



Minutes

The Redevelopment Commission met in Regular Session on Monday, January 27, 2025 at 4:00 p.m.

Call to Order

The meeting was called to order at 4:00 p.m. by the AI Roszczyk, 2024 President. Roll call was taken.

Swearing in of Commissioners

The Commissioners were sworn in for the 2025 term by Mayor, Mary Ferdon. Jim Lienhoop was sworn in visibly via Webex. Cynthia Boll was absent and will be sworn in at a later date.

Proclamation

Mayor Ferdon presents former Commissioner, Kyle Hendricks, with a proclamation to honor his six years of service to the Redevelopment Commission. The last four years he has served as Vice President to the Commission. Mayor Ferdon proclaimed that Monday, January 27, 2025 would be known as Kyle Hendricks Day in the City of Columbus.

Attendees:

Commissioners:

Al Roszczyk Trena Carter Cynthia Boll
 Shannon McDonald Jim Lienhoop, via Webex

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Assistant Director; Grace Kestler, City Council Liaison; Jason Major, BCSC School Board Liaison; Mary Ferdon, Mayor; Alex Whitted, City Attorney; Frank Miller, City Council President; and Tom Dell, City Councilor.

Action Item:

Election of Officers for Calendar Year 2025 per IC 36-7-14-8:

AI asked for nominations for President. Trena nominated AI for President and Shannon seconded. Voice vote was called and it was unanimous.

AI asked for nominations for Vice President. Jim nominated Trena and AI seconded. Voice vote was called and it was unanimous.

Al asked for nominations for Secretary. Trena nominated Cynthia and Al seconded. Voice vote was called and it was unanimous.

Discussion Items:

Parking Garage 2025 Budget Presentation – Gary Thompson, REI

Beginning with the Jackson Street Garage, Gary Thompson reviewed the 2024 actual compared to the budget. It is \$15,000 better than the budget, primarily due to interest accrued on the money in the bank. The garage was about \$2,000 over on expenses compared to the budget for 2024. For the 2025 budget, rental income is projected to be the same as last year. A 20% increase is projected for the parking operating revenue. There is very little change to the remaining 2025 budget. Expenses are expected to remain the same in most categories, with the exception of personnel and security expenses, which are expected to see cost of living increases of 3-4%. There is also a slight increase in contract maintenance due to expected fire and light safety testing due this year. Overall, there is a budgetary increase of about 1.1% in revenue while expenses are expected to increase about 4%.

Al asked about the addition of the electric chargers and their impact on the budget. Gary said there will be a small impact, but not as much as expected. No further questions.

Gary then reviewed the 2nd Street Garage financials. The 2nd Street Garage saw expenses were roughly \$6,000 lower than projected for 2024. For the 2025 budget, the only anticipated changes from last year's budget is a slight increase in contract maintenance, again due to expected fire and light safety testing, and personnel and security expense increases due to cost of living. Overall, the 2025 budget expects a 0% increase in revenue over 2025, with a 3.9% increase in expenses. Al asked if any major maintenance was expected to occur within this year's budget. Gary said none was expected.

Parking Garage Electric Vehicle Update – Gary Thompson, REI

Gary Thompson provided a summary of the electronic vehicle charging stations that were installed in 2024. Four charging stations were installed in August 2024 in both garages. Based on the usage from September through December 2024, REI is able to project the usage out into 2025. Usage was free with the old chargers, there was a decrease in usage with the installation of the new chargers that incurred a fee. In the first month, there was about \$385 in revenue from the charging stations. They are expecting to double that number in January. Every month has seen about a \$100 increase in revenue.

Al asked Gary what the charge length was on the previous free charging stations. The new stations are fast-charging; Gary confirmed the charging times are much shorter with the new stations. Previously this was an issue, as there were only two charging stations per garage. Now that there

are four stations with faster charge times, this has not been an issue. Al then noted that when a car has reached full charge but remains connected to the charging station, a fee is incurred to incentivize quicker charger turnaround. Gary confirmed this.

