in attendance:** Jeff Walker, Redevelopment Coordinator for the City  
Mayor Ryan Daniel  
Lori Shipman  
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

Kevan Biggs went over the preliminary market study data and then proceeded to discuss the proposed development. He reported that the number of total units was being decreased to help with the scoring of the project. Kevan Biggs then proceeded to go over the preliminary application points schedule and explained that in the last round of funding projects scored 125 and 153 points the applications as it is currently proposed is scoring over 150 points Kevan and Zach both felt that the project has a very good shot at getting funded.

Jeff Walker asked Kevan if the property needed to be under control by Biggs TC in order to submit application and Kevan confirmed that it did, but could be an option with a delayed closing date contingent on project getting funded.

Kevan proceeded to report that the total project was a little over \$15 million dollars with over half of that investment being made in Columbia City. Commissioner Romine asked if with the change in project scope if Biggs TC was no longer planning on constructing lease to own homes as a part of this project and Kevan confirmed that they were not.

In the next phase of the presentation, Kevan proceeded to go over the sources and uses of funds. He spent some time discussing what local government match includes. The Mayor brought up the possibility of stormwater assistance being part of the match. Zach proceeded to discuss possible stormwater retention and re-use components of the project. Zach then proceeded to go over the revised floor plans and noted that he had planned one parking spot per apartment.

Discussion continued on what local match might look like and concluded with Kevan stating that this didn't need to be determined today but within the next 30 days. Kevan also noted that he would be sending a Form C to the Mayor for him to give support to the project in the next couple weeks and that Kevan would also need a list of investments that had been made within a quarter mile of the property discussed. Kevan then brought up the fact that the state was requiring an updated phase 1 on the property since it had to be no more than six months old and asked if the commission would pay for that and the appraisal that needed completed. Commissioner Romine asked if those costs would go towards the local match and Kevan stated that they would.

Kevan then brought up the possibility of gaining additional points by building on a site that had been affected by a natural disaster. The commission discussed some possible properties and suggested that Kevan circle back to Fire Chief.

Commissioner Ben Romine made a motion to approve moving forward with QAP application, to proceed with executing site control agreement and to give President Carl Siler authority to approve expenditures up to \$16,000 for appraisals, phase 1 and other expenses related to completing the QAP application. Commissioner Leonhard seconded the motion and President Carl Siler called for a vote and all voted aye.

Commissioner reported that CCRDC Attorney Greg Hockemeyer had indicated that the **North Side property** issues had resolved themselves.

Original report from MKM was due October 1, but commission agreed that if the report would be more complete by October 11 that MKM could present at next regularly scheduled meeting.

#### New Business

Commission discussed changing **meeting time** back to noon since Kevin was no longer a member and was the reason for the change.

Commissioner Romine made a motion to move meeting back to noon Commissioner Leonhard seconded, President Carl called for a vote and all voted aye.

Mayor Daniel reported that CCRDC Attorney Greg Hockemeyer had contacted Sue at Bingham Doll regarding retiring the existing downtown TIF district to re-establish a new one but had not heard back from her.

As all business was discussed, the meeting adjourned.

These minutes are respectfully submitted by Commissioner Romine on behalf of Theresa Green, Administrative Assistant to the Mayor.