
Minutes

The Redevelopment Commission met in Regular Session on Monday, March 24, 2025 at 4:00 p.m.

1. Call to Order:

The meeting was called to order at 4:00 p.m. by the Vice President. Roll call was taken. All commissioners were present, in person.

Attendees:

Commissioners:

Trena Carter, Pres. Shannon McDonald, V.P. Cynthia Boll, Sec.
 Jim Lienhoop Scott Ballard

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Assistant Director; Jason Major, BCSC School Board Liaison; Alex Whitted, Legal Counsel; Frank Miller, City Council President; and Tom Dell, City Councillor.

Discussion Item:

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

Former Commission President Al Roszczyk stepped down from his position at the previous meeting held on February 24, requiring a nomination for his replacement as President. Vice President Trena Carter called for a nomination.

Jim nominated Trena for President. Cynthia seconded. Passed.

Trena's election as President necessitated a new election for her vacated position of Vice President. Trena called for a nomination for the position.

Trena nominated Shannon. Cynthia seconded. Passed.

Discussion Item:

11th & Washington / Rubicon Project Update

Andrew Lanam with Stifel Public Finance, came forward as Heather Pope opened a discussion on the 11th & Washington mixed-use development. At the March 4th City Council meeting the Council considered a resolution supporting the creation of a new allocation area on for the future site of the 11th 7 Washington/ Rubicon Project. The Council decided to deny the creation of the new allocation area. In December the City Council approved the project agreement and the expenditure of the TIF funds for the project as proposed.

Trena called for questions from the Commission. No questions.

She then opened the floor for public questions. Brad Davis from The Republic asked whether amendments to the project agreement would require further Council approval. Brad Bingham answered that further Council approval was not required. Brad Davis asked further questions regarding materials submitted to Council prior to Common Council meetings. No further questions. Public comment closed.

Action Items:

Resolution #8 – 2025 of the Columbus Redevelopment Commission to engage Bowen Engineering Corporation to complete the utility work portion of the Deaver Road Sanitary Sewer Improvement Project – Andrew Beckort, City Engineer and Ashley Getz, Associate Director – Engineering at CCU

Andrew Beckort presented a proposal to engage Bowen Engineering in the completion of 4100 feet of new sanitary sewer line at 225 W and Deaver Road in support of a new facility for Toyota Material Handling. This work is to be completed for an amount not to exceed \$3,791,431.

Trena asked if there were questions from the Commission. No questions. She then opened the floor to public questions and comments. No questions.

Trena called for a motion to adopt the resolution. Motion was made by Shannon. Cynthia seconded the motion. A roll call vote was taken; motion passed unanimously.

Resolution #9 – 2025 of the Columbus Redevelopment Commission to engage the services of Barge Design Solutions to complete the Walesboro Airport Master Plan Study – Brian Payne, Airport Director and Tobi Herron, (ARa) Project Manager

Brian Payne came forward with Tobi Herron to discuss the scope of this project along with their selection process in choosing to move forward with Barge Design for the completion of the Masterplan. Brian, Tobi and Heather Pope all provided additional information and context as to the scope of this project, including the site analysis, stakeholder engagement and modeling to be completed in a phased approach. This resolution

engages Barge Design in the completion of Task One of this phased approach in an amount not to exceed \$221,800.

Trena called for questions from the Commission. No questions. She then asked for questions from the public. No questions.

Trena called for a motion to pass the resolution. Jim motioned; Shannon seconded. Motion passed unanimously.

Approval of Minutes: Minutes from the February 24th regular meeting of the Columbus Redevelopment Commission was presented for approval. Trena called for a motion to approve; Cynthia motioned, Shannon seconded. Motion passed unanimously.

Review and Approval of Claims: Several dockets were presented to the Commission for approval, including claims that were added following the transmittal due to delayed submission. Upon call to motion, Shannon moved and Jim seconded. Motion passed unanimously.

Project Updates – Heather Pope

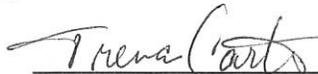
- **Columbus Downtown 2030** – Bonnie Boatwright came forward to provide an update on the Downtown 2030 plan. The January 23rd event drew 300+ people and 2451 people completed the online survey. The second community engagement session is planned for April 17th. Sasaki is beginning to present initial findings and so far, the top recommendation based on their findings is the need for additional downtown residential.
- **Arcadia Drive** – A groundbreaking celebration for the new headquarters for the Department of Public Works is tentatively scheduled for April 11th or 14th.
- **Downtown Entrance Plaza** – Merritt Chase has presented a new concept for the Downtown Entrance Plaza that marries the ideas of the three initial designs. As the cost estimates came in higher than anticipated, a phasing approach and potential value engineering measures are expected to be explored in the coming months.
- **2nd Street Thoroughfare Project** – We are working in coordination with Columbus City Utilities to package the 2nd Street Thoroughfare project with planned utility improvements and will be bringing the coordinated project back to the commission for consideration soon.
- **Riverfront Redesign** – Work is underway on the Riverfront, with Hitchcock engaged to complete the redesign and EDCO beginning work on the West Bank access. Line work will be submitted to the regulator agencies for permitting in the next few weeks, with bids expected to open this summer.
- **Water Street Property** – The Redevelopment Commission has received a transfer of ownership from Columbus City Utilities for 327 Water Street.



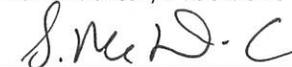
Adjournment

Trena asked for further questions or comments. There being no further business, Jim moved and Shannon seconded a motion to adjourn. A vote was held and the motion passed unanimously. The meeting was adjourned at 4:29 p.m.

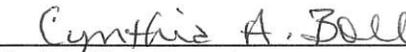
Approval this 21st day of April, 2025 minutes.



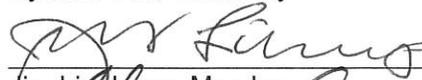
Trena Carter, President



Shannon McDonald, Vice-President



Cynthia Boll, Secretary



Jim Lienhoop, Member



Scott Ballard, Member