Action Items:

Resolution #1 – 2025 of the Columbus Redevelopment Commission to enter into lease reassignment negotiations and execute a lease with Fro-Yo Col IN, LLC to operate an Orange Leaf restaurant in the Common’s Food Court area – Heather Pope, Redevelopment Director

Heather Pope presented the Commission with a resolution to enter into contract negotiations for Orange Leaf. BW Smith, LLC had informed the Redevelopment Department of intent to sell in 2024. Fro-Yo Col IN, LLC was then identified as a potential buyer. The buyer is looking to take over the lease of the 678 sq. ft. retail space. There are three years remaining on their current lease, with three options for renewal. Similar lease terms are expected with the new owner. An executive session to complete the due diligence for the proposed tenant, including review of financials, is tentatively planned for February 6th.

Trena asked what the expected timeline would be to execute a new lease. Heather stated that after the February 6th executive session, she did not expect more than a few weeks to complete the due diligence and negotiate a new lease.

Al opened the floor for public questions. Brad Davis, The Republic, asked questions related to the timing of the lease.

Al called for a motion to adopt the resolution. Motion was made by Shannon. Trena seconded the motion. A roll call vote was taken; Shannon, Trena, Jim and Al all voted yes. Motion passed.

Resolution #2 – 2025 of the Columbus Redevelopment Commission to enter into lease negotiations with Winnie Boba Tea LLC and execute a new lease agreement to operate a Boba tea concept in the Common’s Food Court area – Heather Pope, Redevelopment Director

Heather Pope presented the resolution to enter into negotiations for a new lease with Winnie Boba Tea, LLC. Heather stated that the location was formerly operated by Subway; it closed during COVID-19. Few inquiries have been made during the intervening years. They have already presented their financials for consideration. The review and due diligence for this lease negotiation will also take place during the executive session planned for February 6th. This lease is expected to follow similar terms to the Orange Leaf lease, including a five-year initial lease term with three renewal options thereafter.

Heather also mentioned that a renovation of the space is expected to be completed. There is currently a three-month anticipated timeline for the renovation; it is expected to cost \$30,000 according to the owners. She also made note that the lessee has not requested assistance from the Commission to help cover these renovation costs; their only request has been rental abatement during the renovation process.

The president asked if there were any further questions. None were presented. The president then asked for a motion to approve the resolution. Trena made a motion to approve the resolution; Shannon seconded. A roll call vote was taken; Trena, Shannon, Jim and All all voted yes. Motion passed.

Resolution #3 – 2025 of the Columbus Redevelopment Commission to execute a contract with Bonnie Boatwright for Project Management of the Downtown Entrance Plaza Redesign and Renovation – Heather Pope, Redevelopment Director

Heather Pope brought forth a contract for consideration for project management services for the Downtown Entrance Plaza project. The proposed contract would be for Bonnie Boatwright to assume the role of Project Manager; the previous project manager for the project, Laura Garrett, has had to step down after resigning from her position with Landmark Columbus.

The Commission has previously retained Merritt Chase for the design portion of the Entrance Plaza project. Heather stated that they expect to provide their final design and cost estimates in one month. Once design is completed, the next step will be the RFP process to solicit contractors for the construction phase. The contract with Bonnie Boatwright would carry through to project completion. The contract would be for \$20,000 in consulting fees and \$1,000 in reimbursable expenses and would extend to December 31, 2025.

Trena asked Bonnie if she currently had the bandwidth for the project; she said she did.

AI asked if there were any public comments or questions. Brad Davis asked to clarify the timeline with Merritt Chase and when construction was expected to begin; Heather responded that the timeline is not yet established. Merritt Chase expects to present cost estimates and final rendering in about a month. After this, they plan to hold another public session to share the final design with the community. The previous engagement session presented three potential designs for the entrance plaza; the final design will be a marriage of the three. Construction timelines will depend on cost estimates, phasing, and contractor availability.

AI sought a motion to accept the contract. Motion was made by Shannon. Trena seconded the motion. A roll call vote was taken; Trena, Shannon, Jim and AI all voted yes. Motion passed.

Resolution #4 – 2025 of the Columbus Redevelopment Commission to authorize the one-time Grant Agreement and expenditure of \$1,000,000 from the Redevelopment District General Fund 4451 towards the replacement of the chillers at Hamilton Ice Center –Pam Harrell, Parks Department Assistant Director of Business Services

Pam Harrell brought forth the grant agreement for the Hamilton Center chillers. She stated that the Parks Department had requested funds of just above \$2 million from the Capital Improvement Committee to complete this project. When brought forth to City Council, it was recommended that \$1,000,000 might come from Redevelopment for this project. This project has a two-piece concept; the building to house the compressors must be built before the compressors can be purchased and installed. Because the project necessitated construction, the department has chosen to package this project alongside their locker room project for cost savings. Two bid processes have been completed, one bid was awarded for \$442,341 to complete the building itself, \$242,341 of which is for the mechanical room; and Dunlap being awarded the bid for the mechanicals of \$1,624,700. The two combined bring the project total to \$1,867,041. A contingency of 10% was recommended, bringing the total estimated cost to \$2,029,500. The department is requesting a grant of \$1,000,000 from the Redevelopment Commission, which would then be taken to the Parks Board for approval on February 13th. Pam stressed that the Hamilton Ice Arena has a huge community value and economic impact; the Parks department is currently in discussions with a semi-pro hockey team considering Columbus as their home – but this would be contingent on completion of the project.

Al clarified with Heather that the grant would be issued out of the Redevelopment District General Fund, which is income from interest accrued. She also mentioned that even with this expenditure, there is plenty left over in this fund for departmental operating expenses. Noting that starting in 2025 this account funds all of the Redevelopment Department expenses.

Trena made note of the many things happening at NexusPark and further pointed out that Hamilton Ice Rink was adjacent to NexusPark. He mentioned that this grant proposal was done in collaboration and coordination with City Council. Frank Miller reiterated Shannon's point and further explained that the grant was accounted for in the budgetary process and had, therefore, been approved as a capital outlay by City Council. Tom Dell noted the great collaboration efforts from the City. Grace further clarified that this resolution would not be brought forth to City Council, as it had already been approved. Heather stated that the money will stay in the Redevelopment fund until payment of invoices, further accruing interest through the construction process.

The President asked for a motion to authorize the grant. Trena motioned; Shannon seconded. A roll call vote was taken, wherein Trena, Shannon, Jim and Al all voted yes. Motion passed.

Resolution #5 – 2025 of the Columbus Redevelopment Commission to engage JS Held for Project Management and Construction Administration Services for the new Public Works Facility located at 1350 Arcadia Drive – Heather Pope, Redevelopment Director & Jason Larrison, JS Held LLC

Jason Larrison came forward as Heather Pope presented a new contract with JS Held for consideration. JS Held had been retained to assist Redevelopment with the BOT bid process for the Arcadia Drive location, and as the previous contract ended upon completion of the RFP process, Redevelopment would like to further engage Jason Larrison and his team to extend their project management services through the construction phase of the project. Heather noted that the BOT bid process was a new procurement method for the City, which necessitated a resolution from City Council to identify this as a possible procurement method to utilize for this and future projects. Heather asked the commission to execute a new contract with JS Held in an amount not to exceed \$105,000, including reimbursable expenses, for construction administration and project management through the completion of the project.

Bryan Burton, Director of Public Works, noted that as this was the first BOT bid process for the City, further assistance will be needed to oversee the process. Al asked for a project timeframe; Jason responded that Force Design is finalizing the design phases of the process with expectations for movement into the construction phase in April 2025. Force Construction expects to complete the project by April of 2026.

Al opened the floor for public questions or comments. No questions were received.

Al requested a motion to execute the contract. The motion to approve was made by Shannon. Trena seconded the motion. A roll call vote was taken, wherein Trena, Shannon, Jim and Al all voted yes. Motion passed.

