

Downtown Columbia Leadership Council
Meeting Minutes
December 7, 2010, 4:00 p.m.
City Hall, Conference Room 2A

Members Present: Brent Gardner, Historic Preservation Commission
Rosie Gerding, City Council Appointee
Randy Gray, City Council Appointee
Bob Hutton, Columbia College
Linda Rootes, Neighborhood Representative
Nick Peckham, City Council Appointee
Suzanne Sharp, Stephens College Representative
*Tim Teddy, Planning & Building Development Director
Brian Treece, City Council Appointee
Gary Ward, University of Missouri
Mary Wilkerson, Special Business District

Staff Present: Tony St. Romaine, Assistant City Manager
Billye Clemons, Administrative Assistant.

Members Absent: *Mike Brooks, REDI
Ken Pearson, Boone County Commission
*Phil Steinhaus, Columbia Housing Authority
Matthew Vander Tuig, Planning & Zoning

* Indicates Ex-Officio status.

Welcome/Introduce guests:

Meeting called to order. New member Suzanne Sharp was introduced.

Meeting Minutes from October 26, 2010:

Mr. Ward moved to approve. Mr. Treece seconds. **Motion carried.**

Presentation on College and Walnut project by developer: - error in agenda from 10th and Elm.

Error in agenda, which had project listed as 10th and Elm. Mr. Craig Van Matre gave an overview of the project, noted they are requesting C2 zoning. Previous projects by developer briefly reviewed. Potential units will house approximately 360 beds. Commercial area will be about 5000 square feet and possibly be a restaurant. Projected building materials reviewed. Mr. Gray noted his wish that the developer try to appeal to more than a college student base.

Parking under the proposed development would tentatively accommodate approximately 200 cars. Parking lot plans must be approved by the Board of Adjustment. There are currently three houses in the area which the developer plans to demolish.

Presentation on Regency Hotel redevelopment project by developer:

Mr. Robert Hollis with Van Matre Law Firm provided an overview of the developer, David Parmley with Broadway Lodging, LLC. Pat Nasi of Development Dynamics reviewed the explanation of need and present conditions of Regency Hotel. Mr. Parmley reviewed the vision for project, to include possible franchise with Indigo Hotel. The Indigo franchise agreement will not be finalized until TIF approval. Alternatives to Indigo Hotel would include Aloft and Hyatt Place. Market analysis reviewed by Mr. Nasi, as well as benefits to the community.

Mr. St. Romaine gave an update on the status of the TIF request.

Brick Streets Presentation, Brent Gardner:

Placing brick streets in downtown discussed, examples given. Mr. Gardner feels downtown could benefit by day lighting brick streets which have been covered by asphalt. Photographs of examples passed around. An area being considered is Alley A from 10th Street to 8th Street, as it would be a small project. Presentation is informational only. Costs associated with cleaning and plowing, snow removal requires special equipment, discussed.

H3 Downtown Charrette review/recommendations to City Council:

City Council has asked to have feedback on H3's Downtown Charrette report by February 2011. Mr. Gray recommended having an "Information Session" on January 11, 2011 to ask for citizen review of H3's report. The session would utilize display boards and comment cards. Once complete, Mr. Gray will draft a report to present to City Council the first council meeting in February.

Other items:

Mr. Treece recommended taking a position on the TIF project. Mr. Gray will draft a document and distribute to the committee.

Public Comment:

Ms. Carrie Gartner noted in reference to the brick streets, there are negotiations underway to fix the water run off and repave Alley A. She recommended speaking with John Ott and Bob and Tony Grove before that is done, otherwise they will miss the opportunity to have brick considered for this area. Ms. Gartner also recommended giving a presentation to the Special Business District Board and asking for their formal support on the H3 report.

Next Meeting:

December 28, 2010 meeting canceled. Next meeting will be January 25, 2011.

Adjourn:

Meeting adjourned at approximately 5:40 p.m.