

CITY OF UNION CITY
ECONOMIC REDEVELOPMENT COMMISSION
WEDNESDAY, June 24, 2026
Vision Corner Conference Room, 202 North Columbia Street
6:00 p.m.

Links to all meeting can be found at: <https://www.unioncityinoh.com/events>

Economic Redevelopment Members: Brandon Elmore Appointed 12/21/2023;
Luciano Banda Appointed 12/21/2023; Greg Harshman Appointed 12/21/2023;
Rick Lacy Appointed 12/21/2023; Chad Spence Appointed 12/21/2023;
Beverly Osborn Non-Voting School Board Representative

AGENDA

CALL TO ORDER

Economic Redevelopment President Brandon Elmore

ROLL CALL

- ☐ Brandon Elmore, President
- ☐ Chad Spence
- ☐ Rick Lacy, Vice-President
- ☐ Luciano Banda
- ☐ Greg Harshman, Secretary
- ☐ Beverly Osborne, non-voting School Board Representative

MINUTES

PRESENTERS ON AGENDA

- ☐ None

OLD BUSINESS

- ☐ 213/215 N Columbia
- ☐ ROC House update

NEW BUSINESS

- ☐ None

BOARD MEMBER QUESTIONS AND COMMENTS

VISITORS

- ☐ Visitors wishing to address the Board will stand, state name, address and nature of business

ANNOUNCEMENT

- ☐ Date of next Economic Redevelopment meeting – July 15, 2026 at 6:00 p.m.

ADJOURNMENT

**ECONOMIC REDEVELOPMENT COMMISSION
OF THE CIVIL CITY OF UNION CITY, INDIANA
WEDNESDAY, APRIL 15, 2026, 6:00 pm
Vision Corner Conference Room, 202 North Columbia Street
6:00 p.m.**

Links to all meeting can be found at: <https://www.unioncityinoh.com/events>

Economic Redevelopment Members: Brandon Elmore Appointed 12/21/2023;
Luciano Banda Appointed 12/21/2023; Greg Harshman Appointed 12/21/2023;
Rick Lacy Appointed 12/21/2023; Chad Spence Appointed 12/21/2023;
Beverly Osborne Non-Voting School Board Representative

CALL TO ORDER

The meeting was called to order by Brandon Elmore at 6:00 p.m. in the Vision Corner Conference Room.

ROLL CALL

Attending were: Brandon Elmore, Chad Spence, Greg Harshman

Also attending were: City Manager Steve Shoemaker, Clerk-Treasurer Amy Richards, Dan Rismiller

Absent were: Rick Lacy, Luciano Banda, Beverly Osborne

MINUTES

Chad moved to accept the minutes from the previous meeting of February 18, 2026 as presented; Greg seconded. Motion approved.

PRESENTERS ON AGENDA

none

OLD BUSINESS

213/215 N. Columbia Street. There have been no current offers, but they've had ten or twelve showings. Most of them have been out-of-town investors that walk away with little or no conversation. Showing the property is tedious for the tenants due to interruptions and questions. Steve said he hasn't seen the contract with Tarter, but it's been listed for over thirty days.

ROC House Update. Steve met with Matt and he said they are waiting on flooring to come in, to finish exterior doors and counter tops. Once the flooring, countertops and the walk-through is complete, it is ready to list. We would need the market value and square footage. It is a three bedroom/two bath with a parking pad drive. The time frame for completion is a couple of weeks. Chad made a motion to contact Tarter to come and do a list price even if the counter isn't in yet. He can't list it, but he could do walk-through. That way, when it is done, it can be listed immediately. Greg seconded; motion passed.

NEW BUSINESS

2025 TIF Management Report. We just got this item and need to review it. Protocol was that it was supposed to be reviewed by Redevelopment and then Council, but the way the dates fell, when it was gotten to us, we had no choice but to give it to Council to review and then for us to

review. So both bodies need to review and acknowledge it; there's no action to be taken. Governor Gray estate hasn't really taken off yet. The industrial TIFF is bringing in some money. We don't have a lot of figures, so it's pretty basic.

BOARD MEMBER QUESTIONS AND COMMENTS

none

VISITORS

Dan Rismiller, owner of Group Therapy. He has an interest in obtaining the Hub City Building. He has a couple of different ideas for it. It could be a multi-purpose building or an event center with the availability to rent out booth space to pop-up vendors. In any event, he is especially interested in preserving the vault door. He has two commercial cooking hoods, so he could put one in the bar and put the other in this building. That way, clubs or individuals could rent it for meals there, such as pancake and sausage breakfasts, fish fries and seafood boils. He would consider rooftop seating. The building is in rough shape though, and he would like to explore a deal with the city. He has a degree in architecture and did a lot of the labor himself for Group Therapy, but the main idea is to preserve the building and architecture. Chad said a group looked at it three weeks ago and Steve said he has shown the building six times, but there is a great deal of work needed. Chad said we would like to expand Vision Corner and wants to coordinate with schools to do a program for medical pathways. If that doesn't work out, then we could look at Dan's idea because the idea of preserving the vault is a good one.

ANNOUNCEMENT

The date of the next Economic Redevelopment Commission meeting will be Wednesday, May 20, 2026 at 6:00 p.m. in the Vision Corner Conference Room.

ADJOURNMENT

Being no further business to come before the Economic Redevelopment Commission, Greg Harshman moved to adjourn the meeting; Chad Spence seconded. All ayes in favor; the meeting was adjourned at 6:32 p.m.

Brandon Elmore, President

Attest: _____
Amy Richards, Clerk-Treasurer

**ECONOMIC REDEVELOPMENT COMMISSION
OF THE CIVIL CITY OF UNION CITY, INDIANA**

WEDNESDAY, May 20, 2026, 6:00 pm

Vision Corner Conference Room, 202 North Columbia Street

6:00 p.m.

Links to all meeting can be found at: <https://www.unioncityinoh.com/events>

Economic Redevelopment Members: Brandon Elmore Appointed 12/21/2023;
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Rick Lacy Appointed 12/21/2023; Chad Spence Appointed 12/21/2023;
Beverly Osborne Non-Voting School Board Representative

Meeting could not be held – did not have quorum.

Brandon Elmore, President

Attest: _____
Amy Richards, Clerk-Treasurer

**CITY OF UNION CITY
ECONOMIC REDEVELOPMENT COMMISSION**
Vision Corner Conference Room - 202 North Columbia Street
WEDNESDAY, June 17, 2026
6:00 p.m.

Links to all meeting can be found at: <https://www.unioncityinoh.com/events>

Economic Redevelopment Members: Brandon Elmore Appointed 12/21/2023;
Luciano Banda Appointed 12/21/2023; Greg Harshman Appointed 12/21/2023;
Rick Lacy Appointed 12/21/2023; Chad Spence Appointed 12/21/2023;
Beverly Osborn Non-Voting School Board Representative

MEETING CANCELLED

Rescheduled for June 24, 2026