

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

May 13, 2025

Members present: President Commissioner Carl Siler
 Secretary Commissioner Angela Cotter
 Commissioner Samara Thompson
 Commissioner Tad Varga

Members absent: Vice President Commissioner Scott Gates
 Commissioner David Smith (Ex-Officio)

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

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

Old Business-

LML Property – President Siler is stilling waiting to hear from IDEM.

Jackson-Line Street Site – Commissioner Varga has been in discussions with the County Commissioners and a tentative agreement has been reached to trade the Jackson/Line Streets Site with the lot on E Van Buren Street. The RDC is currently waiting on the current property owner of the Jackson/Line Streets site to quick claim the property back to the RDC before the trade can occur. Commissioner Thompson made a motion to authorize the trade among the two properties, contingent upon quick claim, seconded by Commissioner Varga. A vote was taken; all voted aye.

Former Jail Property – The potential renovations of the property are closer to 5 million now, with the changes that Moake Park made to the plan. This amount includes the exterior, roof, interior demo, and prepping for the police department. Mayor turned over the plan to the city's financial advisors to see if it is financially possible.

Smith Brothers Property – The next step is a Phase II Environmental Study, which would cost between \$20,000-\$30,000. Phase II would show what type of remediation would be required on the property. The study could be paid out of the Railroad TIF. Insurance claims could be investigated for the property as well. Commissioner Varga made a motion to allow up to \$30,000 out of the Railroad TIF to pay for a Phase II study, seconded by Commissioner Thompson. A vote was taken; all voted aye.

Maintaining Thomas Marshall Plaza – The refresh of the plaza was completed for approximately \$470.

Consideration of Declaratory Resolution – This was tabled until the next meeting.

Façade Grant Payment Request: Patrick Ball - Commissioner Varga made a motion to approve a \$3000 payment to Patrick Ball, seconded by Commissioner Thompson. A vote was taken; all voted aye.

New Business-

Façade Grants – A discussion was held about potentially increasing the match amount for the façade grant program. Commissioner Thompson will look into which type of façade improvements would fit a higher match amount.

Other Business-

2025 Taxing Unit Presentation – Attorney Cohen Reimers presented on the taxing units. He reviewed the allocation areas and captured increment amounts.

Resolution No. 2025R-1 – Secretary Cotter made a motion to adopt Resolution No. 2025R-1, seconded by Commissioner Varga. A vote was taken; all voted aye. The resolution stated the RDC needs to capture all the incremental assessed value of taxable property in each allocation area to produce needed TIF revenues.

The meeting was adjourned at 12:53pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor