

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

August 11, 2015

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

members present: President Commissioner Carl Siler
Vice President Commissioner Kevin Snell
Commissioner Ben Romine
Secretary Commissioner Patricia Hatcher
Commissioner Dr. Angela Leonhard

Also in attendance: Mayor Ryan Daniel
CCRDC Attorney Greg Hockemeyer
Jeff Walker, Community Development Director
Martha Acres, Administrative Assistant to the Mayor
Samara Qureshi, Administrative Assistant to the Mayor
Stan Meyer, Ex-Officio Member

After reviewing **the July 14, 2015 minutes**, Commissioner Romine made a motion, which is seconded by Commissioner Dr. Leonhard, to **allow** the minutes as presented. On call of the vote, all voted aye.

Stan Meyer informed the Redevelopment Commission he was unaware he was supposed to bring **the ETA parking agreement for the year 2015-2016**. CCRDC Attorney Greg Hockemeyer had the original agreement, which he will review, and is asking the Commission's permission if it is just a renewal, to change the dates. This would be presented to the School Board. Vice President Commissioner Kevin Snell, made a motion, to extend authority to the attorney to change the dates to provide to the ETA's parking for the year 2015-2016. Commissioner Ben Romine seconds the motion. On call of the vote, all voted aye.

Teresa Ladd, TK Ladd Architects, submitted a façade grant application to the Redevelopment Commission from Brewha for the installation of a new sign and painting of the existing supporting frame located at 120 North Main Street. The building owners are Richard E. and Margaret Anne Ulerich. The total project low bid is \$1010.00. Grant request is \$505.00. The Façade Grant Committee recommends the Commission accept the Brewha Façade Grant application. Teresa Ladd advised the owner of the building did not have their signature notarized as required in the guidelines. After some discussion, Attorney Hockemeyer does not believe this would create a problem and would do some legal work to release the payment to the business owner, rather than the building owner. On the motion of Secretary Commissioner Patricia Hatcher, and second of Commissioner Ben Romine, **to approve the façade grant application submitted by Brewha in the amount of \$505.00**, all voted aye. Vice President

Commissioner Kevin Snell made a motion, with the second of Commissioner Dr. Leonhard, to **approve the Architectural Administrative fee of \$360.00**. On call of the vote, all voted aye.

Teresa Ladd, TK Ladd Architects, presented a payment request from Dr. Leib, for work completed on the painting of the brick of his building located at 111 West Market Street in the amount of \$812.50. Miss Ladd advised the Commission, this amount is actually lower than the grant application by \$127.50. On the motion of Commissioner Romine and seconded by Vice President Commissioner Snell, to **approve the payment request of Dr. Leib at \$812.50**, all voted aye. Commissioner Romine made a motion which is seconded by Vice President Commissioner Snell to **approve the \$360.00 architect fee**, by TK Ladd. On call of vote, all voted aye.

CCRDC Attorney Hockemeyer advised the Commission he was in receipt of a Intent to Abandon Letter, from the attorney of Mr. Jim Ritchie, the owner of the Cardinal Grain property. In discussion, Mayor Daniel reminded the Commission previously they had contacted Ice Miller to determine whether or not the letter of comfort would be acceptable in obtaining this property without expense. When it came to the point of funds expended, the RDC stopped further action. Commissioner Romine said Lori Shipman was working with Arcadis on the environmental investigation of this property. In checking with the Whitley County Treasurer, this property has \$11,000 in past due taxes. Mayor Daniel advised the Commissioners to not move forward without the letter of comfort. Attorney Hockemeyer stated this issue makes a large difference because of the \$11,000 past due tax balance and recommends this be allowed to go back to a tax sale. Mayor Daniel asked Martha Acres and Samara Qureshi to get in contact with Lori Shipman to get an update on the building. It is the consensus of the Commission that they will not move forward without a Letter of Comfort.

Community Development Director Jeff Walker informed the Commission; Jennifer Beasley met with him in reference to painting murals in the downtown area and possibly an extension of liberal arts. After much discussion, the Commission decided to receive more detailed information from Ms. Beasley before action is taken.

Mayor Daniel presented information to the Commission from the Indiana Economic Development Association requesting a donation to fund the study of an analysis of urban, suburban, and rural TIF projects over a specified time period to determine impacts on local employment, investment, assessed value, tax revenue streams, etc., and, will explore the extended impact on rural and suburban communities from nearby urban development. President Commissioner Carl Siler is in favor of this type of study. After some discussion, Commissioner Romine made a motion, which is seconded by Secretary Commissioner Hatcher, to **contribute \$250.00 to the IEDA for the TIF study**. On call of the vote, all voted aye.

The **RFP for 213 West Van Buren Street** was opened by Administrative Assistant to the Mayor, Martha Acres, from Bart's BBQ. This will be copied and distributed for their review.

Commissioner Romine informed the Commissioners the marketing committee met on options for the Eagle's property. He also met with Jon Meyer's from the Whitley County EDC.

As all business was discussed, the meeting adjourned.

These minutes are respectfully submitted by Samara Qureshi, Administrative Assistant to the Mayor.