

## **COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES**

**April 11, 2023**

Members present:                   President Commissioner Carl Siler  
  Vice President Commissioner Scott Gates  
  Commissioner Samara Thompson  
  Commissioner Tad Varga  
  Commissioner David Smith (Ex-Officio)

Members absent:                   Secretary Commissioner Angela Cotter

Also in attendance:               CCRDC Attorney Greg Hockemeyer  
  Mayor Ryan Daniel

President Siler called the meeting to order and asked for a motion to approve the March minutes. Vice President Gates made a motion to approve the minutes, seconded by Commissioner Varga. A vote was taken; all voted aye.

### **Old Business-**

**LML Property** – President Siler participated in a conference call with IDEM recently. IDEM might want the RDC to do vapor testing & heavy metal testing. IDEM is concerned primarily about lead in the paint. They also want to test the water in the river, both upstream and downstream. A vapor barrier will most likely be needed regardless of test results. A round of testing was completed in March and numbers increased due to a high amount of rain. The east end of the property could be segmented from the rest of the property, which would mean the entirety of the property except the east end could possibly be developed. The 8<sup>th</sup> round of testing is scheduled for June.

**Jackson-Line Street Site** – After the last meeting, the scoring team decided how to respond to Jerry Busche’s potential interest in the property. Attorney Hockemeyer wrote up a proposal to deed the property to Mr. Busche with a restrictive covenant that he shall develop at least 3 market-based units at that site & they shall be ready for occupancy within 2 years. Failing to have them ready within 2 years would result in the site reverting back to the RDC. Attorney Hockemeyer asked for the RDC’s authorization to send the letter to Mr. Busche. Commissioner Smith asked what would happen if a lender gets involved and Attorney Hockemeyer will look into this further. Attorney Hockemeyer also said the letter is a proposal, but Mr. Busche could ask for changes to the agreement. Commissioner Varga made a motion to allow Attorney Hockemeyer to move forward with the letter, seconded by Vice President Gates. A vote was taken; all voted aye.

**LT Foundations Payment Request** – LT Foundations completed the required façade work and submitted forms to request payment. Commissioner Thompson made a motion to approve payment to LT foundations, seconded by Commissioner Varga. A vote was taken; all voted aye.

**New Business** –

**Matthew Shipman & Niki Keister from Columbia City Connect** – Matthew Shipman discussed a “Taking Care of Main Street” grant that CCC applied for. The grant is for \$10,000 through OCRA and Columbia City Connect would use the funds to hire someone to do marketing. Currently, CCC board members are volunteering to do marketing. The grant requires a \$10,000 match. Matthew and Niki asked for a \$5,000 pledge from the RDC with a contingent \$5,000 from the Community Foundation. Columbia City Connect’s goal is to be a nationally-accredited Main Street, which would open up many more grant opportunities. Commissioner Varga made a motion to approve the \$5,000 match contingent on grant approval, seconded by Samara Thompson. A vote was taken; all voted aye.

**Other Business-**

---

*Submitted by Ashley Buckles, Executive Assistant to the Mayor*