

**TIF Commission
Meeting Minutes
March 5, 2009 at 3:00 pm
Mezzanine Conference Room, City Hall**

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

Members Absent: Bruce Walker.

Staff Present: Tony St. Romaine, Billye Clemons

Approval of Minutes

Teresa Maledy makes a motion to approve minutes. Tom Rose seconds. *Motion carried.*

Old Business

A. Conflicts of Interest – Fred Boeckmann, City Counselor

Fred Boeckmann reviews the City's conflict of interest policy.

B. Sasaki Study

Tony St. Romaine gives a general overview of the Sasaki Downtown Columbia Campus/City Opportunity Study. Mr. St. Romaine specifically reviews the Implementation Strategies in the handout.

Mr. St. Romaine discusses the relationship between the Downtown Leadership Council and the TIF Commission and reviews what the DLC is working on, specifically a report they are presenting to City Council next month (April) that is similar to the Sasaki Study but covers a larger area of downtown. A TIF Project Checklist of Downtown Design Principles is given.

Revised zoning briefly discussed. District vs. spot redevelopment reviewed.

New Business

A. Tiger Hotel Project

The Tiger Hotel Project TIF application was given to the committee members prior to the start of the meeting. Tony St. Romaine notes that the supplemental information in the application may change. Craig Van Matre introduces Eric Creach, John Ott, and Pat Nasi.

1. Mr. Ott gives a brief overview of the plans to make Tiger Hotel a boutique type hotel. Mr. Ott describes what a boutique hotel is and how the Tiger Hotel would contribute to a vital downtown.
2. The public hearing date could be set at the next TIF meeting, March 19, 2009.

As requested by Steve Erdel, Tony St. Romaine gives an update on 8th Street and Broadway and Avenue of the Columns redevelopment.

Craig Van Matre invites anyone with questions to call his office, however, due to Sunshine Law and making sure everyone is aware of any developments or changes, all questions should go through Tony St. Romaine in the City Manager's Office.

B. 10th and Locust Mixed Use Development Project

The 10th & Locust Project TIF application was given to the committee members prior to the start of the meeting. Tony St. Romaine notes that the supplemental information in the application may change. Tony St. Romaine introduces Nathan and Jonathan Odle.

1. Nathan Odle gives an overview of his project at 10th & Locust. He provides a conceptual design for review and describes the mixed use features. Mr. Odle indicates that this project will add approximately 120 residents to downtown with apartments on the upper floors. Plans also include retail and commercial office space on the lower floors.
2. The public hearing date could set at the next TIF meeting, March 19, 2009.

Next Meeting

March 19, 2009 @ 3:00 pm, in Mezzanine Conference Room at City Hall.

Public Comments

None.

Adjourn

Teresa Malady makes a motion to adjourn. Mike Vangel seconds. *Motion carried.* Meeting adjourned at 4:30 pm.