

**COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES  
JULY 14, 2009**

The Columbia City Redevelopment Commission met in regular session with the following **members present**: President Commissioner Carl Siler  
Vice President Commissioner Kevin Snell  
Commissioner Robin Arms

**Those absent:** Secretary Commissioner Belinda Hawn  
Commissioner Ryan Pepler

President Commissioner Siler called for approval of the June 16<sup>th</sup> and June 23<sup>rd</sup> minutes. Since the Commissioners needed to approve those minutes are not present, these minutes are tabled.

**Secretary Commissioner Belinda Hawn is now present.**

The Commission has the needed Commissioners to approve the June 16, 2009 minutes. On the motion of Vice President Commissioner Snell and second of Secretary Commissioner Hawn, to approve **the minutes of the June 16, 2009 meeting**, all voted aye. The minutes of the June 23<sup>rd</sup> meeting are tabled until the next regular scheduled meeting.

Vice President Kevin Snell informed the Commission he has been investigating the **possibility of creating a revolving loan fund** for the \$100,000 grant they received. His investigation led to speaking with the economic development director who is interested in bringing the city and county together and using combined funds. Even though the Mayor feels this would be a great benefit to the entire city and county, he stated the rules in this endeavor would need to be very carefully prepared and the Commission could expect pushback from the public. Attorney Matt Shipman reminded the Commission the funds they receive must be used in the TIF District. Vice President Commissioner Snell thought perhaps a group could be formed to investigate this possibility. Mayor Fleck asked that this request be on hold as there may already be a group working towards a combined effort for the city and county. Any Commissioner is welcome to attend a future meeting. Much discussion took place and President Commissioner Siler feels this should be further investigated for the good of all. He also reminded the Commission they must match the \$100,000 received from IHCDA. Since IHCDA does not have a problem with using this grant in a revolving fund, President Commissioner Siler feels that Anne Mannix should be contacted to move forward. Mayor Fleck stated that there are different areas in the community the Commission could take on as a project rather than concentrating on the downtown area. Vice President Commissioner Snell questioned whether or not Anne Mannix is writing a letter for the Commission to IHCDA. Attorney Shipman stated he will contact Anne and request a letter. Much discussion occurred in the process of what to do with the funds received, where the funds would be best utilized, staying in TIF District, and matching the funds received.

President Commissioner Siler informed the Commission back in 2005, the **Hyatt Palma study showed the need for wayfinding in Columbia City**. There was a committee a few years ago that pushed this idea further, but then went silent. A few weeks ago a committee met to discuss wayfinding again and from this meeting Teresa Ladd and himself visited LandPlan Group and discussed what direction they should take. It was concluded to get the design phase completed and then decide about implementation.

President Commissioner Siler presented an executive summary and a long term service agreement from LandPlan Group. Kevin McCrory, LandPlan Group, is present to answer any questions of the Commission. The amount of the services from LandPlan Group is \$26,250. Mr. McCrory explained to the Commission his company has completed signage for several different cities and counties in Indiana including the city of Fort Wayne. Mr. McCrory went on to explain there are several different types of signage and this Commission would need to decide what type of signage they want and what the signage will be used for. He explained there are many small details involved with signage and their company is successful in their accomplishments in wayfinding, and they are familiar with INDOT's requirements. In summary, LandPlan Group has three phases for their service: 1) inventory and analysis; 2) design development; and 3) the bid phase.

Attorney Shipman questions why the Commission should pay \$26,250 for basically information they already know on the corridors that need signage to the major points of the City. Teresa Ladd feels that after being chair for the wayfinding committee previously and after all they accomplished, they were minimal in respect to where LandPlan has shown need. The committee worked hard and identified different areas for signage, and felt they did a good job and the only matter pending was the funding. Attorney Shipman is only stating that clarification is needed as to what services will be given for the amount in the agreement. Such as, spending the \$26,250 for the study and then coming back recommending \$300,000 for signage.

Mr. McCrory explained the different pricing for the different signs and wouldn't know the final costs until the study was completed. They will design and locate everything the community needs and then look at phasing in the signage based on costs.

Vice President Commissioner Snell asks the Mayor his thoughts as far as marketing Columbia City through signage. The Mayor stated this morning in talking with investors, who would benefit from the signage, and stating the study would cost \$25,000; the response was "engineers don't charge that much and what do you get?" That was the first response "out of the box" in this community. In trying to purchase trash cans in the downtown area, three editorials were published in the local paper stating how the city was wasting tax payer's money. This is something the Commission needs to be conscious of. The Mayor went on to say he feels Columbia City needs this.

Commissioner Arms states he is one of the citizens who do not believe in paying for studies, and this Commission is suppose to make those tough decisions as to what is best for the community. He would like to "digest" this proposal before making a final decision.

The Mayor reminded the Commission that after this study proposal, they will be ready to construct the signs. After more discussion, President Commissioner Siler tabled this issue until the next regular scheduled meeting.

President Commissioner Siler stated Attorney Shipman has a letter to present for approval that will be sent to the County Auditor and the Columbia City Common Council by July 15<sup>th</sup> stating there is no **“excess assessed value”** that may be allocated to the overlapping taxing units and is requesting the President Commissioner’s signature. On the motion of Vice President Commissioner Snell, and second of Commissioner Arms, to approve the President’s signature and submission to the proper entities, all voted aye.

President Commissioner Siler submitted a claim in the amount of \$28.04 for mileage and parking for the meeting attended at LandPlan Group. On the motion of Commissioner Arms, and second of Secretary Commissioner Hawn, to **approve the claim in the amount of \$28.04 for parking and mileage**, all voted aye.

As all business was discussed, the meeting adjourned.

These minutes are respectfully submitted by Martha Acres, Administrative Secretary to the Mayor.