

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

September 10, 2024

Members present: President Commissioner Carl Siler
 Vice President Commissioner Scott Gates
 Secretary Commissioner Angela Cotter
 Commissioner Samara Thompson
 Commissioner David Smith (Ex-Officio)

Members absent: Commissioner Tad Varga

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

President Siler called the meeting to order and asked for a motion to approve the minutes for both meetings in August. Vice President Gates made a motion to approve both sets of minutes, seconded by Commissioner Thompson. A vote was taken; all voted aye.

Old Business-

LML Property – Carl said the state has requested six more samples. Some of the requested samples will be taken on the property to the north, and the property owner has approved them. Some of the samples will also be taken to the west of the treated area.

Jackson-Line Street Site – Chip said Jerry Busche has settled on a firm to complete the work. The County is requesting \$3500 for a survey, and Mr. Busche doesn't want to pay for it. The commissioners thought a survey was already completed and Chip is going to look for it.

South Corridor Trees – Locates were called in and the plants were ordered a couple of weeks ago. We should see progress soon.

Bomy Singh: 314 W Van Buren – Carl received invoices from Mr. Singh, which totaled approximately \$101,000. The invoices included \$14,000 for stonework on the front of the building, \$34,800 for windows in the main part of the building, \$15,300 for windows in the storefront, and \$24,000 for paint. Mr. Singh has more invoices to turn in, which will make the total approximately \$140,000. Carl looked at the building and said the work was completed. Mr. Singh is also on time and caught up with his loan. President Siler said there has been a fair amount of work on the upstairs apartments, too. Per the letter Attorney Hockemeyer sent to Mr. Singh, the

interest payment is due September 26th. Mr. Singh plans on leasing out the right storefront and possibly putting a kitchen in the other storefront.

New Business-

Façade Grant: Whitley County Real Estate – A façade grant application for 126 W Van Buren Street was received. The application stated the owner wants to paint the building, replace the door, and repair the brick and metal. The total amount of the project is \$5221. Secretary Cotter made a motion to approve the application with a 50% match of \$2610.50, seconded by Commissioner Thompon. A vote was taken; all voted aye.

Façade Grant: BABE of Whitley County – BABE submitted an application for a building they are leasing. The total cost of the project is \$2473-\$4377. Commissioner Thompson made a motion to approve a 50% match, up to \$2188.50, for signage and other façade improvements, with the RDC president approving the façade improvements, seconded by Vice President Gates. A vote was taken; all voted aye.

Facade Grant: Cibo Ristorante – A façade grant application was submitted for a sign. The total cost of the project is \$2461. Secretary Cotter made a motion to approve the application with a 50% match of \$1230.50, seconded by Vice President Gates. A vote was taken; all voted aye.

RLF Program – Commissioner Smith shared the proposed changes to the RLF program application. Vice President Gates, President Siler, and Commissioner Smith met prior to today's meeting to discuss the proposed changes. Attorney Hockemeyer suggested a voting committee be formed with Commissioner Smith, Vice President Gates, and one additional person to review RLF applications. Secretary Cotter made a motion to temporarily approve the proposed changes to the program and application, subject to any corrections needed to the document, seconded by Commissioner Thompson. A vote was taken; all voted aye.

Other Business-

Columbia City Connect – Columbia City Connect Executive Director, Niki Keister, shared the new Columbia City Connect website with the commissioners. The website includes a business portal with resources for businesses. Niki can add additional resources to the portal at the request of the commissioners. The website includes property listings and a community calendar where organizations can submit events.

The meeting was adjourned at 1:01pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor