

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

May 14, 2024

Members present: President Commissioner Carl Siler
 Vice President Commissioner Scott Gates
 Secretary Commissioner Angela Cotter
 Commissioner Samara Thompson

Members absent: Commissioner Tad Varga

 Commissioner David Smith (Ex-Officio)

Also in attendance: Mayor Ryan Daniel
 Community Development Director Chip Hill
 CCRDC Attorney Greg Hockemeyer

President Siler called the meeting to order and asked for a motion to approve the April minutes. Secretary Cotter made a motion to approve the minutes, seconded by Commissioner Thompson. A vote was taken; all voted aye.

Old Business-

LML Property – President Siler said he had a conversation with Stephen Zins; the submission has not been reviewed yet.

Jackson-Line Street Site – Chip Hill is going to talk to Jerry Busche in the next few days.

Bomy Singh: 314 W Van Buren – Attorney Hockemeyer plans on sending a letter to Mr. Singh this fall stating that payments will be shifting to interest payments.

South Corridor Trees – Chip received two quotes, one from Eagle Eye and one from Daniel Landscaping. Daniel Landscaping is cheaper, so he plans on using their business for this project. Chip is also working on receiving permission from the county.

New Business-

RLF – This topic has been postponed to the June meeting.

Façade Grant: Reinholt – President Siler was contacted by the owner of Reinholt furniture regarding a façade grant for the lower awning. President Siler gave him the façade grant application.

Resolution No. 2024R-1 – Attorney Hockemeyer asked for a resolution to capture all the RDC’s incremental assessed valuation. Vice President Gates made a motion to pass resolution No. 2024R-1, seconded by Secretary Cotter. A vote was taken; all voted aye.

Whitley County Jail Property – The county commissioners approached Mayor Daniel about whether the City of Columbia City is interested in acquiring their current jail property at no cost to the City. Mayor has requested blueprints, history, etc. regarding the property from the commissioners.

Smith Bros – Mayor Daniel said there is a potential sale with Smith Brothers to the RDC.

Star Bank – Mayor Daniel, Chip Hill, and David Smith had a conversation regarding Star Financial Bank’s plaza and how to revitalize that area. Attorney Hockemeyer said the Arts Commission might be interested in putting a piece of art in the plaza.

Other Business-

The meeting was adjourned at 12:34pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor

RESOLUTION NO. 2024R-1

**RESOLUTION OF THE COLUMBIA CITY REDEVELOPMENT
COMMISSION DETERMINING NEED TO CAPTURE INCREMENTAL
ASSESSED VALUATION**

WHEREAS, the Redevelopment Commission (the "Commission") previously has established the following allocation areas for purposes of capturing incremental property taxes (the "TIF Revenues") pursuant to Indiana Code 36-7-14, as amended: the *Railroad Corridor Economic Development (Allocation) Area*; the *Columbia City Economic Development Area*, Allocation Area No. 1; and/or the *Downtown Economic Development Area* (each an "Allocation Area" and, collectively, the "Allocation Areas"); and

WHEREAS, under IC 36-7-14-39(b)(4), the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year with respect to each Allocation Area;

NOW, THEREFORE, BE IT RESOLVED by the Columbia City Redevelopment Commission, as follows:



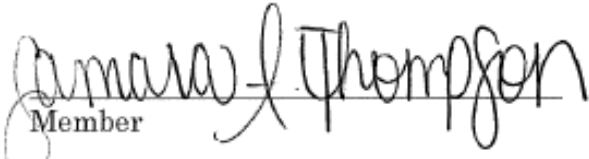

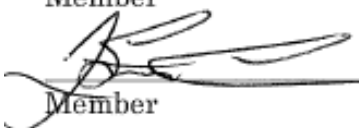
1. Pursuant to IC 36-7-14-39(b)(4), the Commission hereby determines that, for budget year 2025, all of the incremental assessed value of taxable property in each Allocation Area is needed to produce TIF Revenues necessary for purposes described in IC 36-7-14-39(b)(3) with respect to each such Allocation Area. The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas that may be released to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).
2. The Commission hereby further determines, with respect to each Allocation Area, that the amount of excess assessed value captured by the Commission in each such Allocation Area is not expected to generate more than 200% of the amount of TIF Revenues necessary to pay principal and interest on bonds, lease obligations and other amounts projected to be spent for legally authorized purposes from the TIF Revenues in 2025 in the respective Allocation Areas. Accordingly, the Commission shall not be required to obtain the approval of the Common Council of the determinations set forth herein.
3. The Secretary of the Commission is directed to record this resolution in the official minutes of the Commission, and the President of the Commission is hereby authorized to provide, by not later than June 15, 2024, written notice of the determination made herein to the Whitley County Auditor, the Common Council of the City of Columbia City, and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an

electronic format) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).

4. The President of the Commission is hereby authorized and directed, in the name and on behalf of the Commission, to execute and deliver such documents and to take such actions as such officer or member deems necessary or desirable to carry out the intent of this resolution, including, but not limited to, providing the written notice to the offices described in Section 3 above, and any and all actions previously taken by any officer or member of the Commission in connection with the foregoing determinations, be, and hereby are, ratified and approved.
5. This Resolution shall take effect immediately upon adoption.

*ADOPTED by the Columbia City Redevelopment Commission
this 14th day of May 2024.*

COLUMBIA CITY REDEVELOPMENT COMMISSION:

 _____ Member	 _____ Member	 _____ Member
 _____ Member		_____ Member
 _____ Member		