
Minutes

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

Call to Order:

1. The meeting was called to order at 4:00 p.m. by the President. Roll call was taken. Commissioners in attendance were present in person.

Attendees:

Commissioners:

Trena Carter, Pres. Shannon McDonald, V.P. Cynthia Boll, Sec.

Scott Ballard Jim Lienhoop

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Assistant Director; Jason Major, BCSC School Board Liaison; Grace Kestler, City Council Liaison, via Webex; Andrew Lanam, Redevelopment Financial Consultant, Tom Dell, City Council via Webex, Frank Miller, City Council President and Mary Stroh, legal counsel, via Webex.

Discussion Items: None.

Action Items:

1. Amended Spending Plan – Andrew Lanam, Stifel Public Finance

Andrew gave overview of updated spending plan and new statues. Also reviewed the CRC financial update. Trena asked for questions comments from the commission. Shannon asked for clarification regarding the overall spending reduction. Trena opened the floor to public. There being no comments or questions from the public, Trena entertained a motion to adopt the amendment. Shannon motioned, and Cynthia Seconded. The Motion was approved unanimously.

2. Resolution #10 - 2025 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the Central Economic Development Area – Andrew Lanam, Stifel Public Finance

Trena introduced the pass-through resolutions. Andrew presented the resolutions and explained that this is June 15th annual reporting requirement. Andrew reviewed the summary of the allocation areas. Andrew noted that the 6th & Washington Allocation area does not currently have projections, but needs to be included in the reporting. For all areas, the amount of revenue is greater than the expenditure. The resolutions are passed each year. Trena opened the floor for questions from the commission. Having none, Trena opened questions and comments to the public. Having none, voting began regarding each resolution.

Trena entertained a motion regarding the resolution for the Central Economic Development Area. Scott motioned and Jim Seconded. Having no further discussion, the motion was approved unanimously.

3. Resolution #11 - 2025 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the Airport Economic Development Area – Andrew Lanam, Stifel Public Finance

Trena entertained a motion regarding the resolution for the Airport Economic Development Area. Jim motioned and Shannon Seconded. Having no further discussion, the motion was approved unanimously.

4. Resolution #12 - 2025 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the 2nd & Lafayette Economic Development Area – Andrew Lanam, Stifel Public Finance

Trena entertained a motion regarding the resolution for the 2nd & Lafayette Economic Development Area. Cynthia motioned and Scott Seconded. Having no further discussion, the motion was approved unanimously.

5. Resolution #13 - 2025 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the Midtown Economic Development Area – Andrew Lanam, Stifel Public Finance

Trena entertained a motion regarding the resolution for the Midtown Economic Development Area. Shannon motioned and Jim Seconded. Having no further discussion, the motion was approved unanimously.

6. Resolution #14 - 2025 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the 6th & Washington Street Economic Development Area – Andrew Lanam, Stifel Public Finance

Trena entertained a motion regarding the resolution for the 6th & Washington Street Economic Development Area. Scott motioned and Cynthia Seconded. Having no further discussion, the motion was approved unanimously.

7. Resolution #15 - 2025 of the Columbus Redevelopment Commission to grant Midtown TIF Funds to the NPCDC for the NexusPark Tenant Buildout – Mark Jones

Mark reviewed the request and indicated that there are two retail spaces that were never developed by the original build. The request is to build those out into retail spaces to create income producing space. Quotes

were received to develop into “vanilla box” spaces in an amount of \$394,242, with a request for funds in an amount not to exceed \$395,000. Trena opened for questions to the commission. Cynthia asked about the timeframe for development. Mark did not have the exact dates but they are able to begin immediately. Question from the public about current tenants and occupancy rates on leasable spaces. Mark noted that everything is occupied except for two spaces - and they are currently in negotiations for those. On the NPCDC side of the facility, everything is leased except those non-built spaces, which are the subject of this request. Tom Dell spoke in strong support of this request to extend the retail spaces. Frank Miller also spoke in support. No further questions or comments.

Trena entertained a motion to pass Resolution #15-2025 to grant funds to NPCDC in an amount not to exceed \$395,000.00. Jim recused himself from the vote. Scott motioned and Cynthia seconded. Having no further discussion, the motion passed unanimously.

8. Resolution #16 - 2025 of the Columbus Redevelopment Commission to expand the scope of the 2nd Street Improvement Project to include the replacement of water utilities within the project limits – Andrew Beckort, City Engineer

Andrew Beckort and Ashley Getz, CCU, introduced the request to have a water main replacement done along 2nd Street. This work would be performed by the same contractor doing the 2nd Street Thoroughfare project and presents opportunity for efficiencies. Quotes came in and a request was made for an amount not to exceed \$3,296,000. This water main construction is slightly larger than the corridor but through the area.

Trena opened it up for questions and comments to commission. Having none, Trena opened it up to the public. Tom Dell commented that he is in support of the collaboration in getting this project done with the coordination of efforts between the departments. Tom recommended Redevelopment pass along to City Council for approval. There were no further questions or comments. Trena entertained a motion to pass Resolution #16-2025 to grant funds for the 2nd Street water main project. Cynthia motioned and Shannon seconded. Having no further discussion, the motion passed unanimously.

9. Resolution #17 - 2025 of the Columbus Redevelopment Commission to complete Infrastructure Improvements related to the Toyota Material Handling expansion – Andrew Beckort, City Engineer

Andrew described the requested improvements and impact. This is the second part of requested improvements for the Toyota expansion. The first project related to the sanitary sewer line installation. This component of the project considers the construction initiatives surrounding the realignment and widening of 225W, including a pedestrian crossing and some sidewalks. The total Not-to-Exceed amount requested for these improvements is \$1.8M. Trena opened for questions to commission. Having none, opened to the public. Brad Davis asked about the timeline. Andrew indicated that he hopes to have bids this summer and then start construction yet this fall into next spring. Tom Dell spoke in support of the resolution.

There were no further questions or comments. Trena entertained a motion to pass Resolution #17-2025 to grant funds for the 225 W. and Deaver Road realignment project. Jim motioned and Scott seconded. Having no further discussion, the motion passed unanimously.

10. Resolution #18 - 2025 of the Columbus Redevelopment Commission to engage American Structurepoint for design and engineering services for Woodside Industrial Park Infrastructure – Andrew Beckort, City Engineer

Andrew gave the overview of the project. Two areas of focus for this project. At 450 S and 175 W. there will be a traffic study to evaluate if a signal is needed for safety. The second piece is on International Drive where there are S curves that need to be modified for a more gradual approach. We have received a quote in the amount of \$409,931 to engage American Structurepoint to provide design and engineering services for the project. Andrew spoke to current emergency preparedness adjustments being made and indicated that this would be incorporated.

Trena opened it up to the Commission for questions or comments. Having none, it was then opened for public comment. Tom Dell spoke in support of the Resolution. There were no further questions or comments. Trena entertained a motion to pass Resolution #18-2025 to approve funding to engage American Structurepoint's proposal for design and engineering services for Woodside Industrial Park Infrastructure. Jim motioned and Cynthia seconded. Having no further discussion, the motion passed unanimously.

11. Approval of Minutes: April 24, 2025 – Regular Meeting Minutes

Review of the April 24, 2025 Regular Meeting Minutes, was had, no corrections or changes were noted. Trena called for approval of the minutes. Shannon moved and Scott seconded a motion to adopt the same. There being no discussion, a vote was taken and the motion passed unanimously.

12. Review and Approval of Claims

Docket of claims was provided. Heather addressed additional demand payments for Arcadia Dr. utilities and the claim from Rubicon. Rubicon is financing through German American, so Scott will abstain for that vote. No further questions or discussion regarding the claims. Trena opened the floor for questions or comments, having none, Trena called for a Motion regarding the Rubicon claim. Jim motioned and Shannon seconded. There being no further discussion, a vote was taken and the motion passed unanimously. Trena then called for a motion regarding the remainder of the claims. Cynthia motioned and Scott seconded. There being no further discussion, a vote was taken and the motion passed unanimously, and all remaining claims approved.

There was a public question from Kerri Sinnabaldi regarding the approval of claims to use TIF funds for maintenance uses in reference to the Arcadia Drive expenses. She also asked if there was an executed Project Agreement for Rubicon. Heather indicated that operation and maintenance can be covered by TIF funds for active projects such as Arcadia Drive. Heather also noted that there is an executed project agreement with Rubicon and they intend to close soon.

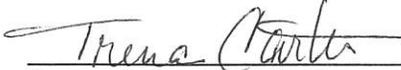
Project Updates – Heather Pope –

- **Downtown 2030 & Entrance Plaza**– Bonnie gave updates on the project and status of survey responses. Sasaki will provide report in June and there will be public presentation following on July 21st. They are making short term, medium term, and long term recommendations.
- **Downtown Entrance Plaza** – For the entrance plaza, they are currently collecting and reviewing estimates based upon the community response.
- **The Riverfront Project** – Bids will be opened June 17th. There is already activity along the West Bank for tree removal. The pre-bid meeting will be on Wednesday, May 28th.
- **Commons’ Tenants**: All spaces are now fully rented and we are very excited about the new Orange Leaf and Winnie Boba Tea.
- **Downtown Food Truck Festival**: Randy Lupidas organized the event in the former Sears Parking Lot and we have heard that everything was great. The intent now is to expand the events throughout the summer to be hosted on every 3rd Thursday through at least October.

Adjournment

Trena asked for further questions or comments. There being no comment or further business, Trena asked for a motion to adjourn. Scott moved and Jim seconded a motion to adjourn. A vote was held, and the motion passed unanimously. The meeting was adjourned at 4:46 p.m.

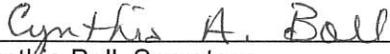
Approval of the minutes this 16th day of June 2025.



Trena Carter, President



Shannon McDonald, Vice-President



Cynthia Boll, Secretary

Jim Lienhoop, Member



Scott Ballard, Member