

CITY OF UNION CITY
ECONOMIC REDEVELOPMENT COMMISSION
WEDNESDAY, April 15, 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

- ☐ 2025 TIF Management Report

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 – May 20, 2026 at 6:00 p.m.

ADJOURNMENT

**ECONOMIC REDEVELOPMENT COMMISSION
OF THE CIVIL CITY OF UNION CITY, INDIANA
WEDNESDAY, FEBRUARY 18, 2026, 6:00 pm**

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

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, Rick Lacy, Greg Harshman, Beverly Osborne
Also attending was: City Manager Steve Shoemaker
Absent was: Luciano Banda

MINUTES

Chad moved to accept the minutes from the previous meeting of October 15, 2025 as presented.
Rick seconded. All ayes were received; motion carried.

PRESENTERS ON AGENDA

none

OLD BUSINESS

There was a discussion about 213/215 N. Columbia Street. It has been listed approximately two weeks thus far with people looking at it, but no formal offers yet. Any offers presented will be discussed at ensuing meeting(s). A complete listing of equipment will be generated.

NEW BUSINESS

ROC House Update. Matthew Allen and crew are nearly complete with finishing touches on the home, with completion expected within the next couple of weeks, at which point it can be listed.

Proposal for the lot at the corner of Mulberry and Pearl. There was a review and a discussion of the proposal set forth by Bob Miller. Chad motioned to accept the proposal and to sell the property to Bob Miller for \$1, contingent upon his execution of the plan with a one-year clawback if the project is not executed. Rick seconded the motion; all ayes in favor. Steve will have the City Attorney develop a sale agreement.

BOARD MEMBER QUESTIONS AND COMMENTS

none

VISITORS

none

ANNOUNCEMENT

The date of the next Economic Redevelopment Commission meeting will be Wednesday, March 18, 2026 at 6:00 p.m. in the Vision Corner Conference Room.

ADJOURNMENT

Being no further business to come before the Economic Redevelopment Commission, Chad moved to adjourn the meeting; Rick seconded. All ayes in favor; the meeting was adjourned at 6:17 p.m.

Brandon Elmore, President

Attest: _____

CITY OF UNION CITY
ECONOMIC REDEVELOPMENT COMMISSION
Vision Corner Conference Room - 202 North Columbia Street
WEDNESDAY, March 18, 2026
6:00 p.m.

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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

TIF MANAGEMENT ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION
(PURSUANT TO IC 36-7-14-13)

FROM: UNION CITY REDEVELOPMENT COMMISSION

TO: INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE (DLGF)

CC: UNION CITY COMMON COUNCIL AND
MAYOR CHAD SPENCE

DATE: April 13, 2026

Pursuant to Indiana Code 36-7-14-13, the Union City Redevelopment Commission hereby provides to the Union City Common Council, Mayor Chad Spence, and the Department of Local Government Finance, the following information for the year 2025 with respect to each of the tax increment financing districts created by the Redevelopment Commission, as follows:

MANAGE TIF DISTRICTS AND AREAS (list TIF Allocation Area(s) and expansions)							
TIF Allocation Area Name	TIF Code	Indiana Code	Purpose	TIF Area Nickname	Establish Date	Expiration Date	Description
Union City	T68117	IC 36-7-14, IC 36-7-25	Economic Development	South Industrial Park TIF	6/21/2012	None	Original Area
Union City	T68117	IC 36-7-14, IC 36-7-25	Economic Development	South Industrial Park TIF	8/11/2021	None	Removal of Parcels
UC Governor Isaac Gray	T68118	IC 36-7-14, IC 36-7-25	Economic Development	Governor Isaac Gray Addition Housing Allocation Area	12/8/2021	1/15/2037	Housing Program
Workhorse - Union City	T68119	IC 36-7-14	Economic Development	Workhorse Allocation Area	12/21/2023	None	New TIF & Designated Taxpayer

PERSONNEL					
Active Commissioners as of 12/31/2025					
Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
Brandon Elmore	President	Yes	1/1/2025	Yes	12/31/2025
Rick Lacy	Vice-President	Yes	1/1/2025	Yes	12/31/2025
Greg Harshman	Secretary	Yes	1/1/2025	Yes	12/31/2025
Chad Spence	Member	Yes	1/1/2025	Yes	12/31/2025
Luciano Banda	Member	Yes	1/1/2025	Yes	12/31/2025
Beverly Osborne	Non-Voting School Board Member	Yes	1/1/2025	Yes	12/31/2025

Commissioners Removed in Prior Year					
Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
None					

Employees of the Commission		
Name	Amount	Salary/Compensation
None		

FINANCE SECTION		
Total Revenues and Expenditures by TIF Area		
TIF Area Name	Total Revenues	Total Expenditures
Industrial Park TIF Fund (4445)	\$97,967.84	\$0.00
Governor Gray Housing Development (Fund 4446)	\$1,469.73	\$0.00

Redevelopment Commission Expenditures			
Category	Subcategory	Description	Amount
None paid from TIF Revenue			

Grants/Loan				
TIF Area Name	Fund	Entity	Purpose	Amount
None				

TIF Distributed to Other Units				
TIF Area Name	Fund	Entity	Purpose	Amount
None				

HOUSING TIF ALLOCATION AREAS	
Number of houses completed under the program	0
Average sales price of completed homes	N/A

Additional Notes regarding RDC:	
RDC paid expenditures from EDIT revenues of the City; therefore, not included in the Industrial Park Fund.	

TIF MANAGEMENT ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION
(PURSUANT TO IC 36-7-14-13)

FUND BALANCES SECTION

Fund Balances as of December 31, 2025:

TIF Area Name	Fund Name	Balance
South Industrial Park TIF	Industrial Park TIF	\$177,076.54
Governor Isaac Gray Addition Housing Allocation Area	Capitalized Interest Fund	\$8,631.35
Governor Isaac Gray Addition Housing Allocation Area	Project Fund	\$139.55
Governor Isaac Gray Addition Housing Allocation Area	Sinking Fund	\$0.02
Governor Isaac Gray Addition Housing Allocation Area	Operation Fund	\$109.05
Governor Isaac Gray Addition Housing Allocation Area	Cost of Issuance Account	\$0.00
Governor Isaac Gray Addition Housing Allocation Area	Gov Gray Housing Development TIF	\$1,604.28

DEBT PAYMENTS MADE SECTION

TIF Area Name	Debt Name	Split/Adjust Pmt. <i>(Portion of P&I paid from TIF)</i>	Total P&I Outstanding	P&I Paid on Debt	Maturity Date of Bonds
Governor Isaac Gray Addition Housing Allocation Area	Lease Rental Revenue Bonds, Series 2022		\$1,572,778	\$52,900	1/15/2037

PARCEL LISTS AND DOCUMENTS

See attached.

Union City Allocation Area

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
68	68-02-35-102-004.002-019	R	Active Towing & Recovery LLC	98,500	98,500	83,599	14,901
68	68-02-35-102-004.003-019	R	Kerns Bros Inc	145,000	145,000	112,222	32,778
68	68-02-35-102-004.004-019	R	Active Towing & Recovery LLC	124,400	124,400	19,639	104,761
68	68-02-35-102-004.005-019	R	Union City Indiana Properties LLC	51,100	51,100	8,067	43,033
68	68-02-35-104-002.000-019	R	R & D Holdings LLC	989,000	989,000	491,767	497,233
68	68-02-35-105-003.000-019	R	Indiana Avenue Holdings LLC	1,908,200	1,908,200	1,908,200	0
68	68-02-35-401-002.000-019	R	Magnolia Buckeye, LLC	2,157,400	2,157,400	2,157,400	0
68	68-02-35-401-002.001-019	R	Union Tube Mill LLC	1,122,200	1,122,200	177,164	945,036

UC Governor Isaac Gray Allocation Area

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
68	68-02-24-300-055.000-019	R	Union City (City Of)	0	0	0	0
68	68-02-24-300-058.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-24-300-058.001-019	R	Ward Construction Inc	11,100	11,100	11,100	0
68	68-02-24-376-051.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-24-376-052.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-24-376-053.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-24-376-056.000-018	R	Ward Construction Inc	0	0	0	0
68	68-02-24-376-057.000-019	R	Ward Construction Inc	600	600	600	0
68	68-02-24-376-057.003-019	R	Ward Construction, Inc	1,000	1,000	1,000	0
68	68-02-24-376-057.004-019	R	Ward Construction, Inc	1,500	1,500	1,500	0
68	68-02-24-376-057.005-019	R	US Homes LLC	1,300	1,300	1,300	0
68	68-02-24-376-057.006-019	R	US Homes LLC	1,300	1,300	1,300	0
68	68-02-24-376-057.007-019	R	US Homes LLC	1,500	1,500	1,500	0
68	68-02-24-376-057.008-019	R	US HOMES LLC	1,400	1,400	1,400	0
68	68-02-24-376-057.009-019	R	US HOMES LLC	1,300	1,300	1,300	0
68	68-02-24-376-057.010-019	R	US HOMES LLC	1,800	1,800	1,800	0
68	68-02-24-376-057.011-019	R	US HOMES LLC	3,500	3,500	0	3,500
68	68-02-24-376-057.012-019	R	US HOMES LLC	1,900	1,900	0	1,900
68	68-02-24-376-057.013-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.014-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.015-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.016-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.017-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.018-019	R	James, Steven	1,900	1,900	0	1,900
68	68-02-24-376-057.019-019	R	Ward Construction Inc	6,700	6,700	0	6,700
68	68-02-24-376-057.020-019	R	US HOMES LLC	3,100	3,100	0	3,100
68	68-02-24-376-057.021-019	R	US HOMES LLC	4,100	4,100	0	4,100
68	68-02-24-376-057.022-019	R	US HOMES LLC	3,000	3,000	0	3,000
68	68-02-24-376-057.023-019	R	US HOMES LLC	2,300	2,300	0	2,300
68	68-02-24-376-057.024-019	R	US HOME LLC	1,500	1,500	0	1,500
68	68-02-24-376-057.025-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.026-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.027-019	R	US HOMES LLC	1,400	1,400	0	1,400
68	68-02-24-376-057.028-019	R	City of Union City	0	0	0	0
68	68-02-24-376-057.029-019	R	City of Union City	0	0	0	0
68	68-02-24-376-057.030-019	R	City of Union City	0	0	0	0
68	68-02-24-376-059.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-24-376-060.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-25-200-062.000-019	R	Ward Construction Inc	0	0	0	0
68	68-02-25-200-062.001-019	R	Ward Construction Inc	8,500	8,500	0	8,500

Workhorse Allocation Area

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
68	68-02-35-102-004.000-019	R	Workhorse Motor Works INC	106,700	106,700	106,211	489
68	68-02-35-104-004.000-019	R	Workhorse Motor Works INC	3,714,900	3,714,900	2,739,589	975,311
68	68-02-35-104-004.001-019	R	Randolph County Economic Development Fou	0	0	0	0
68	68-02-35-401-002.002-019	R	Workhorse Motor Works INC	4,300	4,300	3,614	686
68	68-02-35-401-002.004-019	R	Workhorse Motor Works INC	57,700	57,700	48,287	9,413