Resolution #6 – 2025 of the Columbus Redevelopment Commission to engage the services of EDCO General Contractors to complete a portion of the Riverfront Project related to West Bank access – Heather Pope, Redevelopment Director

Randy Royer of Hitchcock Design Group and John Pharris of EDCO General Contractors came forward to join Jason Larrison. Jason presented the proposed resolution to engage the services of EDCO to complete a portion of the Riverfront project. Jason provided that the CRC had engaged a joint venture between EDCO and Zurbuch for construction management as constructor services. The project was bid late last year, and at this time the intention is to move forward with a portion of the work included in the bid process. This contract includes the site preparations on the West Bank of the river. The site preparation had been one of the bid packages presented in an earlier bid process; however, the scope of work has since been limited. While the site preparations related to the East Bank are currently on

hold, this proposed contract would allow for work to move forward on the West Bank that has been identified as necessary regardless of the project redesign. Heather added that the planned contract execution takes into consideration grant funding from Next Level Trails and READI, which require expenditures to begin by the end of the first quarter of 2025 in order to maintain these grants. The Redevelopment Commission is working closely with ARa, who is managing the READI grant funding for the region. As this project had been bid through federal procurement methods, the Commission is able to enter into the contract with EDCO for this work. The contract with EDCO is for \$454,318.

Al opened the floor for comments and questions. Councilman Tom Dell reinforced that this work on the West Bank would need to be completed regardless of future project scope and design; he also reiterated that without securing this contract, the grant funding would be lost. He voiced his support of this resolution. Brad Davis asked how much more expensive the in-river features have gotten through the project iterations; Heather responded that in 2018, a cost estimation was made of \$8.9 million. The project has nearly tripled in price since then. It took a number of years to get through regulatory requirements because this project was unique. During that time, the pandemic effected supply chain and labor costs and caused the project cost to skyrocket. Brad asked how many bid packages there were; Jason Larrison clarified that it had gone through two separate bid processes and in the most recent bid process there were seven bid packages.

With no further questions or comments, Al called for a motion to accept the contract with EDCO. Trena motioned, with Shannon seconding the motion. A roll call vote was taken, and Trena, Shannon, Jim and Al all voted yes. Motion passed.

Resolution #7 – 2025 of the Columbus Redevelopment Commission to engage Hitchcock Design Group to revise the riverfront project design – Heather Pope, Redevelopment Director and Randy Royer, Hitchcock Design Group

Heather presented a request to the Commission to engage Hitchcock Design Group for the revision of the Riverfront Project design. She reiterated that the costs for the project had risen considerably and in response, the City put together a guiding team to evaluate next steps. The team suggested a redesign that would remove the in-river recreational structures from the design. The project would still include the removal of the dam, as required by the DNR; the stabilization of both banks; and the establishment of a safe trail connection lower on the bank than previously designed. It would remove the rock riffle and the recreational channels that, while popular, are proving cost prohibitive. The proposed redesign contract is in an amount not to exceed \$292,900. Randy Royer stated that this contract covers the preliminary design, final design, permitting, bidding and construction administration. Hitchcock plans to partner with Strand Associates for civil, electrical and structural engineering services and to coordinate with EDCO for cost estimating.

Council liaison Grace Kestler commented that this project was many years in the making and sometimes compromises are necessary, and she is in support of the redesign. Brad Davis asked to clarify the redesign timeline; Randy stated that preliminary design was expected to take four weeks, but that permitting can take longer but they are coordinating with the necessary agencies early on. Final design will take longer, but the aim was six weeks. Heather stated that the initial permitting process took a long time, however, DNR is willing to amend the original permit rather than requiring a new application. Another question was asked whether the approvals for the original design would account for the redesign pivot and whether any grant funding would be eliminated; Heather responded that they had received verbal approval to limit the scope and the grant funding should not be affected. Mikala Brown mentioned that there is quarterly reporting requirements and that the grant team was up-to-date on the planned redesign. Tom Dell pointed out that the redesign essentially returns the project to its original intent of removing the dam, stabilization of the banks and creating the trail connection. He reiterated his support for the redesign. Brad Davis asked if there was a time limit on city council approval of TIF spending; Alex Whitted said that it would not lapse. Trena asked if the project would need to go through an RFP process; Jason Larrison said they were working with EDCO in what is likely to be a rebidding process. Frank Miller commented that it was possible a rebidding process could lead to still higher project costs even with the diminished scope; he stated that he believed there would be little appetite for further funding approvals for this project in City Council. Randy mentioned the ability to lower the retaining walls and other cost savings, and said he did not expect this round of bidding to come back higher than the previously approved amount.

