



# City of Columbia, Missouri

## Meeting Minutes

### Downtown Columbia Leadership Council

---

Tuesday, August 22, 2017

4:00 PM

Regular

Conference Room 1A

Columbia City Hall

701 E. Broadway

---

#### I. CALL TO ORDER

The meeting was called to order at approximately 4:03 pm.

**Present:** 9 - Randy Gray, Janet Hammen, Susan Maze, Ben Wade, Mark Wahrenbrock, Sara Loe, John Clark, Scott Wilson and Vicky Owles

**Excused:** 3 - Stacey Button, Heiddi Davis and Cliff Jarvis

**Unexcused:** 2 - Nick Peckham and Fred Parry

**Non-Voting:** 1 - Tim Teddy

#### II. INTRODUCTIONS

Guests in attendance introduced themselves.

#### III. APPROVAL OF AGENDA

Ms. Loe made a motion to approve the agenda. Mr. Clark seconded the motion.

The motion carried with all in favor.

#### IV. APPROVAL OF MINUTES

Approval of draft minutes from the July 25, 2017 DLC Meeting

**Attachments:** [DRAFT DLC Minutes July 25, 2017](#)

Mr. Wade made a motion to approve the minutes from the July DLC meeting. Ms. Owles seconded the motion. The motion carried with all in favor.

#### V. NEW BUSINESS

Overview of the Broadway Tower II proposed TIF project - *Dave Parmley, TIF applicant*

**Attachments:** [TIF Presentation](#)

Dave Parmley, the applicant for the proposed TIF project, provided an overview of the hotel expansion. The new eight story hotel is an 11,000 square foot parcel composed of 73,000 square feet. There will be meetings space, board rooms, support offices, 80 guest rooms and a top floor ballroom. The new tower is approximately 25% smaller than the existing tower and there will be walkways connecting the two structures. He noted that there is a need for meeting and event space downtown and we are missing opportunities for larger

meetings that downtown Columbia currently cannot accommodate. This would provide 2,000 square feet of board rooms and meeting space. He commented that the existing hotel has had a positive community impact b being a gateway to downtown, an anchor for the North Village Arts District, a unique design, catalyst for future development and is a destination for travelers. He provided a brief overview of other hotels in his portfolio. Mr. Parmley explained that TIF is an essential component to the development of this project as costs to construct are prohibitively high at an estimated \$20.25 million dollars. The TIF amount requested is \$2,064,949 and with the TIF this project is not possible.

Ms. Hammen asked what parking would be included. Mr. Parmley stated that required space will be provided in the Short Street garage. That would be 70 spaces to be leased. She asked if surrounding areas would be considered blighted due to this project. Mr. Parmley stated no, they are applying as a conservation area. Mr. Wahrenbrock asked if the alley would remain open. Mr. Parmley stated it would still be open to access since the connection of the two towers will be an elevated skywalk. Ms. Loe confirmed that the 70 spaces being leased would be taken from public parking. Mr. St. Romaine stated that it will not impact public spaces, they will be turned over from already leased spaces that are unused. Mr. St. Romaine stated that he is the City's TIF consultant and provided a brief overview of the TIF commission and process they are following at this time as they review the application. The applicant has provided a Cost/Benefit Analysis (CBA) which shows that if this project is built, the taxing jurisdictions will actually receive more funds than they receive currently. Following Mr. Parmely's presentation, Mr. St. Romaine introduced himself as a consultant hired by the City of Columbia to facilitate the TIF process. Mr. Gray asked Mr. St. Romaine if he was promoting the TIF project. He replied "yes, as staff is in support of it." Mr. Clark responded that the staff he had spoken with had not taken any position. Mr. St. Romaine then stated that he had talked to the City Manager and that the City Manager has given the TIF project his support, although it is not his decision to approve this proposal. Mr. Clark, a member of the TIF Commission, added that while this project likely could not happen without a TIF, it will also likely not happen without another source of funding as well, such as a CID or some other source.

