

## **COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES**

**March 10, 2026**

Members present:               President Commissioner Carl Siler  
  Vice President Commissioner Scott Gates  
  Secretary Commissioner Angela Cotter  
  Commissioner Samara Thompson

Members absent:               Commissioner Tad Varga  
  Commissioner David Smith (Ex-Officio)

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 February minutes. Secretary Cotter made a motion to approve the minutes with one amendment: under "Former Jail Property", remove the sentence that states, "He has one appraisal and is waiting for the second to be completed". The motion was seconded by Vice President Gates. A vote was taken; all voted aye.

### **Old Business-**

**LML Property** – There are no updates regarding this topic.

**Van Buren/Washington Streets Site** – Chip Hill is waiting on two appraisals.

**Former Jail Property** – Chip Hill will email the RPF draft to the commissioners tomorrow; he is waiting for two appraisals. Carl had a few people contact him that are interested in the property.

**Smith Brothers Property** – Mayor Daniel has an upcoming meeting with the environmental attorney, Angela, to continue working through steps required for remediation. Also, the environmental firm, SME, has been working through the clean-up mechanisms. Chip is waiting on an appraisal of the property. The City's property will require extensive clean-up efforts and will require further environmental studies—more boring will be required to delineate the issues and come up with a plan. Finally, for the Smith Brothers site it will cost approximately \$600,000-\$1,000,000+ to remediate the site, with insurance recovery most likely being used. The Redevelopment Commission currently has \$183,000 in unencumbered funds and \$97,000 in the Railroad TIF, which could both be used for this property as well.

### **New Business-**

**1897 BBQ** – The new owner of 1897 BBQ, Sara Chamberlain, introduced herself to the commissioners. She took over the business on January 5, 2026.

**Other Business-**

**Dye Property** – The 100+ acre property is located off N 200 E and 205. The owner is requesting that the commissioners potentially investigate a residential TIF district for the property. The tax dollars would be used to pay off infrastructure costs. Commissioner Thompson made a motion to explore residential TIF options for the Dye property once they receive all the details, seconded by Vice President Gates. A vote was taken; all voted aye.

The meeting was adjourned at 12:26pm.

*Submitted by Ashley Buckles, Executive Assistant to the Mayor*