

**TIF Commission
Meeting Minutes
June 9, 2009, 2:00 pm
Mezzanine Conference Room, City Hall**

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

Members Absent: None.

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

Mr. Wren makes a motion to approve the minutes of June 4, 2009. Dr. Ritter seconds. *Motion carries.*

Adjustments to Agenda

None.

Old Business

A. Mark Grimm reviews proposed resolution regarding the Tiger Hotel. Mr. Vangel makes a motion to approve the resolution. Dr. Walker seconds.

Ms. Maledy notes that she will abstain from the discussion and vote due to conflict of interest.

Mr. Schauwecker discloses that he has accepted campaign donations from both John Ott and the Odle family.

Ms. Krawitz asks for a review of the financial feasibility summary. Tony St. Romaine defers to consultant Laura Radclif of Stifel, Nicolaus & Company who reviews the rates of return and cost benefit analysis for the Tiger Hotel Project.

Mr. Erdel requests consultant Mark Grimm of Gilmore & Bell, PC to clarify the responsibility if a project fails. Mr. Grimm indicates that the City has no financial responsibility on either project, that 100% of the financial responsibility is going to be borne by each developer and each developer's lender(s).

Dr. Rose indicates that he and Dr. Ritter will vote against both projects due to instruction by Columbia Public School District Board of Directors. Dr. Ritter also shares that while both he and Dr. Rose have high regard for these projects and developers; the Board of Directors has given them instructions to vote against.

Mr. Schauwecker also indicates that he will be voting against this project. He likes and respects both developers and projects, but philosophically he is opposed to TIFs. He would like to see a more level playing field. Mr. Schauwecker wants to encourage City Council to periodically review the increments and make sure they are not exceeding projections and that any transfer or sale would be subject to Council approval.

Dr. Walker raises the question on recommending to City Council shortening the maximum permitted 23 year term in the TIF Act. Mark Grimm makes recommendations on how to do that.

Dr. Walker moves to amend the resolution to recommend to City Council to consider a TIF term of less than the maximum 23 years permitted under the TIF Act. Ms. Krawitz seconds. Mr. Erdel calls for a roll call vote.

Andrew Beverley – Yes

Steve Erdel – Yes

Nikki Krawitz – Yes

Teresa Maledy – Abstain

Bruce Walker – Yes

Jim Ritter – Abstain

Tom Rose – Yes

Tom Schauwecker – Yes

Michael Vangel – Yes

Ernie Wren III – Yes

Vote total: 8 yes, 0 no, 2 abstain.

Motion carries.

Dr. Walker moves to amend the resolution to recommend to City Council to consider that the redevelopment agreement provided for taxes to be declared as “surplus” to the extent attributable to inflationary increases in the assessed valuation of the redevelopment area. Ms. Krawitz seconds.

Mr. Erdel calls for a roll call vote.

Andrew Beverley – No

Steve Erdel – Yes

Nikki Krawitz – Yes

Teresa Maledy - Abstain

Bruce Walker – Yes

Jim Ritter - Abstain

Tom Rose – Yes

Tom Schauwecker – Yes

Michael Vangel – Yes

Ernie Wren III – Yes

Vote total: 7 yes, 1 no, 2 abstain.

Motion carries.

Mr. Erdel asks for any other discussion, there is none. Mr. Erdel calls for a role call vote to approve the Resolution for the Tiger Hotel Redevelopment Project, as amended.

Andrew Beverley – Yes

Steve Erdel – Yes

Nikki Krawitz – Yes

Teresa Maledy – Abstain

Bruce Walker – Yes

Jim Ritter – No

Tom Rose – No

Tom Schauwecker – No

Michael Vangel – Yes

Ernie Wren III – No

Vote total: 5 yes, 4 no, 1 abstain.

Motion carries.

B. Mark Grimm reviews proposed resolution regarding the 10th and Locust Redevelopment Project. Ms. Maledy makes a motion to approve the resolution. Dr. Walker seconds.

Ms. Krawitz requests a review of the financial feasibility and cost benefit analysis for this project. Laura Radcliff provides the review.

Tony St. Romaine notes that it's the responsibility of TIF applicants to pay all of the City's costs with regards to the City hiring any consultants or anyone else it deems necessary to approve an application. Each developer has paid the City \$10,000 and if the costs go greater, they will be responsible for those additional costs.

Mr. Beverley asks for some clarification on conflict of interest issues. Consultant Mark Grimm notes that per the City attorney, a deposit account holder does not create a conflict of interest. The primary concern is that of a lending relationship with respect to a particular project.

Mr. Beverley notes that Landmark Bank does not have a direct interest or lending relationship with this project. Ms. Maledy indicates the same, as does Mr. Erdel.

Ms. Maledy makes a motion to amend the resolution to include both a recommendation to City Council to consider a TIF term of less than the maximum 23 years permitted under the TIF Act and consider taxes to be declared as "surplus" to the extent attributable to inflationary increases in the assessed valuation of the redevelopment area. Dr. Walker seconds. Mr. Erdel calls for a roll call vote.

Andrew Beverley – Yes

Steve Erdel – Yes

Nikki Krawitz – Yes

Teresa Maledy – Yes

Bruce Walker – Yes

Jim Ritter – Abstain

Tom Rose – Yes

Tom Schauwecker – Yes

Michael Vangel – Yes

Ernie Wren III – Yes

Vote total: 9 yes, 0 no, 1 abstain.

Mr. Erdel calls for a roll call vote to approve the Resolution for the 10th & Locust Redevelopment Project, as amended.

Andrew Beverley – Yes

Steve Erdel – Yes

Nikki Krawitz – Yes

Teresa Maledy – Yes

Bruce Walker – Yes

Jim Ritter – No

Tom Rose – No

Tom Schauwecker – No

Michael Vangel – Yes

Ernie Wren III – No

Vote total: 6 yes, 4 no, 0 abstain.

New Business

None.

Public Comment

None.

Next Meeting

When notified.

Adjourn

Mr. Beverley makes a motion to adjourn. Ms. Maledy seconds. *Motion carries.*

Ernie Wren, III
TIF Secretary