## VI. OLD BUSINESS

Approval of DLC letter to City Council regarding a study on delivery truck parking downtown.

**Attachments:** [Draft DLC letter to Council requesting delivery truck study](#)

Mr. Wilson reviewed the draft letter. Ms. Loe suggested that the attached photo be labeled to note the location and time of day. Mr. Wahrenbrock clarified that the DLC will not be tasked with doing the study, that the request would be that staff conduct a study. Mr. Wilson agreed that staff or some other entity should conduct the study and the letter notes the things the DLC felt they should be looking into. Mr. Clark felt the letter should specify the DLC being involved in the study regardless of who conducts it. The group discussed the letter and agreed to a revision that would note that the DLC be included in the scope of services for a study.

**Mr. Gray made a motion to accept letter as amended. Ms. Hammen seconded the motion. The motion carried with all in favor.**

Approval of DLC letter to City Council regarding their support of a permanent parking and traffic management commission.

**Attachments:** [Draft DLC letter to Council for Permanent Parking and Traffic Commission\\_August 22, 2017 Mtg](#)

Mr. Wilson reviewed the draft letter. Ms. Essing noted that the downtown CID is very

supportive of the letter and would like to partner with the DLC and also plans to submit a letter of support for this permanent group. Mr. Clark suggested changing the recommendation to form a "Parking and Transportation Management Commission", not a Transit Commission, so that it will match with the Parking Task Force recommendation. The group agreed. Ms. Essing suggested including a comment that the downtown CID also supports this, they intend to do the same.

**Mr. Gray made a motion to accept letter as amended. Mr. Clark seconded the motion. The motion carried with all in favor.**

Discussion of future DLC issues.

Mr. Wilson asked if there are any future topics for the DLC to take up. Ms. Hammen suggested looking at Accessory Dwelling Units, although it may not be relevant to this group due to the geographical boundaries set by the DLC. The group felt that it does fall into the DLC boundaries. Mr. Clark was aware that some sections of the UDC will be revisited, he asked if there was a list of areas that would be revisited and if this topic is up for revisiting. Ms. Loe stated that it is not slated to be revisited since no one has done one yet. The group briefly discussed this and whether the DLC should take this issue up at a deeper level in the future. Mr. Gray was not interested in having the DLC take this on. He is more concerned in the coming year with parking and the proposed TIF project in addition to pushing for the truck parking study and permanent commission. He would like to spend more time on how that project is going. Ms. Loe inquired if the City had ever discussed having a convention center and if so, is this the location the City would want that. Mr. Gray added that the Charrette included possible centers at three various locations. Mr. Clark did not feel that the DLC should take the lead on the ADU issue, but may weigh in should the topic come up in the future. Mr. Wahrenbrock added that part of historic preservation is maintaining neighborhood standards and he felt that it would be a relevant and important topic to address. Mr. Teddy added that staff has already initiated some follow up on this item along with some other items in the UDC. It will take some time for staff to get to the point where it comes back for discussion at the Planning and Zoning or the Council level. Mr. Clark felt that it should remain on the list to discuss in the future to at least revisit the topic and whether the timing is good to revisit it. He also felt that the DLC should revisit the Infrastructure Task Force report recommendations as they relate to downtown. Ms. Hammen asked if the TIF project meets the new MD-T. Mr. Teddy stated that they submitted building plans prior to the March 20th date which does not require them to conform to the new code. They may submit new plans. Mr. Wahrenbrock added a placeholder for future discussions for downtown historic preservation protections.

## **VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF**

None.

## **VIII. NEXT MEETING DATE**

September 26, 2017

## **IX. ADJOURNMENT**

**Ms. Loe made a motion to adjourn the meeting. Mr. Clark seconded the motion. The motion carried with all in favor. The meeting adjourned at approximately 5:13 pm.**