

Tipp City Improvement Corporation (CIC)
Meeting Minutes March 11, 2025
TIPP CITY CIC

A regular meeting of the Tipp City Community Improvement Corporation (TIC) was held on Tuesday, March 11, 2025, at 11:00a.m. The following individuals were in attendance.

Board Members in Attendance

President Kathryn Huffman
Vice-President Ryan Liddy
Secretary/Treasurer John Green
Jonathan Freeman
Jonathan Haskell
Nick Hoover
Eric Mack
Meredith McKee
Lewis Renollet
Steve Staub

Others in Attendance

Patrick Langley, Tippecanoe Gazette
Abby Bowling

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

Mr. Renollet moved to approve the minutes of the February 11, 2025 regular Board meeting. Mr. Haskell seconded the motion. All present voted in favor and the motion carried.

Old Business

- Mr. Mack gave a brief status update on the City's purchase of the Plaza property.
 - The City closed on the property on Monday, February 24, 2025
 - City staff has met with Woodard Development re: "Day One" repair and maintenance items.
 - Pothole repair completed
 - Secured all vacant spaces and rekeyed the locks
 - City Electric Department is working on lot lighting and have most of the lights working again.
 - Ascent Realty has picked up trash throughout the properties and has a maintenance schedule to make sure the trash cans are emptied several times each week.
 - There are some emergency roof repairs to be completed soon. These are relatively minor in scope.

- Woodard Development is finalizing a conceptual plan for the property that we can use for communications with the public.
 - Important to remember this is a conceptual plan and market demand may influence future redevelopment plans.
- City staff are in the early stages of putting together the TIF and NCA agreements for the funding of the project improvements.
- Mr. Mack gave a brief status update on the City's purchase of the Long property.
 - We are in the due diligence period and Woodard Development is conducting the due diligence on the City's behalf.
 - Phase I environmental has been completed and there is no need for remediation activities.
 - Choice One Engineering is working on an estimated cost for infrastructure improvements that may be necessary as the 60-acre parcel is developed for commercial use.

New Business

- Mr. Staub presented a concept plan for a "Heritage Center" convention center and motel for the Plaza properties. He explained the lack of adequate facilities in the Dayton area to hold conventions and trade shows and the demand for additional facilities.
 - Mr. Mack will discuss this option with Woodard Development and gauge their thoughts to the demand and financial feasibility of developing the property in this manner.
 - Mr. Mack raised a possible concern regarding whether we would have adequate parking in this area for larger activities if both the event center and motel were busy.
 - Ms. Huffman asked this item be included as an agenda item for the April Board meeting.

Miscellaneous

- There was nothing noted under miscellaneous business.

There being nothing further to be discussed at this time, the meeting was adjourned at 11:33am.

The next regularly scheduled meeting of the Board will be Tuesday, April 8, 2025 at 11:00am.

Respectfully submitted,

John W. Green
Secretary/Treasurer