

## COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

August 2018

**Members present:** President Commissioner Carl Siler  
Vice President Commissioner Patricia Hatcher  
Stan Meyer, Ex-officio member  
Secretary Commissioner Dr. Angela Leonhard  
Commissioner Scott Gates

**Members absent:** Secretary Commissioner Dr. Angela Leonhard

**Also in attendance:** Mayor Ryan Daniel  
Jeff Walker, Redevelopment Coordinator for the City  
CCRDC Attorney Greg Hockemeyer  
Teresa Ladd  
Riley Hollenbaugh, EDC  
Tina Hauser  
Matt Shipman

The **minutes** from June and July, 2018 were passed with the correction of spelling to Tad Varga's name. Motion was made by Commissioner Scott Gates, seconded by Vice President Commissioner Patricia Hatcher. On call of the vote, all voted aye.

**Bloom, Gates, Shipman Façade-** This project was approved six years ago. Matt Shipman was there on behalf of his office applying for grant. Mr. Shipman indicated he is okay with just moving forward with his old application and the amount that the grant was approved for. He did not however have three quotes for the project, which is required by the façade standards. There was some discussion led by Vice President Patricia Hatcher and the commission that his application is very dated and does not meet the façade requirements. Matt Shipman explained that the process is very cumbersome and is quite a burden and hinders redevelopment in the community, rather than fosters it. Mr. Shipman explained he has had a great deal of trouble getting more than one quote. Teresa Ladd indicated she would advise him on where he could potentially get more quotes. Mr. Shipman agreed to update the façade application and try again to get more quotes. The commission discussed taking a look at the guidelines for quotes for the façade application since many applicants have trouble getting three quotes from businesses. Mr. Shipman indicated he would present again at the September meeting. He also explained he would be presenting for another project.

**LT Foundation** - Tina Hauser was there on behalf of LT Foundation. She indicated that she too like Matt Shipman had much trouble getting three quotes. LT Foundation was requesting \$5000 for a façade grant. The commission looked over her project. A motion was made to approve the façade application by Commissioner Tad Varga, seconded by Scott Gates. On call of the vote, all voted aye.

**RFP for 314-316 W. Van Buren-** President Carl Siler explained that the commission received no applications for their request for proposal for 314-316 W. Van Buren. Matt Shipman asked to speak. He went on to explain that he did a great deal of research and it shows that this project will require a lot of capital and will take an extremely long time for an investor to get a return on their investment. Mr. Shipman believes that is most likely why the commission received no applications. Riley Hollenbaugh from the Economic Development

Corporation (EDC) got up to speak and shared that they too have done some research and have discovered that there is money to be made on the project. The EDC will try to market directly to some investors for this property. Mr. Hollenbaugh also shared that the building is historic and if the building can be saved at all, it is worth saving. The commission discussed reissuing the RFP. They ultimately decided against it, due to the fact that it could take substantial amount of time for an investor to be able to apply for grants and figure out the funding for the project.

**Land Donation (Main Street Association and LT Foundation)-** Tina Hauser and Emily Zeiger presented this to the commission together. Tina explained that she wanted to turn the space between her building and Hosslers into a pocket park and would donate the land to the RDC. The Main Street Association indicated that they would maintain the park long-term. The commission had a concern of what would happen if Main Street was no longer able to maintain the property it would then be the RDC's full responsibility to take care of the property. Tina Hauser asked if a clause could be put in the agreement that if the property ceases to be utilized as a public park that the land would default back to her. This way the RDC wouldn't be stuck with the property. The RDC agreed. Tina explained the funding and showed the RDC diagrams of what the park will look like once the funds are raised to begin the project.

**Resolution 2018-6-** CCRDC Attorney Greg Hockemeyer explained that the RDC needed to adopt this resolution abolishing the TIF district downtown in order to create a new one. The motion to adopt the resolution was made by Vice President Commissioner Patricia Hatcher and seconded by Commissioner Tad Varga. On call of the vote, all voted aye.

**Parking lot at Jackson and line-** Dr. O'Connor asked if Eagle Tech could use at least half of the lot. She explained they are in desperate need of parking for the students. The commission at the prior meeting agreed to this. CCRDC Attorney Greg Hockemeyer explained that they have sectioned off the lot with snow fence and will keep students of the other half.

**Cardinal Grain Building property-** CCRDC Attorney Greg Hockemeyer reported that the property was put back on the tax sale. He explained he would go through the process again to get it taken off once more.

As all business was discussed, the meeting adjourned.

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