

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES  
JUNE 18, 2013**

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

**members present:** President Commissioner Carl Siler  
Commissioner Ben Romine  
Vice President Commissioner Kevin Snell  
Commissioner Lindsey Hively  
Secretary Commissioner Patricia Hatcher

**Also present is:** Mayor Ryan Daniel  
Jeff Walker, Community Development Director  
Redevelopment Commission Attorney Greg Hockemeyer  
Ex-Officio Member Stan Myers  
Lori Shipman, WCEDC

Commissioner Romine made a motion, which is seconded by Commissioner Hively, **to accept the minutes of the May 14, 2013 meeting** as submitted. On call of the vote, all voted aye.

The CCRDC Acquisition Committee stated the Eagles counter offered with “no less than \$225,000.00 for the building and parking lot, based on what it is currently assessed at”. They would like the word “lesser” removed and put in “greater than” the two appraisals. Attorney Hockemeyer stated that if the appraised value is outside these limits, then their offer is terminated. After much discussion, it is the **consensus of the Commission to have their attorney send a letter informing the Eagles they are bound by the appraisals.** Attorney Hockemeyer will visit the Auditor’s Office and state this entity is no longer in use and should have the nonprofit labeling removed.

President Commissioner Siler introduced the **possibility of The Center applying for a façade grant.** The Commission discussed the different aspects with The Center and also **Smith & Sons Funeral Home** wanting to file for a façade grant. Attorney Hockemeyer stated the Commission needs to set parameters of any diversion from the guidelines on façade grants. **The Grant Review Committee has submitted a written conclusion of the two possible façade grants as follows:** The Façade Grant Review Committee concluded unanimously that the intent of the Columbia City Downtown Façade Improvement Grant program is to provide grant funds to businesses located within the downtown TIF district, as the monies used for these Grants are provide by the TIF fund. **The Façade Grant Review Committee finds that neither of the above noted projects meets this intent, and therefore recommends to the Columbia City Redevelopment Commission that neither of these projects be considered under this program.** The Commission discussed what diffent entities they would open this grant application to, such as churches and nonprofits. Vice President Commissioner Snell would like to state this is a good project even though they do not adhere to the guidelines. Attorney Hockemeyer feels that other entities might jump on this statement as well. Mayor Daniel asks the Commission to consider why they started façade grants and apply that program if they feel it complies with

their anticipation. Secretary Commissioner Hatcher stated in the beginning it was for beautification therefore to be able to maintain a downtown area. President Commissioner Siler stated both these entities are outside the TIF District and they have never spent funds outside the TIF District and is afraid that if the Commission makes these exceptions, then they might receive too many applications. Mayor Daniel informed the Commission they are funded in two ways. Tax dollars in the TIF District, which is to be used for improvement within the district or outside where it directly benefits the TIF district and tax dollars in the annual budget for professional purposes. President Commissioner Siler still doesn't feel the Redevelopment Commission should spend tax dollars on nonprofit entities. After more discussion, Commissioner Romine stated he feels if they use tax dollars on not-for-profit facilities, the public will not look favorably upon this, but since Smith & Sons creates business, he would have fewer objections with them. Commissioner Romine feels that the Commission should deny the nonprofit entity and offer the RLF to Smith & Sons. After further discussion, **Commissioner Romine made a motion, which is seconded by Commissioner Hively, to deny both applications with the guidelines the Commission now has. On call of the vote, Vice President Commissioner Snell voted nay, Secretary Commissioner Hatcher abstained, Commissioners Romine, Hively and Siler voted aye. Motion carried.**

President Commissioner Siler informed the Commission he received a letter from **Carter Dillon Umbaugh containing a proposal of \$2900.00 to review the tax status of properties within the district.** After some discussion, Commissioner Romine made a motion, which is seconded by Commissioner Hively, to **accept the proposal** to review the tax status of properties within the district. On call of the vote, all voted aye.

As all business has been discussed, the Redevelopment Commission adjourned.

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