

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

December 9, 2025

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

Members absent: -----

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

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

Old Business-

LML Property – Stephen Zins is going to talk to IDEM today. Chromium was found on the site, but it was found on an old test.

Van Buren/Washington Streets Site – Chip said there will not be forward movement on this property at this time because there are several other projects that are being worked on.

Former Jail Property – Chip sent the RFP to several developers and some real estate agents. There is a developer from the Noblesville area who is interested and would like to see blueprints. Mayor spoke to a person who works with developers and could potentially be interested as well. RFPs will be accepted until the end of February.

Smith Brothers Property – A discussion will occur this month with all involved parties. An estimate was created for the cleanup of the Smith Brothers property, which is \$600,000 - \$1.3 million.

New Business-

Grant Building Façade Grant – A façade grant for the Grant Building was reviewed by the commissioners. Commissioner Varga made a motion to approve the application, seconded by Commissioner Thompson. A vote was taken; all voted aye.

Other Business-

Apartment Complex – Mayor Daniel discussed the potential building of a market-rate apartment complex with over 300 units, with construction beginning in 2026. All except three parcels are within city limits, so the parcels outside city limits would need to undergo super voluntary annexation. Construction would begin on the northwest corner of the lot and phases would be built towards the southeast corner. Mayor stated that we may need to work through TIF to move infrastructure onto the property. He also said he anticipates we will need a TIF district and bonds for utilities on the TIF revenue. Mayor would like Attorney Hockemeyer to work through the TIF process for this property.

The meeting was adjourned at 12:33pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor