

COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

June 9, 2026

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

Members absent: Commissioner Samara Thompson

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 May minutes. Commissioner Varga made a motion to approve the minutes, seconded by Vice President Gates. A vote was taken; all voted aye.

Old Business-

LML Property – There are new environmental restrictive covenants (ERC), which recognize the substantial cleanup that has occurred at the property. Attorney Hockemeyer has both the old and new ERC's from IDEM for the commissioners to review. Vice President Gates made a motion to authorize President Siler to sign any documents regarding the new covenants, seconded by Commissioner Varga. A vote was taken; all voted aye.

Van Buren/Washington Streets Site – There are no updates regarding this site.

Former Jail Property – The Post & Mail forgot to advertise the RFP when they were originally asked, so it appeared in last Wednesday's newspaper. Commissioner Varga made a motion to reject the current proposal, seconded by Secretary Cotter. A vote was taken; all voted aye. A 30-day quiet period will now occur, and negotiations can occur when the quiet period ceases.

Smith Brothers Property – Two appraisals have been received. A plan was submitted to the EPA & IDEM for further testing of the City's property. If the plan is approved, further testing will need to occur, and then the property will be eligible for insurance recovery. Angela Krahulik from Ice Miller is also looking into insurance recovery options.

Façade Grant Payment Request – Eric & Billie Grant – All work on the Grant building was completed. Commissioner Varga made a motion to issue a payment of \$3000, seconded by Vice President Gates. A vote was taken; all voted aye.

New Business-

Façade Grant Application – LJ Gulyas - Commissioner Varga made a motion to approve a \$3000 match, pending completion of the façade work, seconded by Secretary Cotter. A vote was taken; all voted aye.

Façade Grant Application – Rhonda Jones – Commissioner Varga made a motion to approve two \$3000 matching grants, for a total of \$6000, pending completion of the façade work. Since Mrs. Jones is updating the façade on two sides of the building, two grants were approved. The motion was seconded by Secretary Cotter. A vote was taken; all voted aye

Other Business-

Taxing Unit Presentation – Attorney Hockemeyer presented to the overlapping taxing districts and WCCS representatives were in attendance. These taxing districts are impacted by the RDC capturing increment.

The meeting was adjourned at 12:57pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor