

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

June 11, 2024

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

Members absent: Vice President Commissioner Scott Gates
 Secretary Commissioner Angela Cotter

Also in attendance: Mayor Ryan Daniel
 Community Development Director Chip Hill
 CCRDC Attorney Greg Hockemeyer
 Whitley County EDC President Dale Buuck

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

Old Business-

LML Property – President Siler said he had a conversation with Stephen Zins; two more vapor samples need to occur. President Siler will meet with Stephen Zins on June 14th to pick the sample sites, which will most likely be on the north and south parts of the property.

Jackson-Line Street Site – Chip Hill is referring Mr. Busche to an engineer. Mr. Busche has submitted plans, which will include six townhomes. The property needs to be rezoned as multi-family.

South Corridor Trees – Chip reached out to the County Highway Department and is hoping to hear back by the end of this month. In the meantime, work can start on the other two sections.

Whitley County Jail Property – Mayor Daniel received documents regarding the current jail, including blueprints. President Siler reviewed the documents and gave his thoughts to the RDC: The jail was built in the late 1980s and is structurally sound. Most of the walls are 6" concrete blocks and they can be removed because they are non-structural. The basement is open, but the main level is not very open. The county has been diligent about maintaining the building, including the HVAC system, plumbing, and the roof. The location is wonderful, and the building has a lot of potential. Whether the building is demolished or renovated, it will be an expensive

project. He also does not know of any environmental issues. President Siler thinks it is a great acquisition if the City can afford updates. He also said that a second floor could most likely be added if the correct load limits were observed Mayor Daniel envisions part of the building being used as a police station, another part being used as an indoor playground, and another part for co-working.

New Business-

Revolving Loan Fund Program (RLF) – Commissioner Smith said all our loans have been paid off and the account balance is \$196,899. He also said the rate structure is above market and he believes it should be lower because the goal isn't to make money. There was also discussion about how to inform building owners of the RLF program, and it was suggested that Niki Keister from Columbia City Connect and Dale Buuck from Whitley County EDC help get the information to owners. Attorney Hockemeyer suggested that a committee be formed to update the RLF and to review future applications; the suggested committee members were President Siler, Vice President Gates, and Commissioner Smith. Commissioner Smith suggested the RDC no longer use the scoring sheet when reviewing applications and substitute it with committee review.

Annual Presentation to Taxing Units - Attorney Hockemeyer showed a video from Aim explaining TIF. He reviewed the three TIF districts and how they financially impact the overlapping taxing districts. He also said the RDC has a duty to meet with the overlapping taxing districts to explain to them how the increment is used.

Other Business-

The meeting was adjourned at 1:04pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor