

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

June 14, 2016

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

Members present: President Commissioner Carl Siler
Commissioner Dr. Angela Leonhard
Commissioner Ben Romine
Secretary Commissioner Patricia Hatcher

Members absent: Vice President Commissioner Kevin Snell

Also in attendance: Teresa Ladd, TK Ladd Architecture
Theresa Green, Administrative Assistant to the Mayor
Lori Shipman, Whitley County Economic Development Corporation
Stan Meyer, Ex-Officio Member
CCRDC Attorney Greg Hockemeyer

After reviewing the **May 10, 2016 minutes**, Commissioner Ben Romine had one correction, he pointed out that he needed to be removed from the members present list. With this change Commissioner Dr. Angela Leonhard made a motion to approve the minutes, which was seconded by Commissioner Ben Romine. On call of the vote, all voted aye.

The group had discussion on the **RFP applications** that were turned in. Jeff Walker explained that a new application was received this morning. The group was unsure if they would accept it due to the fact that it was received after the deadline. CCRDC Attorney Greg Hockemeyer indicated that it would be fine because it was not a competitive bid. Jeff Walker explained he would go over the applications and give a presentation. Jeff Walker requested a committee. Commissioner Ben Romine and President Commissioner Carl Siler volunteered.

The group had a **discussion on the Northside Grill building**. CCRDC Attorney Greg Hockemeyer gave an update. He explained that the previous owner had filed bankruptcy and listed the building as an asset. Therefore he would need to contact the Bankruptcy trustee. CCRDC Attorney Greg Hockemeyer explained that there is an “automatic stay” on the building because it was listed as an asset in a bankruptcy, so the RDC cannot continue with the quiet title action.

The Van Buren parking contract was signed and returned to the RDC. President Commissioner Carl Siler signed the contract.

RLF loan 227 West Van Buren was discussed. CCRDC Attorney Greg Hockemeyer explained that the loan cannot be secured by a second mortgage because it doesn't have a first mortgage. CCRDC Attorney Greg Hockemeyer went on to explain that he believed the RDC could protect its loan by the equity the purchaser would gain as the loan was paid off. He indicated that in this situation it would be appropriate for the RDC to accept this. The group had some discussion and the general consensus was that everyone thought it was appropriate. The group wanted Vice President Kevin Snell to look at it before any action would take place. Commissioner Ben Romine made a motion that upon review from Vice President Kevin Snell that if he should find it appropriate, the loan be granted to Bird Enterprises LLC. Secretary Commissioner Patricia Hatcher seconded the motion. On call of the vote, all voted aye.

The group discussed **JoAnne Bird's façade application**. Teresa Ladd presented the new proposal. JoAnne changed her color scheme choices. The commission as a whole was happy with what she had chosen. One thing that was brought up, was that JoAnne only had one bid for her sign. JoAnne did try to get other bids, but no businesses were willing to do so. The consensus from the commission was that it was okay, because JoAnne put forth the effort to get the bids. The low bid for the awning and painting was \$7479.60 and the singular sign bid was \$486.08 making the entire grant request \$4225.88. Secretary Commissioner Patricia Hatcher made a motion to approve the grant. Commissioner Ben Romine seconded the motion. On call of the vote, all voted aye. Secretary Commissioner made a motion to pay Teresa Ladd for her fee. Commissioner Angela Leonhard seconded the motion. On call of the vote, all voted aye.

Teresa presented **Gene Reeg's façade application**. Teresa explained that all they intend to do is fix what is broken. The intention is not to make it look any different. Teresa explained that the low bid was \$12650, making the grant request \$5000. The commission had no problems with Gene Reeg's request or application. Commissioner Ben Romine made the motion to approve the application. Secretary Commissioner Patricia Hatcher seconded the motion. On call of the vote, all voted aye.

Lori Shipman gave the commission an update on the **Cardinal Grain building**. Lori explained that she submitted the application for a comfort letter and got a response back that parts of phase one are about to expire and need to be updated. The cost to get an update would be seventeen hundred dollars. Commissioner Ben Romine asked what happens after the RDC gets the comfort letter. Lori explains that it protects you from liability. Lori explained that it is not a quick process and could take years. Some discussion occurred and the consensus was that phase one needs to be updated. Commissioner Ben Romine made a motion to update phase one. Commissioner Angela Leonhard seconded the motion. On call of the vote, all voted aye.

The Northside Grill building, CCRDC Attorney Greg Hockemeyer asked the commission for permission to accept quick claim deeds from the previous owners. After that CCRDC Attorney Greg Hockemeyer wishes to move forward with a quiet title action so the interested party can move forward with their plans to begin business there. There was some discussion on

renovations. Secretary Commissioner Patricia Hatcher made a motion to let CCRDC Attorney Greg Hockemeyer move forward. Vice President Commissioner Kevin Snell seconded the motion. On call of the vote, all voted aye.

As all business was discussed, the meeting adjourned.

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