



**TIF Commission - Public Hearing
January 4, 2011, 6:00 pm
City Hall, Council Chambers**

Members Present: Andrew Beverley, Jeremy Brown, Steve Erdel, Nikki Krawitz, Teresa Maledy, June Pitchford, Tom Rose, Les Wagner, Ernie Wren III. Bruce Walker participated via teleconference.

Members Absent: Chris Belcher.

Staff Present: Tony St. Romaine, Billye Clemons.

City Consultants Present: Laura Radcliff (Stifel, Nicolaus & Company), Mark Grimm (Gilmore & Bell, PC)

Development Team: David Parmley, Pat Nasi, Robert Hollis.

Approval of minutes (November 8, 2010 and December 13, 2010).

Mr. Grimm notes the November 8 minutes should reflect that the motion calling the public hearing included the location of the Public Hearing as City Hall Council Chambers. Ms. Maledy moves to approve the November 8 minutes as amended as well as the December 13 minutes. Ms. Krawitz seconds. Motion carries.

Adjustments to agenda

None.

Old Business:

None.

New Business:

A. Overview of purpose of public hearing

Mr. St. Romaine reviews process of TIF and the status of the current application and process. Elements to be considered under the TIF Act are reviewed, including but/for, blight and cost benefit analysis.

B Public Hearing – Regency Hotel TIF Redevelopment Plan & Project

1. Review Redevelopment Plan and Project

Public hearing is called to order by Mr. Erdel. Mr. Hollis with Van Matre Law Firm reviews the Regency Hotel Redevelopment Project. Mr. Parmley reviews the vision for this project. Overview of David Parmley and past projects he has done. Location of the site and current conditions reviewed by Mr. Nasi.

2. Receive written comments from taxing jurisdictions

Letter from Missouri Department of Revenue summarized, they decline comment.

3. Receive written comments from the public

Letters from Columbia Chamber of Commerce and Downtown Columbia Leadership Council summarized as in favor. Letter from John Patrick Barnes summarized as not in favor.

4. Receive oral comments from taxing jurisdictions

None. School board is not taking a formal stand at this time. They meet next week.

5. Receive oral comments from the public

Richard Ditter, Susan Bell, Ian Thomas, Brian Treece, Don Stamper, Nick Peckham, Mark Timberlake, Ron Coleman and Richard King all speak in favor and support of this project and/or the developer.

6. Continue or adjourn the public hearing

After asking for further questions or comments and hearing none, Mr. Erdel adjourns the public hearing.

A draft resolution to be considered by the TIF Commission at their next meeting following a formal vote on the redevelopment plan and project is distributed by Mr. Grimm. Next meeting is Jan 14, 2011 in City Hall Conference Room 1A at 5:00 p.m.

Meeting adjourned at approximately 7:00 p.m.

Ernie Wren, III
TIF Secretary