

Tipp City Improvement Corporation (CIC)
Meeting Minutes May 13, 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

Vice-President Ryan Liddy
Secretary/Treasurer John Green
Jonathan Freeman
Jonathan Haskell
Nick Hoover
Eric Mack
Meredith McKee
Matt Spring
Steve Staub

Others in Attendance

Patrick Langley, Tippecanoe Gazette
Nancy Bowman, Dayton Daily News

Mr. Liddy called the meeting to order at 11:00am.

Mr. Staub moved to approve the minutes of the March 11, 2025 regular Board meeting. Mr. Mack 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 and Woodard are finalizing a Development Agreement which spells out each party's rights and responsibilities during the redevelopment process.
 - The Burger King building has been demolished
 - Parking lot improvements are scheduled for this summer
 - Minor maintenance items have been completed
 - Woodard Development is finalizing a conceptual plan for the property that can be used for communications with the public.
 - City staff are working with Woodard Development, Bricker Graydon, and the Tipp City EVSD towards implementation of the TIF, School Compensation, and NCA agreements for the funding of the proposed improvements. We expect these agreements to come before City Council in the next several months.
- Mr. Mack briefly reviewed information received from Woodard Development concerning the proposed "Heritage Center."

- Woodard reached out to several convention center operators and determined Tipp City does not currently have sufficient rooftops and traffic counts required to make a project like this successful.
 - If the City were to move forward with this project both construction of the facility and operating costs would likely have to be financed by the City.
 - The existing lease with CVS commits a large portion of the existing parking lot to CVS. This would reduce the amount of developable land for a convention center.
- Mr. Mack gave a brief status update on the City's purchase of the Long property.
 - City Council passed legislation last week permitting the assumption of Woodard Development's purchase agreement.
 - An assignment document has been prepared and will be executed once all final documents have been received.
 - Mr. Spring gave an update on the status of zoning changes that will be required to make the Uptown District more appealing and to maintain a consistent appearance through redevelopment. Planning Board will discuss these zoning items at their May 13th meeting with a public hearing anticipated for the June Planning Board meeting.
 - The City is still in the due diligence period.
 - There have been no items of significance noted to date.
 - The established diligence period expires at the end of May so we should see movement on this project before the next CIC meeting.
 - Choice One Engineering has put together an estimate of infrastructure improvements for this parcel.
 - Water and sewer line extensions, stormwater and street improvements, and two new traffic signals are estimated to cost approx. \$7.8M. These costs should be recoverable by TIF and NCA revenues when the property is developed for commercial use.
 - There was a discussion of financing and cost recovery plans. Mr. Mack stressed that there are no firm commitments for development at this time, but the City has heard loud and clear from the residents the desire for a grocer in Tipp City. This will be a prime consideration in future development of the property.
 - Woodard Development is finalizing a conceptual plan for the property that can be used for communications with the public.

New Business

- Mr. Hoover asked about the City's participation in redevelopment of the Broadway Elementary site.
 - Mr. Green shared his opinion that this will be a very expensive parcel to redevelop and the City already has several open projects.
 - Mr. Staub commented that he does not believe the old "Central" building should be demolished. It could be used for upscale condominiums.
 - Mr. Mack said the City and School District are currently working well together on a number of development topics. He believes there is an opportunity for future

collaboration on this site. Redevelopment is several years away as the School District still has to construct their new facilities. This topic can be revisited as the School District gets closer to completion of their building project.

Miscellaneous

- Mr. Hoover asked about the status of the Frisch's restaurant building.
 - It was noted that several Frisch's buildings have been reopened as Dolly restaurants (an offshoot of the original Frisch's Big Boy concept).
 - The City is not aware of any plans to reopen or redevelop this building but will keep the CIC Board apprised if anything changes.
- Ms. McKee inquired of the City's plans for the vacant greenhouse (Tipp Florist) property on Main Street.
 - At this time there are no firm plans for redevelopment.
 - Mr. Spring noted there is currently no sanitary sewer access for the property but it should be available at the end of construction of the new Industrial Sanitary Sewer Expansion Project.
 - The City has cleared the site and it is being used as a construction staging area for the Industrial Sanitary Sewer Expansion Project. Once that project has been completed we will work on development plans for this parcel.
 - Mr. Mack gave a brief overview of the Industrial Sanitary Sewer Expansion Project, timing of the closure of the Main Street/CR25A intersection, and projected completion dates (Fall of 2025).

There being nothing further to be discussed at this time, the meeting was adjourned at 11:35am.

The next regularly scheduled meeting of the Board will be Tuesday, June 10, 2025 at 11:00am.

Respectfully submitted,

John W. Green
Secretary/Treasurer