



City of Columbia, Missouri

Meeting Minutes - Final

City Council

Monday, November 10, 2025
9:00 AM

Work Session

City Hall
Council Chamber
701 E. Broadway
Columbia, MO

I. CALL TO ORDER

Mayor Buffaloe called the meeting to order at 9:00 a.m.

Present: 7 - Buffaloe, Foster, Waterman, Peters, Carroll, Sample, and Elwood

Tax Increment Financing (TIF) Presentation

Attachments: [Presentation](#)

Mayor Barbara Buffaloe introduced the subject of the Special Session. DeCarlon Seewood introduced the representatives from Peckham, Guyton, Albers, and Viets (PGAV), who will be presenting on the subject of Tax Increment Financing (TIF).

Andrew Struckhoff and Susie Bonwich introduced themselves and explained their practice. They presented on the TIF process. TIF is a public/private partnership that enables an area to fund its own revitalization by using incremental (new) taxes. Those new taxes can then be used to pay for eligible project costs. Projects that are expected to generate net new tax revenues qualify for Super TIF in Missouri. The presenter showed the council how the taxes would be collected and spent on the projects. They also explained the legal limitations and the revenue generated by the TIF. The redevelopment plan is required for certain projects, such as blighted areas and conservation areas. The State of Missouri has a Commission to establish guidelines for the approval of the TIF process. Struckhoff presented the Cortex Innovation Community District and explained how they are able to incentivize specific projects, such as office buildings and diverse, high-functioning neighborhoods. Struckhoff went over the proposed TIF in Columbia. It would overlap quite heavily with the Business Loop CID. Struckhoff explained how the revenue could be used for projects such as parks, as long as they are in the TIF district.

Foster asked how funds from the TIF could be used in the comprehensive plan. The speaker said that as long as the TIF plan should follow the community's plan for the area but should have a document. Council member Vera Elwood asked why the geographic area in Columbia was chosen. Matt Unrein, Deputy City Manager, explained the process used to choose the area. Council member Valerie Carroll asked if the Comprehensive Homeless Services Center is in the TIF District. Unrein said that it is included in the TIF Area. Carroll asked about potential changes in land use if these areas are included in the TIF. Unrein said that he does not know but will look into it. Elwood asked if there could be other areas included in the TIF. City Manager De'Carlon Seewood explained that this is all conceptual and that areas can be included or excluded if they wish. Carroll asked about pairing TIFs and CIDs and how that would affect taxes. Struckhoff used the example of the Chesterfield Mall being changed into a downtown area for Chesterfield. The revenue generated would be used to provide infrastructure improvements or zoning changes. Struckhoff recommended expanded cooperation with the CID if the TIF is put

into place. Elwood asked if sidewalks and ADA accessibility could be included in the TD. Struckhoff said that those types of improvements could be included in the TD. Council member Jacque Sample wanted to clarify the role of the TIF Commission. Nancy Thompson, City Counselor, said that the permanent member would still be on the board, but some members might need to be added. Council member Nick Foster asked about how the Super TIF has been used. The PGAV explained that the Super TIF is only used if it increases tourism or creates a new industry. He used the example of how Osage Beach was able to use a Super TIF since it increased tourism in the area.

Struckhoff explained that the Revolving Loan Fund can be used to create new housing developments. PGAV used the example of Uptown Memphis to build a new development and help people build new and improved housing. Council member Don Waterman asked if the Revolving Loan Program expires when the TIF expires. Seewood said that it does not expire.

Buffaloe asked why the Municipal Power Plant was excluded from the TIF. Thompson and Seewood explained that Utility's properties could not be used for anything other than Utility Services. Seewood said that it could only be included in the TIF if it was decommissioned. Buffaloe asked what the next steps would be for a TIF in Columbia. PGAV used an example in Lawrence to improve the area around the University for the Football field, hotel, and convention center.

Struckhoff explained the capital contribution for the school district.

Foster hoped that the TIF could be used to increase the housing supply. Foster emphasized the impact and benefits to be made well-known to the public.

Buffaloe asked about some other economic development plans and other guidance that college towns have done with their TIFs. After having no more questions for PGAV, Mayor Buffaloe opened it up to the Council for any other general comments.

II. ANY OTHER ITEMS COUNCIL MAY WISH TO DISCUSS

Sample suggested that downtown public safety meetings be made public. Buffaloe asked Thompson and Seewood if that would be possible. Seewood said that staff would have to check, but said there is a meeting in December where City Staff would meet with representatives from the University of Missouri and Downtown business leaders. Elwood asked about additional meetings aside from the other city partners. Seewood said that he will reach out to the other stakeholders to have an open meeting.

Carroll asked about bringing back meeting minutes and action items from the December meeting. But that will be dependent on whether the city partners want to have an open meeting. Council member Betsy Peters suggested another work session to discuss downtown safety and include CPD, the Downtown CID, and the University of Missouri. Seewood added that the Chamber of Commerce would benefit from this meeting as well. Foster wants to make sure that the goals are well defined and that everything the city does is with purpose.

Carroll requested that more information from City Staff be given to the council proactively instead of waiting for things to appear on the agenda. Buffaloe asked about giving council updates for the Community Survey and previous goals.

III. ADJOURNMENT

The meeting adjourned at approximately 10:15 a.m.

