

A regular meeting of the Tipp City Community Improvement Corporation (TIC) was held on Tuesday, July 8, 2025, at 11:00a.m. The following individuals were in attendance.

Board Members in Attendance

President Kathryn Huffman  
Secretary/Treasurer John Green  
Jonathan Haskell  
Nick Hoover  
Meredith McKee  
Lewis Renollet  
Matt Spring

Others in Attendance

Patrick Langley, Tippecanoe Gazette

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

Ms. McKee moved to approve the minutes of the May 13, 2025 regular Board meeting. Mr. Hoover seconded the motion. All present voted in favor and the motion carried.

Old Business

- Mr. Green gave a brief status update on the City's purchase of the Plaza property.
  - The Burger King building has been demolished
  - Concrete curbing repairs and parking lot improvements have been completed. The City has received positive comments about the condition of the parking lot.
  - Minor maintenance items have been completed
  - Discussed the recent TikTok social media post where a non-resident broke into the grocery store portion and filmed the interior conditions. Woodard Development will engage a contractor to clear all the remaining food items out of the grocery store and will ensure that all access points to the facility are secured. The Tipp City Police Department is following up with the TikTok poster concerning unlawful entry to the property.
  - Woodard Development is finalizing a conceptual plan for the property. Mr. Green mentioned he believes these concept plans will be shared with the public before the end of July.
    - Ms. Huffman requested the conceptual plans be shared with members of the TIC Board prior to making them available to the public.
  - Mr. Green noted both school districts have approved the School Compensation Agreement that is part of the TIF financing plan. Various pieces of legislation are

working their way through City Council to have everything in place by year-end for the redevelopment of the property.

- Mr. Green gave a brief status update on the City's purchase of the Long property.
  - The City has officially acquired the property. The farm lease will remain in effect until the property is ready for development.
  - There was lengthy discussion regarding the TIC's role in determining how this property will be developed.
    - Mr. Green stated his opinion that development of the property is primarily a City decision going forward as the owner of the property and the provider of the funding for the project including infrastructure improvement.
    - Ms. Huffman and Mr. Hoover disagreed and said the purpose of the TIC was to direct the development decisions for the City (as an advisory board to City Council).
    - Ms. Huffman requested the draft Development Agreement with Woodard Development for the Long Property be submitted to the TIC Board for review prior to submittal to City Council.
    - A discussion item will be placed on the August agenda to review and clarify the TIC's role in future development plans and how the TIC Board may be effectively used as an advisor to City staff and City Council.

#### New Business

- There was no new business brought before the Board.

#### Miscellaneous

- Mr. Renollet asked about the status of the Frisch's restaurant building.
  - The property is becoming unkempt and should be mowed. Mr. Spring said the City's Zoning Enforcement is attempting to contact the property owner to try and get this resolved.
- Liz Sonnanstine from the Miami County Education Service Center will be at the next meeting to present information about the ESC and how they can be of service to the TIC and/or City Council. Ms. Huffman requested if Ms. Sonnanstine has a presentation that it be distributed to the TIC members prior to the August meeting so the Board members have time to review the presentation and formulate questions as needed.

There being nothing further to be discussed at this time, the meeting was adjourned at 11:25am.

The next regularly scheduled meeting of the Board will be Tuesday, August 12, 2025 at 11:00am.

Respectfully submitted,

John W. Green  
Secretary/Treasurer