

CITY OF UNION CITY
ECONOMIC REDEVELOPMENT COMMISSION
WEDNESDAY, December 17, 2025
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

NEW BUSINESS

- ☐ ROC House update

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 – January 21, 2026 at 6:00 p.m.

ADJOURNMENT

**ECONOMIC REDEVELOPMENT COMMISSION
OF THE CIVIL CITY OF UNION CITY, INDIANA
WEDNESDAY, NOVEMBER 19, 2025, 6:00 pm**

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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

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
Also attending were: Clerk-Treasurer Amy Richards, City Manager Steve Shoemaker
Absent were: Luciano Banda, Greg Harshman, Beverly Osborne

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

Cold Storage Facility. We have two proposals for that. They are DigTech and The Kerns Family. DigTech works with Structured Solutions. They are across the street and want to expand their employee base with upgrades to the facility. It was agreed that Kerns has been a foundational part of our community, but there are other options for what he wants to accomplish. Chad made a motion to accept the DigTech proposal for the cold storage facility. Rick seconded, but added a question. Because they had intentions for improvements to the building, should Maura be contacted about a turnaround time? Steve suggested a three-to-five-year timeline, as there is a significant amount of work to be done. Brandon made a motion for an amendment to add a clawback of four years for completion of their stated improvements to be drawn up by the City Attorney; Rick seconded. All Ayes.

NEW BUSINESS

213/215 N. Columbia Street. This property is owned by Economic Redevelopment. One party expressed interest in purchasing. We are required to have two appraisals so that an average may be taken. State statute says there is a thirty-day minimum for a listing. Currently, the conversation is that there are intentions of continuing the business operations currently in place, but the city would no longer own it. Chad made a motion to list the property for thirty days to see what interest comes from the listing. Rick seconded, saying that we can have the option to

extend or change realtors beyond the thirty days. There is some real estate assessment now and we are waiting on the second assessment. Steve said we do not have a downtown commercial property; we have one across from the commercial printing building. Brandon questioned what would be done with the outstanding/unpaid utility bills if a sale happens. If a property is sold, all utilities would go into the new owner's name, but where do we stand on the unpaid balance? Steve said we could write into the agreement that it would transfer to the new owner. Rick asked if we have options for Kerns' locations. Steve said that we will have alternatives.

Redevelopment Annual Spending Plan for 2026. (Additional Item not on Agenda) This is due December 1st. There is no change from 2025. Steve said this body is responsible for spending the TIF dollars. If TIF dollars are available to the community this year, they are due to the industrial park. Chad made a motion to accept the updates for the spending plan as presented and submit to the state. Rick seconded. All Ayes.

BOARD MEMBER QUESTIONS AND COMMENTS

none

VISITORS

none

ANNOUNCEMENT

none

ADJOURNMENT

Being no further business to come before the Economic Redevelopment Commission, Chad moved to adjourn the meeting; Rick seconded. The meeting was adjourned at 6:22 p.m.

Brandon Elmore, President

Attest: _____
Amy Richards, Clerk-Treasurer