COLUMBIA CITY REDEVELOPMENT COMMISSION MINUTES

September 8, 2026

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

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

Old Business-

LML Property – President Siler said the State sent a response and there are restrictions on the east end of the property, which is approximately 30% of the property. The RDC's plan is to hold onto the LML property until the Smith Brothers property is potentially acquired.

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

Former Jail Property – Chip spoke with three firms regarding the former jail property. There is also a group of local investors who have been in the building and are interested in the demolition of the inside—the investors will meet with Mayor next week.

Smith Brothers Property – Additional testing will probably need to occur on the City's property. Phase I on the Smith Brothers property has termed out and will need to be completed again. Additionally, the RDC will need to determine what PCB testing should occur. Ice Miller is working with past commercial liability agencies to instigate lawsuits—they have found three past insurers. The owner of the property, Mr. Smith, would like to sell the property.

Eagle Landing – Mayor has met with the developer, Mr. Muselman, multiple times to work on a TIF deal. The first reading for the annexation of a couple parcels for the

project will occur at tonight's meeting. Then, the Economic Development Area can be created and the TIF process can occur. Reimbursement will occur so the City does not have to bond.

Busche TIF – The property does not need annexed into the City and reimbursement will occur, so the City does not have to bond. Mayor reached out to Mr. Busche's attorney and requested a breakdown for the cost of the development in regard to the two TIF districts. Both the Busche and Eagle Landing projects will bring approximately 500 new units to the City.

New Business-

Other Business-

Financial Update – The RLF Fund has $199,738, EDC Fund has $55,422, TIF Fund combined has a little over $300,000 with $195,000 in Downtown TIF and $103,000 in Railroad TIF, and Remediation Fund for the LML Property has $165,000 in unencumbered funds. There was a discussion regarding the RLF Fund and if those funds can be used for other purposes since the RDC has not received a loan application in year.

The meeting was adjourned at 12:31pm.

Submitted by Ashley Buckles, Executive Assistant to the Mayor