

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES
JUNE 12, 2012**

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

members present: President Commissioner Carl Siler
Commissioner Lindsey Hively
Commissioner Ben Romine

Those absent: Vice President Commissioner Kevin Snell
Commissioner Patricia Hatcher

Also in attendance: Ex-officio Member Stan Meyer
Mayor Ryan Daniel
Lori Shipman
Attorney Greg Hockemeyer
Administrative Assistant to the Mayor, Martha Acres
Mayor's Intern, Zachary Taylor

After reviewing the minutes of the May 8, 2012 meeting, Commissioner Romine made a motion, which is seconded by Commissioner Hively, to **approve the minutes as submitted**. On call of the vote, all voted aye.

President Commissioner Siler informed the Commission Teresa Ladd gave him the paperwork on the façade grant application for Matthew & Leslie Rentschler for the Commission's approval to pay. The improvements are complete and they followed the guidelines. Therefore, they are requesting \$5000.00 on the façade grant. President Commissioner Siler also informed the Commission they did not use the \$1000.00 architectural grant that was available to them and an invoice for architectural assistance from TK Ladd was submitted in the amount of \$180.00. On the motion of Commissioner Romine, and second of Commissioner Hively, to **authorize the payment of \$5000.00 to Matthew and Leslie Rentschler for the façade grant and \$180.00 for the architectural services of TK Ladd**, all voted aye.

President Commissioner Siler introduced a **façade grant application from Got You Covered** on Ellsworth Street for painting of the building. They have obtained three bids as required and the bid they are going with is \$2,840.00. Since they are not the owners of the building, they have secured the grant agreement signature of **Jim Schrimper, the owner**. The façade grant application is requesting \$1420.00. Mayor Daniel informed the Commission Jim Schrimper has made considerable improvements in this area. Lori Shipman stated this area has been designated as a Brownsfield petroleum site due to the automotive repairs made in the past. On the motion of Commissioner Hively and second of Commissioner Romine, to **approve the façade grant application for Got You Covered in the amount of \$1420.00** as submitted, all voted aye.

Martha Acres informed the Commission since the resignation of Secretary Commissioner Belinda Hawn, the Commission has an opening for the office of secretary that needs to be filled. Commissioner Romine made a motion, with a second from Commissioner Hively, to **elect Commissioner Patricia Hatcher as the Columbia City Redevelopment Commission Secretary**. On call of the vote, all voted aye.

Vice President Commissioner Kevin Snell is now present.

Lori Shipman went over some of the ideas that came out during their work session with John Stafford. Lori would like direction from the Commission to work on a map of the RR areas in the South Line Street quadrant that were defined in this session, especially if the Commission decides to create another TIF District. Commissioner Romine suggested John Stafford work on this with the Commission. Vice President Commissioner Snell feels whatever is worked out will probably be a full blown comprehensive community development plan. Mayor Daniel stated the City will be the driving force on a comprehensive community development plan to rehabilitate downtown, and Lori Shipman will conduct an income survey. If the income survey is a success, then the City will apply for an OCRA grant. Discussion followed. It is the consensus of the Commission to have **Ms. Shipman create a map of the RR areas on South Line Street** and present it at the next meeting of the Redevelopment Commission.

Mayor Daniel informed the Commission he has requested Lori Shipman's service on securing an OCRA, Indiana Housing Finance, Brownsfield grant for the **unsafe Testworth building**. Lori is currently investigating which way to go with the Testworth building which is in the **TIF District**. President Commissioner Siler **feels land banking** is quite versatile and would provide many benefits for the Commission; however, there is open concept in the utilization of land banking. After much discussion on developing land banks, Vice President Commissioner Snell questioned if the Commission should start one. Mayor Daniel felt it would be better to have a land bank versus eminent domain. He also felt that if such an entity was formed, realtors should be involved. Lori wondered if the City and County should join forces on creating a land bank. Much discussion on land banks ensued and Vice President Commissioner Snell suggested information be gathered as to whether this would be effective for the Commission.

Vice President Commissioner Snell informed the Commission after reviewing **the rates** listed in the **RLF application** with Commissioner Romine, it was decided in the application that a reference be made to rates by an attachment. This attachment would reflect the Federal Reserve rate for that week. The rate should be attractive enough for a supplemental loan. A little more work needs to be completed before submitting it to the Commission's attorney. Commissioner Romine stated they thought about setting a cap on the rates in order to eliminate coming back before the Council for approval and keeping legal fees down. After more discussion, this issue will be **presented in final form for approval of the Commission at the next regular scheduled meeting**.

As all business was discussed, President Commissioner Siler adjourned the meeting.

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