

Columbia City Council – Work Session/Closed Meeting
Monday, October 8, 2007, 6:00 p.m.
Fourth Floor Conference Room, Daniel Boone Building
701 E. Broadway

Council members present: Mayor Hindman, Almeta Crayton, Chris Janku, Karl Skala, Jerry Wade (departed at 6:45 p.m.), Laura Nauser and Barbara Hoppe

Prior to the work session, the City Manager reviewed the upcoming work session dates/topics. Council concurred that an outside facilitator might be helpful for the goal setting discussion at the October 22 work session.

Regency Parking Garage

Greg Mullenix and Michael Ebert presented their renovation plan for the Regency Hotel and a new city-owned parking garage. Mr. Mullenix outlined their plans to transform the Regency Hotel to the Hyatt Place. He described the amenities found in a Hyatt Place hotel. He referred to a map which included the (3) parcels that make up the property which include the Regency Hotel and (2) surface lots. It was pointed out that there are some serious grade issues on Walnut and that will affect the amount of office/retail that can be located on Walnut Street. At first glance, it's estimated there will be around 2,400 square feet of office/retail along the Walnut Street side.

The City Manager described the two issues for Council consideration. First issue involves the formation of a TDD and construction of a 290 space parking garage. He indicated that the post office garage would need to be constructed before we move employees back into the Daniel-Boone Building expansion. The approximate cost for a 290 space garage is \$6-7M.

The City Manager pointed out that the hotel is not asking for any tax incentives but it will require a development agreement between the city and the hotel.

Council is supportive of the concept. Staff will move forward in preparing a development agreement.

Tiger Hotel

The City Manager indicated that unlike the Regency Hotel, they are looking for public help and Council will need to decide how they want to proceed.

Craig VanMatre, who represents the owners of the Tiger Hotel, was present. He suggested that the Council adopt another tool – TIF. He provided a handout that illustrates (page 2) a typical TIF project. He stated that they're asking Council to consider hiring an attorney to develop a T.I.F. ordinance and that it be enacted as quickly as possible.

John Ott, owner of the Tiger, described his plan to redevelop the Tiger into a "boutique" hotel. He stated that in order for this to be successful, however, a private/public partnership is needed. He stated that a TIF is needed to achieve a funding gap.

Council member Nauser indicated her focus remains on the big picture/plan and where we're going. She indicated she didn't want to lose sight of the big picture.

The City Manager reported on the five items listed in the Sasaki plan which are all in varying stages.

Council agreed to look into possibility of hiring a lawyer to create a TIF ordinance for their review. Staff to begin the process of putting together big picture steps and a TIF draft ordinance for future Council discussion.

The City Manager described another option – MODESA funding. He explained the differences/requirements of MODESA versus TIF. He pointed out that a "blight/conservative study" is required for MODESA funding and the approximate cost of such a study is \$15-25,000. The city's capital budget includes \$50,000 for downtown and, if this is something Council would like to do, we could issue an RFP and pay for the study from the capital account.

Downtown Sidewalk Cost Participation

The City Manager explained that the current cost participation includes 100% property owner and staff is suggesting a 50/50 split. Council indicated they were supportive of this change.

Adjourned at 7:30 p.m.

Immediately following the work session, Council held a Closed Meeting in the fourth floor conference room of the Daniel Boone Building to discuss litigation as authorized by Section 610.021(1) of the Revised Statutes of Missouri. Minutes of the Closed meeting are on file in the City Clerk's office.