

Tipp City Improvement Corporation (CIC)
Meeting Minutes September 10, 2024
TIPP CITY CIC

A regular meeting of the Tipp City Community Improvement Corporation (TIC) was held on Tuesday, September 10, 2024, at 11:00a.m. The following individuals were in attendance.

Board Members in Attendance

Chairman Kathryn Huffman
Vice-Chairman Ryan Liddy
Secretary/Treasurer John Green
Jonathan Freeman
Jonathan Haskell
Nick Hoover
Eric Mack
Lewis Renollet

Others in Attendance

Nancy Bowman, Dayton Daily News
Patrick Langley, Tippecanoe Gazette

Ms. Huffman called the meeting to order at 11:06am.

Mr. Renollet moved to approve the minutes of the August 13, 2024 regular Board meeting. Mr. Liddy seconded the motion. All present voted in favor and the motion carried.

Old Business

- Mr. Green informed the Board that City Council approved funding the revolving loan program in the amount of \$100,000. City Council also approved funding \$50,000 for the Phase II Environmental Study of the property currently under consideration for purchase and redevelopment. Those funds have not yet been transferred to the CIC's account but should be transferred in the next week or two.
 - Ms. Huffman asked Mr. Freeman the status of the application for participation in the revolving loan fund. Mr. Freeman indicated it is ready to go and will be presented at the October CIC meeting for approval.

New Business

- The Board reviewed and discussed a press release prepared and distributed by Mr. Mack regarding the economic development project which the CIC has been working on with Woodard Development for the last year.
 - City Council, at their September 16 Council Meeting, will hold a public hearing on the issuance of debt to purchase the "Plaza properties" along Main Street and S. Tippecanoe Street.

- The CIC Board discussed timing of the various components of the purchase (debt issuance, obligation of City matching funds, signing of the purchase contract and maintenance agreement, etc.). There will be a lot of moving parts over the next 60-90 days.
- Woodard Development reported to Mr. Mack that preliminary results of the Phase II Environmental Study were positive and they expect to have more detailed results to share with the CIC Board at the October meeting.
- Ms. Huffman inquired of Mr. Mack whether the City's Planning Board had discussed zoning changes the City may want to consider for future development/redevelopment in the Uptown area. Mr. Mack confirmed the Planning Board, at their September 9, 2024 meeting, did speak briefly about redevelopment in this area and the City's desire to keep the development uniform. Discussion of revised design standards for this area will be ongoing.
- The CIC Board discussed whether there is a need to continue to hold monthly meetings as this first major project transitions over to the City. Mr. Renollet said he appreciates the gains made by the CIC over the last two years and would like to see it continue. After discussion the Board agreed to continue meeting monthly for now with the understanding that future meetings could be canceled if there are no agenda items.

Miscellaneous

- Mr. Mack noted he (along with Mr. Green and Mr. Spring) will be attending the October 28th meeting of the Miami County Land Bank to discuss our redevelopment project and to see what opportunities there may be for the Land Bank to assist in our efforts. Mr. Mack will report back to the CIC Board at the November meeting.
- Mr. Mack also noted he met with HighBridge Consulting recently to discuss the City's upcoming projects and to see if there is an opportunity for HighBridge to assist the City in finding and applying for federal and state grant assistance as well as being able to put the City in touch with the appropriate State officials for various development/redevelopment opportunities. HighBridge is currently working with some of our neighboring communities and believe they can be successful in helping Tipp City with our future projects as well.

There being nothing further to be discussed at this time, the meeting was adjourned at 11:26am.

The next regularly scheduled meeting of the Board will be Tuesday, October 8, 2024 at 11:00am.

Respectfully submitted,

John W. Green
Secretary/Treasurer