

**TIF Commission
Meeting Minutes
April 9, 2009 at 3:00 pm
Mezzanine Conference Room, City Hall**

Members Present: Bruce Walker, Steve Erdel, Jay Burchfield, Nikki Krawitz, Ernie Wren III, Tom Schauwecker, Jim Ritter, Tom Rose.

Members Absent: Andrew Beverley, Teresa Maledy, Michael Vangel.

Staff Present: Tony St. Romaine, Billye Clemons.

Consultants Present: Mike Mills (Spectrum Consulting), Laura Radcliff (Stifel, Nicolaus & Company), Mark Grimm (Gilmore & Bell, PC).

Approval of Minutes

Jim Ritter makes a motion to approve minutes from March 5, 2009. Nikki Krawitz seconds. *Motion carried.*

Adjustments to Agenda

Presentations by 10th and Locust and Tiger Hotel Projects change order and the Tiger Hotel Presentation will be first.

Presentation on Tiger Hotel Redevelopment Project

Craig Van Matre introduces the Tiger Hotel Redevelopment Team and outlines the Tiger Hotel Redevelopment Project. Each team member reviews a segment of a Power Point Presentation.

John Ott gives a Property Overview to include the history of the building, present use, vision of future use, as well as benefits to Columbia.

Aimee Gray gives the Architectural Presentation covering comparable projects, cost of reconstruction estimates and feasibility of project and reasonableness of costs.

Eric Creach continues the presentation covering Market Feasibility to include market study, market demand and economic feasibility.

Pat Nasi finishes the presentation covering Financial & Tax Projections. He reviews qualified project costs and planned uses of TIF benefits. TIF real estate tax revenue summary is reviewed.

A question and answer session follows the Power Point Presentation.

Presentation on 10th and Locust Project

Wesley Fields introduces the 10th and Locust Redevelopment Team. Each team member reviews a section of a Power Point Presentation. Mr. Fields reviews a site map, project improvements, public improvements, the TIF budget and the project timeline.

Brad Wright reviews architecture advantages of the 10th and Locust project, reviewing the proposed layout of each floor.

Nathal Odle continues the presentation covering Trittenbach principals and the history of the firm in Columbia. He reviews each building currently owned and operated by Trittenbach.

Mr. Fields finishes the presentation by reviewing community benefits, to include elimination of blight, financing public improvements, strengthening employment, strengthening the economic base of the City and the Taxing Districts, increasing property values, serving as a catalyst for future development, stabilizing downtown and fulfilling a housing need. This mixed-use building will use green building standards.

A question and answer session follows the Power Point Presentation.

Discuss Setting Public Hearing Date

Tony St. Romaine discusses procedures for setting a public hearing date. Jay Burchfield makes a motion to set a Public Hearing Date for June 4, 2009 at 6:00 p.m at City Hall, with the specific location to be determined based on availability. Ernie Wren III seconds. *Motion carried.*

Other Business

Tony St. Romaine is asked to provide information on the parking garage located at 10th & Cherry to see how much space, if any, is available and to determine if the garage can be built up. Tony indicated he would provide this information to the commission at the next meeting.

Next Meeting

April 28, 2009 @ 3:00 p.m. in Mezzanine Conference Room at City Hall.

Public Comments

None.

Adjourn

Tom Rose makes a motion to adjourn. Tom Schauwecker seconds. *Motion carried.* Meeting adjourned at 6:30 p.m.