

A regular meeting of the Tipp City Community Improvement Corporation (TIC) was held on Tuesday, November 12, 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  
Eric Mack  
Lewis Renollet

Others in Attendance

Brad Doudigan, Woodard Development  
Patrick Langley, Tippecanoe Gazette  
Matt Spring  
Steve Staub

Ms. Huffman called the meeting to order at 11:00am.

Mr. Liddy moved to approve the meeting agenda. Mr. Renollet seconded the motion. Mr. Renollet moved to amend the agenda to add the annual election of officers under New Business. Mr. Liddy seconded the motion. All present voted in favor to amend the agenda. All present voted in favor of the amended agenda. Both motions carried.

At 11:04am, Mr. Liddy moved to go into executive session for the purposes of economic development and the purchase of property. Mr. Haskell seconded the motion. A roll call vote was taken and all members present voted in the affirmative. The Board was retired into executive session with Brad Doudican and Matt Spring also attending.

At 11:34am, Mr. Renollet moved the Board return to regular session. Mr. Liddy seconded the motion. A roll call vote was taken and all members present voted in the affirmative.

Mr. Liddy moved to approve the minutes of the October 8, 2024 regular Board meeting. Mr. Mack seconded the motion. All present voted in favor and the motion carried.

Old Business

- The Board continued their discussion of the draft application for the revolving loan fund. Mr. Freeman is working to amend the application to remove those items specific to

residential improvement loans. The revised application will be sent out prior to the next meeting for review so it may be approved at the December meeting.

- Mr. Green provided an update on funding for the Plaza project. The short-term notes are scheduled to be issued on November 13, 2024 and the debt proceeds should be received by the end of November. Mr. Freeman noted he has reviewed the purchase agreement, assignment of that agreement to the City, and the draft property management agreement with Woodard Development to act as the City's agent in the collection of rents and maintenance of the properties during the holding period prior to redevelopment. There are a couple of items he plans to review with Woodard prior to legislation going to City Council in December to approve these documents.
- Mr. Mack gave a brief review of the preliminary findings of the Phase II environmental study. There are no items of significant concern, but there may be some need for remediation in the area of the current dry cleaner and replacement/remediation of a waste oil container currently installed in the space used by Dale's Goodyear.
- Mr. Mack gave a brief review of the meeting of the Miami County Land Bank attended by Mr. Mack, Mr. Green, Mr. Spring, and Mr. Tuss. Mr. Mack presented the outlines of our plaza project and discussed the potential need for environmental remediation and demolition of the space. The county land banks have received State of Ohio funding in two previous cycles for these purposes. While all available funds are currently spoken for, the City will complete and file an application with the Miami County Land Bank for funding in case there are excess funds at the completion of the currently scheduled projects.

#### New Business

- The annual election of officers was held:
  - The floor was opened for nominations for Chairman. Mr. Renollet nominated Ms. Huffman to remain as Chairman. Mr. Haskell seconded the nomination. There being no other nominations Ms. Huffman was approved unanimously to serve as Chairman of the Board.
  - The floor was opened for nominations for Vice-Chairman. Mr. Renollet nominated Mr. Liddy to remain as Vice-Chairman. Mr. Haskell seconded the nomination. There being no other nominations Mr. Liddy was approved unanimously to serve as Vice-Chairman of the Board.
  - The floor was opened for nominations for Secretary. Mr. Liddy nominated Mr. Green to remain as Secretary. Ms. Huffman seconded the nomination. There being no other nominations Mr. Green was approved unanimously to serve as Secretary.
  - The floor was opened for nominations for Treasurer. Mr. Liddy nominated Mr. Green to remain as Treasurer. Ms. Huffman seconded the nomination. There being no other nominations Mr. Green was approved unanimously to serve as Treasurer.
- Ms. Huffman asked that a consideration of additional Board members be added to the December meeting agenda. Mr. Green noted that he believes the By-Laws establish that Board members will serve for a two-year term and the Board may want to consider reappointing the current members for another two-year term while contemplating the expansion of the Board. The By-Laws will be reviewed prior to the December meeting to ensure make-up of the Board remains in agreement with those By-Laws.

Miscellaneous

- There was nothing noted under miscellaneous business.

There being nothing further to be discussed at this time, the meeting was adjourned at 11:50am.

The next regularly scheduled meeting of the Board will be Tuesday, December 10, 2024 at 11:00am.

Respectfully submitted,

John W. Green  
Secretary/Treasurer