

## **COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES**

### **June 12, 2018**

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

**Members absent: Commissioner Tadd Varga**

#### **1.) Roll Call**

- i. Carl Siler
- ii. Patricia Hatcher
- iii. Dr. Angela Leonhard
- iv. Tad Varga (Absent)
- v. Scott Gates

#### **2.) Minutes**

- a. May 2018 Minutes
  - i. Motioned by Scott Gates, 2<sup>nd</sup> Patricia Hatcher. All in favor; carried unanimously.

#### **3.) Old Business**

- a. Bids for demolishing 314-316 W. Van Buren
  - i. Columbia City's lawyers wanted someone to be there to confirm. \$820 vs. \$680. Discussing payment to SMA \$10,000 (specific amount not discussed). Motioned by Patricia Hatcher, 2<sup>nd</sup> Scott Gates. All in favor; carried unanimously.

#### **4.) New Business**

- a. Update LML status
  - i. \$108,300 of funds; \$91,000 is used; \$75,000 ROF
- b. Quotes for demolishing 314-316 W. Van Buren
- c. Break contract with Eagle Tech/parking lot (More information needed by next meeting)

- i. Greg explained that we have to tell the school that they will not be able to use that parking lot. Motioned by Patricia Hatcher, 2<sup>nd</sup> Scott Gates. All in favor; carried unanimously.
- d. Possibly terminating downtown TIF/look into possibilities
  - i. Sue was contacted by phone, Gregory Hockemeyer discussed what they had talked about on the phone. Past Eagles building updates and re-propositions. New base was discussed. Sue discussed that she is unaware of abatements, etc. property taxes were also discussed. Mayor discussed the need to have this done in 7 years, and that the commission needs to ask themselves if they would consider doing this now, or lose this equity in the future. If about \$2 million, taxes would be about \$40,000. Mr. Hockemeyer brought up the question about keeping the TIF district or moving forward. Carl Siler discussed that the city would be losing \$200,000 if it stayed. Sue discussed how it would go through different commissions and groups before. Everyone was asked about questions. Mr. Hockemeyer ended the phone call around 12:30.
  - ii. After the phone call, Carl Siler discussed his search and said that he doesn't think the east end of the TIF would make us a lot of revenue. Cost about \$15,000 – 20,000 now but could end up costing \$200,000. Mayor discussed that it would be at least a 20 year TIF, since it's a legacy TIF, it would be different and the additional TIF district above the base could be claimed. Base was established in 1992. Stan Meyer asked if we should wait until next month to make a decision. Greg Hockemeyer and Carl Siler disagreed, and thinks they should pull the trigger sooner rather than later.
  - iii. Carl Siler discussed that Matt Shipman should see the building and discuss his thoughts on it. Mayor discussed asbestos had been cleared. Greg Hockemeyer discussed the parking lot. Carl Siler discussed how he thought the building was not great but structurally sound. He met with someone from ATLAS and walked through the building. He asked if Matt still had an interest in the building. RFP was discussed. Mayor discussed that he would love it if a private holder took it. What would the RDC get back from this? Matt explained that he had a couple of interested buyers that would at least come and check out the building. Carl Siler discussed that we should be able to put together an RFP and get it back by our next meeting.

- iv. Mayor discussed that they had told people and decision needs to be made to bulldoze or not at least by the next meeting; Greg Hockemeyer discussed how they would have to add an additional meeting to approve the RFP. Carl Siler left the meeting briefly. Jeff Walker and Greg Hockemeyer would work on an RFP. Mayor suggested that some like Wigent construction take a look at it. Scott Gates suggested that they wait a month to see where it goes after the RFP/RFQ. Patricia Hatcher asked about demolition bids if they vote to wait. They will just put everything on hold for a month. Motioned by Scott Gates, 2<sup>nd</sup> Dr. Angela Leonhard. All in favor; carried unanimously.
- e. Current finances
  - i. Asbestos removal amounts discussed. Motioned by Patricia Hatcher, 2<sup>nd</sup> Dr. Angela Leonhard. All in favor; carried unanimously.
  - ii. Meeting loosely with Chamber and Dave about Façade grant on Main St. and who wants to work on that.
- f. Rhoades Auto/use of gravel lot next to his building/no date yet
  - i. Has to be done sometime in July. Motioned by Patricia Hatcher, 2<sup>nd</sup> Scott Gates. All in favor; carried unanimously.

5.) **Adjourn** – Meeting ended at about 1:30

