

**TIF Commission  
Meeting Minutes  
June 4, 2009 at 6:00 pm – Public Hearing  
Mezzanine Conference Room, City Hall**

**Members Present:** Bruce Walker, Steve Erdel, Andrew Beverley, Teresa Maledy, Ernie Wren III, Tom Schauwecker, Michael Vangel, Jim Ritter, Tom Rose.

**Members Absent:** Nikki Krawitz, Jay Burchfield.

**Staff Present:** Tony St. Romaine, Billye Clemons.

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

**Approval of Minutes**

Bruce Walker makes a motion to approve the minutes of April 28, 2009. Andrew Beverley seconds. *Motion carries.*

**Adjustments to Agenda**

None.

**Old Business**

None.

**New Business**

Steve Erdel shares a letter from Jay Burchfield revealing his intention to resign from the TIF Commission due to a potential future conflict of interest. Teresa Maledy moves to accept Mr. Burchfield's letter of resignation. Mike Vangel seconds. *Motion carries.* .

Ernie Wren volunteers to assume the position of secretary on this commission. No other nominations, nominations closed. Mr. Wren elected by acclimation.

A handout is given regarding the Purposes for Public Hearing.

Mr. Erdel opens the public hearing regarding the Tiger Hotel Redevelopment Plan and Project. Erick Creach gives a presentation on the Tiger Hotel Project. Property overview presentation by John Ott. Architectural presentation, market feasibility and market study reviewed by Erick Creach followed by financial and tax projection review by Pat Nasi.

Following the Tiger Hotel presentation, Steve Erdel asks for comments from taxing jurisdictions. Dr. Tom Rose spoke on behalf of the Columbia Public School District taxing jurisdiction, stating that the School District will not oppose this project.

Tony St. Romaine indicates he received no written comments from any taxing jurisdiction or from the public on this project.

Steve Erdel asks for oral comments from those in attendance.

1. Richard King, 109 W. Parkway Drive, in favor. Columbia needs hotel accommodations downtown.

2. David Klarich of Riezman & Berger, 7700 Bonhomme Ave, Clayton, MO, against. Opposed to tax-payers paying for private projects.
3. Fred DeMarco, 6591 Sabine Drive, against. Thinks the investors should take the risk.
4. Larry Schuster, 3109 Hill Haven Lane, against. Believes the public should share the profit if they are going to share the risk.
5. Arnie Fagan, 810 E. Broadway, against. Built his business without public funding, thinks this project should do the same. Concerned about the School Board requesting funds in the future.
6. Paul Land, 2005 Robin Terrace, neutral – concerns about property values being fixed at time of approval.
7. Matt Istwan, 3704 Watts Drive, against. Had no public funding for his business, believes this is creating unfair competition for the bar and restaurant industry. Also voiced concerns about taking money from the schools.
8. Michael McClung, 515 E. Cherry, Apt 250, against. Believes this application looks more like a business plan than a TIF project plan.
9. Mike Keevins, 713 W. Broadway, against. Primary concern is that this would hurt school funding. Would like to know if the School Board took a formal vote that supported the TIFs.
10. Randy Gray, 301 Edgewood, in favor. Project will contribute to a more successful downtown.
11. Allan Sharrock, 4215 Langham Drive, against. Teacher whose salary has been frozen for 5 years. Concerned about the amount of public money going into a project and financing the private sector.
12. Adam Guy, 904 Elm Street, against. Built his businesses without public assistance. Feels this project needs to be financed in the private sector as it creates unfair competition for other hotels, bars and restaurants.

Mr. Erdel asks if there is further public comment. Hearing none, he closes the public hearing on the Tiger Hotel Redevelopment Plan & Project.

Following a brief recess, Mr. Erdel opens the public hearing for the 10<sup>th</sup> & Locust Tax Increment Financing Plan and Project. Wesley Fields introduces the 10<sup>th</sup> and Locust Redevelopment team and gives a project overview on the 10<sup>th</sup> and Locust Project. Brad Wright reviews the architectural design and Nathan Odle reviews the Trittenbach principals and history. Carol Waggoner reviews the but/for requirements and the cost benefit analysis.

Following the 10<sup>th</sup> and Locust project presentation, Tony St. Romaine indicates he received two written comments on this project, which he briefly reviews. The first is from Councilwoman Barbara Hoppe in favor of this project. The second is from E. Lynn Miller, also in favor of this project.

Dr. Tom Rose speaks on behalf of the Columbia Public School District taxing jurisdiction, again noting that the School District will not oppose the project. He notes that a presentation was made to the entire Board of Education regarding both TIF projects, and the Board members did not note opposition.

Mr. Erdel asks for oral comments from those in attendance.

1. Paul Land, 2005 Robin Terrace. Comments echoed his prior remarks.
2. Patrick Earney, 113 West Boulevard North, in favor. Has worked with Trittenbach and speaks to the quality and sustainability of all Trittenbach projects.
3. Arnie Fagan, 810 E. Broadway, against. Likes project, does not want public assistance used. Thinks the grocery store business is a tough business and questions if it would work.
4. Larry Schuster, 3109 Hill Haven Lane, against. Notes concern that the city has 19% investment in this project, but the applicant only has 17%.
5. David Klarich representing Citizens Against Unfair Taxation, against. Questions the issue of blight determination. Asks TIF commission to postpone voting on resolution tonight and reconsider each project.
6. Kelly Veach, 2620 E. Highway 163, in favor. Feels downtown needs a project like this to “jump start” this area.
7. Mike Keevins, 713 W. Broadway, against. Built his own project with a 2-level parking garage that works without public financing.
8. Mark Stephenson, 4<sup>th</sup> and Broadway, against. Supports project, but opposes the use of TIF.

Mr. Erdel asks if there is further public comment. Hearing none, he closes the public hearing on the 10<sup>th</sup> and Locust Tax Increment Financing Plan and Project.

### **Other Business**

Bruce Walker indicates that in light of so much public comment, he would like more time to think about both projects. Tom Schauwecker agrees. Dr. Walker makes a motion to postpone voting on resolution for both projects. Tom Schauwecker seconds. *Motion carries.*

### **Next Meeting**

June 9, 2009 at 2:00 p.m. in the Mezzanine Conference Room of City Hall.

### **Adjourn**

Tom Schauwecker makes a motion to adjourn. Teresa Maledy seconds. *Motion carries.* Meeting adjourned at 9:15 p.m.