

Tipp City Improvement Corporation (CIC)

Meeting Minutes August 13, 2025

**TIPP CITY CIC**

A regular meeting of the Tipp City Community Improvement Corporation (TIC) was held on Wednesday, August 13, 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

Nick Hoover

Eric Mack

Ben Redick

Lewis Renollet

Matt Spring

Steve Staub

Others in Attendance

Patrick Langley, Tippecanoe Gazette

Joe Tuss

Liz Sonnanstine, Miami County ESC

David Larsen, Miami County ESC

Kristie Voissard, Miami County ESC

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

Mr. Hoover moved to approve the minutes of the July 8, 2025 regular Board meeting. Mr. Staub seconded the motion. After discussion, Ms. Huffman moved to amend the minutes to reword/clarify the paragraph related to the purpose of the TIC going forward. Mr. Renollet seconded the motion to amend the minutes. After discussion all present voted in favor and the motion carried to approve the amended minutes.

Ms. Huffman moved to amend the agenda to place the presentation by the Miami County ESC Business Advisory Council as the next item of business prior to discussing Old Business. Mr. Spring seconded the motion. All present voted in favor and the motion carried.

Miami County ESC (Education Service Center) Business Advisory Council

David Larsen, Superintendent of the Miami County ESC provided a brief background of how the county ESCs were formed and why. Essentially, they provide services to the local school districts in their communities which are cost prohibitive for the local district to provide themselves or are

a specialized service. The most common example is service to students with complex disabilities. Approx. 70% of their business is in this area.

Approx. 8-10 years ago the Ohio Revised Code (ORC) was amended to require an ESC create a Business Advisory Council. This Council will bridge the gap between local business and school districts. The local Career Connections team of Liz Sonnanstine and Kristie Voissard drive this collaboration. Ms. Sonnanstine has the local business connections while Ms. Voissard has various school district contacts.

The Business Advisory Council works in the local districts to explain job opportunities, career pathways, and average wages across a variety of employers. The Council also helps with Youth Science to determine student's interests and aptitudes. They also provide career navigation so students can get one-on-one time to discuss their futures, job shadowing, lunch-n-learns, etc.

The Business Advisory Council is currently funded by the local school districts. The Council is trying to pull in business contacts and funding contributions. Ms. Sonnanstine listed a number of Chambers of Commerce and other local governments committing to a three year funding agreement at varying levels.

### Old Business

- Role of the TIC Board
  - Mr. Mack began the discussion on the role of the TIC Board moving forward as it relates to the City's economic development project. Mr. Mack reviewed the minutes of the TIC when it was officially resurrected as well as the bylaws and development plans. Mr. Mack recognizes the value of discussing the projects/plans with the TIC but noted the TIC does not have formal approval rights regarding City economic development projects.
  - Ms. Huffman discussed her desire to review or clarify the role of the TIC. She reminded the Board that the initial purpose was to be able to purchase land without having to wait for the City's lengthy appropriation and approval process. She questioned who can bring things to the table for discussion and noted each member of the Board was specifically selected for their expertise in their field. She believes the TIC should review development agreements and make a recommendation to City Council on whether or not to move forward and act as an advisory group to City Council. She noted the TIC Board reviewed and voted on the plan for the Plaza Development.
  - Mr. Redick asked if the TIC should act similar to the Planning Board with a formal recommendation to Council or engage in less formal discussions of individual projects?
  - Mr. Liddy noted the TIC's initial role was to interview and pick a developer to create a plan for the uptown area. He believes the natural progression for the TIC is to transition into an advisory role.
  - Ms. Huffman inquired as to the goals for the Long Property. She believes there are lots of opportunities for that property and questioned whether the TIC should be able to review and determine the appropriateness of the development agreement.

- Mr. Liddy inquired as to other opportunities for the TIC.
  - Site certification – a long discussion was held regarding the benefits and costs of the TIC paying to have various real estate parcels certified for development. Mr. Redick noted site certification can really expedite the commitment of a company if the site is already certified.
  - Disposition of unused City property – Mr. Mack noted the City of Troy conveyed an unused City park to their Community Improvement Corporation for future development. The City of Troy also donated an old firehouse property to the CIC who redeveloped it into Old Scratch Pizza.
- Mr. Tuss provided background as to how other CICs with which he has experience operated. Typically the CIC is more of an advisory review group but does not have formal approval powers. The CIC should make a recommendation to City Council and agreement approval should be up to City Council.
- Mr. Mack gave a brief status update of the Plaza property.
  - At this time all minor maintenance items have been completed or are in progress.
  - Council is working through the process of approving the financing agreements.
  - The Board had a general discussion of “Entertainment Districts” and whether establishment of an Entertainment District at the Plaza would permit more liquor permits in that area. Mr. Freeman will follow up on how many liquor licenses are permitted for Tipp City and how many are available at this time.
- Mr. Mack gave a status update of the Long property and development plan for this property.
  - Mr. Mack sent an email to all Board members which included an overview of the development agreement for this property.
    - He noted the goals of the project were to recover the City’s initial investment and to secure an anchor retailer to generate additional interest in the property.
  - Mr. Tuss asked the Board several questions then provided his answers:
    - What is the City trying to achieve with the development?
    - Is that accomplished by the development agreement?
      - Mr. Tuss believes there are four main goals:
        - Control development of the 60 acre property
          - The City has the ability to rezone the property to limit what types of development may occur.
        - Attract a major anchor retailer, specifically a grocer
        - Recover 100% of the City’s original investment
        - The development pays 100% of the development costs (infrastructure, etc.).
      - How does the developer get paid (what is their incentive to develop the property)?
        - In the proposed development agreement, the developer will not see any significant source of revenue until the City receives 100% of the cost of purchasing the property.
        - Phase 2 and/or 3 is where the developer sees return on their investment.

- Ms. Huffman inquired if the City were obligated to do an RFP process (Request For Proposal) to open up development to other developers.
  - Mr. Freeman does not believe so but he will research and issue his opinion.
- Mr. Hoover asked if the City can make more money on the project beyond just recovering our costs.
  - Mr. Redick said 'yes, the City could change the agreement to a higher price per acre or a percentage of revenues based on future sales, etc'.
  - Mr. Tuss noted there could be a discussion on gain share (any per acre sale price above \$XX would be shared by an agreed upon percentage).
  - Mr. Tuss cautioned that the developer has to have an incentive to develop the property. If they are not going to make anything on the residual of the property they won't tie up their resources to complete the project. Mr. Renollett and Mr. Redick (and others) agreed that if the City recoups its initial investment and the TIF and NCA charges will pay for the costs of development that they were okay with recommending to Council to proceed with the agreement as written. After discussion it appeared the majority of the members of the Board were in favor of moving forward with the proposed development agreement. Mr. Mack stated the agreement will be placed on the August 18<sup>th</sup> City Council meeting agenda for deliberation.
- The scheduled discussion on the Community Development Plan Questionnaire will be moved to the next agenda.

#### New Business

- There was no new business brought before the Board.

#### Miscellaneous

- There was no miscellaneous business brought before the Board.

There being nothing further to be discussed at this time, the meeting was adjourned at 1:00pm.

The next regularly scheduled meeting of the Board will be Tuesday, September 9, 2025 at 11:00am.

Respectfully submitted,

John W. Green  
Secretary/Treasurer