

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES
DECEMBER 9, 2014**

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

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

Those absent: Commissioner Lindsey Hively

Also in attendance: Administrative Assistant Martha Acres
Community Development Director Jeff Walker
CCRDC Attorney Greg Hockemeyer
Ex-officio Member Stan Meyer
Doug Brown, WCCOC
Mayor Ryan Daniel
Lori Shipman, WCEDC

In review of the minutes for the **preceding meeting**, Commissioner Romine made a motion, which is seconded by Vice President Commissioner Snell, **to approve the minutes** as submitted. On call of the vote, all voted aye.

Doug Brown, Whitley County Chamber of Commerce, presented the new changes the Commission requested on the façade grant application guidelines. After going through these changes, there were only two more changes needed. On the motion of Commissioner Romine and second of Vice President Commissioner Snell, **to approve the new revised façade grant guidelines with the changes made from this meeting and become effective January 1, 2015**, all voted aye.

The receiving of the property at no charge, located at **213 W. VanBuren Street**, was discussed in length. Mayor Daniel reported costs are expected to be at least \$100,000 just from the electric department alone. If the building is demolished, the costs are estimated to be \$200,000 or more. Mayor Daniel contacted Martin Riley for an idea of what the Commission could possibly do with this property. The idea presented by them was “use the area for parking”. Jeff Walker informed the Commission he was approached by the realtor stating he doesn’t really know how long he will be able to make the free offer. Commissioner Romine stated he will not be rushed into a decision with taxpayers’ money. The Commission discussed this even further and Lori Shipman asked the Commission to stay within ORA guidelines, so they would be qualified later to file for grants, if they wanted to. In reviewing the letter sent to the owner of the property from the building inspector, Attorney Hockemeyer doesn’t feel this property is feasible to repair. Lori Shipman stated even if the Commission accepts this property

free of charge, federal guidelines requires two appraisals, so the owner of the property and the recipient of the property both understand the value. Attorney Hockemeyer is unsatisfied with accepting this property as the Commission would be responsible for all issues prior to the acceptance. Mayor Daniel stated all utilities have been off at this site since June of 2014. Again this is an issue. It is believed there was a sump pump in the basement. Without electricity to run the sump pump, there would be flooding. Commissioner Romine requests costs of demolition and appraisals be obtained and bring this information back for discussion during the re-organization meeting scheduled for January 2, 2015 at 9:00 AM in the Council Room.

CCRDC Attorney Greg Hockemeyer stated Resolution 2014-R2 and Resolution 2014-R3 are not complete at this time and asks for these two items be addressed at the next regular scheduled meeting in January 2015. Sue Beasley requests the name of the new TIF district as well, and asks the Commission to give it a name.

Commissioner Romine informed the Commission, he and Vice President Commissioner Snell, reviewed the RFP from Martin Riley and feel there is really two phases for the 306 W. Van Buren Street property. After some discussion, it is the consensus of the Commission to place this on the next regularly scheduled meeting of the Redevelopment Commission in January 2015.

As all business was discussed, the meeting adjourned.

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