With no further questions or comments, the president requested a motion to approve the contract for the engagement of Hitchcock design for the revision of the riverfront project design; Shannon motioned and Trena seconded. A roll call vote was taken, wherein Trena, Shannon, Jim and Al all voted yes. Motion passed.

Approval of Minutes: No minutes were presented for review by the commission at this time.

Review and Approval of Claims: Several dockets were presented to the Commission for approval. There were no questions by commissioners. Upon call to motion, Shannon moved and Trena seconded. A roll call vote was taken, wherein Trena, Shannon, Jim and Al all voted yes to approve the monthly claims as presented.

Project Updates – Heather Pope

- **Columbus Downtown 2030** – Bonnie Boatwright came forward to provide an update on the Downtown 2030 Plan. Sasaki and Storyboard are completing their analysis and needs assessment phase this week. A public input session was conducted on January 23rd with over 300 attendees. Another public engagement session is planned for some time in April. A survey is active on the website until March 2nd – so far, 732 responses have been submitted. Additional pop-up events are also planned for the coming months. Several of those in attendance for the community engagement session reiterated the event's success.

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- **Walesboro Masterplan** – The Walesboro Masterplan is picking up steam. The Commission has engaged ARa to help with the project management and to complete the RFQ process. Interviews have been conducted and a firm has been selected. The firm has submitted their proposal. The team is working with the selected firm on finalizing project scope and fee.
 - **Tenant Update** – Heather reminded the Commissioners of the planned Executive Session to take place at 3:00 pm on February 6th to move forward with the two proposed lease agreements.
 - **Downtown Entrance Plaza** – Merritt Chase is preparing their cost estimates and a phasing approach, as the proposed design is likely to exceed the approved budget. There will be another public presentation once the final design is completed.
 - **2nd Street Thoroughfare Project** – We have received the funding and the necessary permits from INDOT; the project will narrow the traffic lane, integrate some on-street parking, install safety bump-outs to make intersections more pedestrian-friendly and add some landscaping to encourage traffic-calming. We have recently become aware of some additional infrastructure improvement needs for the area and we are working with Columbus City Utilities to consolidate the two projects for both cost savings and to limit traffic interruption.
 - **11th & Washington Street Mixed Use Development** – Heather stated that funding and the Developer Agreement has been approved for this project through CRC and the City Council and that Redevelopment is currently in the process of creating a TIF district surrounding this proposed development. The CRC has approved the Declaratory Resolution in December. The next step is for the Plan Commission to issue a written order determining that the Declaratory Resolution and plan conforms to the comprehensive plan on February 12th. Next the City Council will act on the Declaratory Resolution at their March 4th meeting. Then finally, the CRC will act on a Confirmatory Resolution and hold a public hearing in April to establish the TIF district.
 - **Miscellaneous Updates:** Mikala told the Commissioners that in lieu of three-ring binders, this year's Commissioner booklet would be housed digitally on the website. Casey Buchanan sent out links to access the binders in their new format. Heather also reminded Commissioners that their Conflict of Interest forms for 2025 were due.

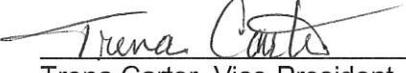
Adjournment

AI asked for further questions or comments. There being no further business, Shannon moved and AI seconded a motion to adjourn. A vote was held and the motion passed unanimously. The meeting was adjourned at 5:32 p.m.

Approval this 24th day of February 2025 minutes.



AI Roszczyk, President



Trena Carter, Vice-President

Cynthia Boll, Secretary



Shannon McDonald, Member



Jim Lienhoop, Member