
Minutes

The Redevelopment Commission met in Special Session on Monday, July 28, 2025 at 4:00 p.m.

1. Call to Order:

The meeting was called to order at 4:00 p.m. by the 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, via Webex; Alex Whitted, Legal Counsel; Mayor Mary Ferdon, via Webex; and Tom Dell, City Councilor.

Action Items:

1. Resolution #20-2025 of the Columbus Redevelopment Commission to engage a contractor to construct the Riverfront Redevelopment Project – Jason Larrison, JS Held LLC

Jason Larrison with JS Held and Randy Royer with Hitchcock Design Group came forward to present Resolution #20-2025. Jason provided a brief historical account of the project and the recent bid process, including the awarding of the bid to the lowest submission to Milestone Contractors. The request for this bid included four alternates in addition to the base bid package. With all four alternatives included, the total awarded bid was in the amount of \$11,810,950.

Randy Royer provided additional context to the various design phases of this project, describing the current plans for a multi-use trail expansion, bank stabilization, a new river access, and the removal of the lowhead dam. He also clarified that the current design scope of the project no longer includes the in-river recreational channel or rock riffle due to budget constraints. Jason further clarified that while the dam removal remains an essential part of the current project scope, it will be completed under a separate contract and was not included in this bid package.

Trena mentioned that this contract execution is not required to be considered by City Council, as the TIF project funding has already been approved by both CRC and Council and the remainder will be funded through grants, including \$5,600,000 from READI and \$1,727,000 from Next Level Trails. Trena opened the floor for questions, and Jason responded to a question regarding the funding for the removal of the lowhead dam and

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the expectation of this to primarily be covered through grants. He also mentioned that EDCO had recently completed their work on the West Bank Access. After further questions requesting clarification on the historical project timeline and alterations to the project scope, both Randy and Heather spoke to the previous efforts to complete this significant project and reiterated the need to reduce the scope of the project by removing the in-river components to keep the project within the approved budget after rising construction and permitting costs made the previous design iteration unattainable.

When all questions were answered, Trena called for a motion to approve the resolution. Shannon moved, with Jim seconding. A vote was called, and the resolution was approved unanimously.

2. Resolution #21-2025 of the Columbus Redevelopment Commission to provide Advanced Machine and Vehicle Innovation Center (AMVIC) with a Workforce Development Grant – Cathy Choi, AMVIC

Cathy Choi and Dave Glass came forward to present a request for a Workforce Development Grant that would support AMVIC in providing training and instruction in next-generation technologies focused on clean energy to power advancement. The grant funding from the CRC would be used to support curriculum development, hands-on and virtual learning opportunities, and the deployment of a new training site. The return on investment for the CRC would be the growth of existing tech businesses, attraction of new businesses, and an increase in high-wage employment base. Several team members and community partners spoke to the program goals and expected outcomes for the local workforce and industry.

After opening the floor for comment, Jim spoke favorably of the program and its direct economic benefit to the area by supporting property value growth, local automotive investment, and by offering a competitive advantage in the growth of new tech in the region. City Councilor Tom Dell also offered his recommendations for consideration of this grant and its community value, as did Jason Major.

Trena closed public comments and requested a motion to approve. Scott motioned and Cindy seconded. A vote was taken, and the resolution was unanimously approved.

3. **Review and Approval of Minutes:** No minutes are available for consideration at this time, and will instead be presented for approval at the August 18th Regular Session.
4. **Review and Approval of Claims:** Heather presented an updated claims table to the commission that included an addition of \$284.88 to the total. This brought the claims docket total to \$37,903.28 for consideration. Trena requested a motion for approval. Scott motioned; Shannon seconded. Claims were approved by unanimous voice vote.

Project Updates – Heather Pope

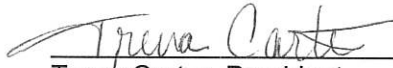
- Arcadia Drive: The new DPW headquarters is moving along, with biweekly progress meetings between Redevelopment staff and Force Construction to ensure steady progress.
- Columbus Downtown 2030: Heather thanked the commission along with the community for their support of the Columbus Downtown 2030 study. Plan implementation committees are meeting and the plan is already under way.
- A special session for the Redevelopment Commission is planned for August 6th at 3:00 p.m. to consider a tenant update.


Adjournment

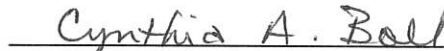
With no further business, Trena called for motion to adjourn. Jim motioned, Scott seconded. The motion was approved by unanimous voice vote.

Meeting was adjourned at 4:54 p.m.


Approval this 18th day of AUGUST, 2025 minutes.


Trena Carter, President


Shannon McDonald, Vice-President


Cynthia Boll, Secretary


Jim Lienhoop, Member


Scott Ballard, Member