

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

February 11, 2025

Members present: President Commissioner Carl Siler
 Vice President Commissioner Scott Gates
 Commissioner Samara Thompson
 Commissioner Tad Varga (12:02 arrival)
 Commissioner David Smith (Ex-Officio)

Members absent: Secretary Commissioner Angela Cotter

Also in attendance: Community Development Director Chip Hill
 Mayor Ryan Daniel
 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 January minutes. Vice President Gates made a motion to approve the minutes, seconded by Commissioner Thompson. A roll call vote was taken; all voted aye.

Old Business-

LML Property – Carl heard from Mitchell Smith, and he is waiting on IDEM’s review.

Jackson-Line Street Site – Chip will ask Mr. Busche to submit a letter; Attorney Hockemeyer said a letter is needed before we can move forward. The County is still interested in the property, and there are not any developers interested. Commissioner Varga spoke with County Commissioner Chad Banks previously, and Commissioner Banks said the County is willing to make the proposed parking lot look nice. The parking lot would be used for overflow parking and large trucks would not park in the lot. It would also be open to the public when it isn’t being used by County employees. The County is willing to swap the empty lot on the corner of Van Buren and Washington Streets for the Jackson/Line Streets lot. Commissioner Thompson made a motion for Commissioner Varga to have further discussions with the County, seconded by Vice President Gates. A vote was taken; all voted aye.

Former Jail Property – Mayor is awaiting the final assessment.

Smith Brothers Property – Angela from Ice Miller believes that completing a single Phase I is sufficient and it will cost \$3500. The results would be released to the owner. Commissioner Varga made a motion to allow the Phase I to occur for the four properties, up to a cost of \$4000, and allow President Siler to sign documents related to such. The motion was seconded by Commissioner Thompson. A vote was taken; all voted aye.

Façade Grant: BABE of Whitley County – A request for payment was submitted by BABE. Commissioner Varga made a motion to pay 50% of the invoice, seconded by Commissioner Thompson. A vote was taken; all voted aye.

New Business-

Property off 109 – Chip shared a preliminary draft of the property off 109, just north of Walmart. Chip is requesting that two TIF districts are created: a commercial and residential TIF district. Vice President Gates made a motion that Attorney Hockemeyer researches the potential TIF districts, seconded by Commissioner Varga. A vote was taken; all voted aye.

Other Business-

The meeting was adjourned at 12:30pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor