

Action Items:

2. Resolution #23-2025 of the Columbus Redevelopment Commission to amend the overall construction costs associated with 1350 Arcadia Drive building improvements – Bryan Burton, Department of Public Works and Jason Larrison, JS Held

Bryan discussed the additional requests based upon findings during the beginning construction process. The request consists of: the removal of the current rooftop units and replacement of 6 additional units; addition of commercial fans in the warehouse area; IT infrastructure system; and replacement of the roof. The largest expense being the roof replacement.

Trena asked about what was included in the IT improvements. Jim Hartsook, City IT Director, reviewed the list of these improvements. This would include completely rewiring the IT within the building, as there is none currently in place. Potential need to relay the fiber within the building after relocating it. There will be all new network equipment, cameras, door security, and battery filtration.

Trena then asked about the total change orders or increases to the original approved budget. Heather ran through the estimated costs of each item. Heather further went into the three options with the roof replacement and warranty included. Dylan Thorton from Garland Company then reviewed the Garland roof system with greater detail and the options available there. Seth, from Force, spoke to the bid.

Trena asked for questions comments from the commission. Cynthia asked about the differences between the two options. One is a rubber roof system and the second is a built up asphalt roofing system. All of the Cummins roofing systems are Garland. The main difference is sustainability and longevity. Shannon asked about the maintenance of each system. Maintenance of the rubber system is greater because of increased possible risk of damage. The Garland roofing system is inspected annually and a report provided. Every five years a third-party thermal scan is performed. Grace asked about what was on the inspection and what has been discovered since. The replacement rooftop units and the roof issues were known but assumed to have some additional life remaining. For the rooftop units, there was a transformer that failed and damaged the units since that time. Duke is replacing the three transformers. The fans and IT improvements were later discovered.

Trena opened the floor to public. Brad Davis asked when the thermal imaging of the roof was performed. It was done a few months ago after there were leaks discovered and some additional damage. Construction timeline is to be complete in April/May 2026. Jim Lienhoop asked about the cost of maintenance for the roofs.

Heather asked Force for any recommendations regarding the roofing system. Clayton spoke to the timing of the improvements and efficiencies with doing these improvements now versus later. Both of the quotes are competitive pricing. Tom Dell spoke to the timing of the repairs and the opportunity to capitalize on the efficiencies of having this work done during the initial construction phase. Heather briefly detailed the total costs of purchase and proposed improvements to the building. All of these improvements can be made within the funds available. Grace raised some hesitation on how to make the decision between the two roofing systems. Trena clarified the cost of the Garland maintenance over the next 25 years. Given the expected lifetime of the roof, there is very little cost and mostly preventative. Dylan gave additional information on timeline for installation of Garland system. Grace asked about the legal process for approval of the amount.

Trena asked Jason Larrison about the comparison between the two roofing systems. In his experience with municipalities, he sees almost exclusively roofing systems similar to what is proposed by Garland. They provide a redundancy in protection and the asphalt is very durable. In this situation, there is mechanical equipment on the roof and regular maintenance and there is more forgiveness with a system like Garland. The investment is significant but the multi-ply system proposed by Garland is a better option providing better protection and a longer life.

Trena indicated that with the information today, she would recommend approving the higher amount but requesting additional information. The request is currently scheduled for City Council on September 2nd. Dylan can provide the cost of maintenance and a comparison of these estimated costs. Dylan also emphasized the manufacturer involvement in the actual installation and how this is monitored throughout that process. If not making the decision today, we would likely push this to the September 16th Council meeting. Would then have a special meeting prior to September 5th to select the roofing system.

There being no further comments or questions from the public, Trena entertained a motion to adopt the amendment. Jim motioned, and Scott seconded. A vote was taken. The Motion was approved unanimously.

3. Resolution #24-2025 of the Columbus Redevelopment Commission to amend the Sasaki contract for the Columbus Downtown 2030 plan to include an expanded scope – Martin Zogran and Chris Freda, Sasaki and Bonnie Boatwright, Project Manager

Trena introduced Bonnie and Martin. Bonnie briefly reviewed the expanded scope and what was contained in that cost. Bonnie then turned it over to Chris and Martin. Martin reviewed the estimate and the costs incurred that exceeded that amount. Sasaki is asking for an additional \$25,000 to cover: additional visit on location in Columbus; the project schedule was expanded two

additional months; and additional detail and depth taken in the collection of data.

Trena asked for questions comments from the commission. Having none, Trena opened the floor to public. Brad Davis asked if this was the conclusion of Sasaki's involvement. Bonnie indicated that the final report is being prepared now and work continuing through early September. This is an extension of the original scope. Grace asked if there was an original contingency included in the contract or what we knew about the services exceeding the original scope. The Mayor spoke to the intention of the original contract. This is more like a change order. The request did expand their original scope.

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.

- 4. Approval of Minutes:**
- June 16, 2025 – Regular Meeting Minutes**
 - July 21, 2025 – Joint Meeting Minutes**
 - July 28, 2025 – Special Meeting Minutes**
 - July 30, 2025 – Executive Session Minutes**
 - August 6, 2025 – Special Meeting Minutes**

Review of the June 16, 2025 Regular Meeting Minutes, July 21, 2025 Joint Meeting Minutes, July 28, 2025 Special Meeting Minutes, July 30, 2025 Executive Session Minutes and August 6, 2025 Special Meeting Minutes was had, no corrections or changes were noted. Trena called for approval of the minutes. Scott moved and Jim seconded a motion to adopt the same. There being no discussion, a vote was taken and the motion passed unanimously.

5. Review and Approval of Claims

Docket of claims was provided. 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 approval of the claims. Cynthia motioned and Shannon second. There being no further discussion, a vote was taken and the motion passed unanimously, and all claims approved.

Project Update – Heather Pope –

- **Downtown Entrance Plaza** – Recently the decision was made to relocate the new POW/ MIA monument to the Courthouse lawn near the 20th Century Veteran's Memorial. The existing location will transition to a Safety Plaza, honoring our Police and Firefighters. The team at Merrit Chase is continuing to refine the cost estimates so that we can pursue bids in

the upcoming months. While the plaza redevelopment pre-dates the Columbus Downtown 2030 strategic plan, the outstanding design by Merritt Chase informed the recommendations coming out of the study. Redeveloping the Entrance Plaza and activating this currently passive green space is key to the revitalization of this part of downtown. We are looking to introduce the funding request for this project based on the refined estimates at the upcoming September CRC meeting.

- **The Riverfront Project** – We are in receipt of all permits for the Riverfront project. At our Special Meeting on July 28th, the CRC engaged with Milestone Contractors LP to construct the Riverfront trail connection, which includes the east bank stabilization. We held our construction kickoff meeting on Tuesday, August 12th and are ready to hit the ground running beginning with materials procurement and site staging. Milestone is a great community partner, and we are excited to be at this point in the project!
- **2nd Street Thoroughfare Project** – This project is anticipated to break ground this fall and may be able to take place concurrently with the anticipated Downtown Entrance Plaza reconstruction project. As a reminder, the 2nd Street Thoroughfare project aims to narrow the lanes on 2nd Street to provide traffic calming, add bumpouts, crosswalks and on-street parking. The utilities portion of the project, which was recently approved, aims to replace an aging water main along the same corridor as part of the overall project scope.
- **Walesboro Airport Masterplan Study** – We have set up regular design team meetings with Barge Design Solutions and their team. As a reminder Barge will be completing the masterplan study for this to assist in guiding the long-term development of the airport and surrounding land while providing insight into how best to address the economic, environmental, and infrastructural challenges of the site, including its floodplain constraints. Barge has presented the existing conditions site mapping with flood-prone areas identified to the stakeholder guiding group. Barge will meet next with IDNR to present the existing conditions results.




Columbus Redevelopment Commission
Regular Board Meeting
Monday, August 18, 2025
4:00 p.m.
Council Chambers

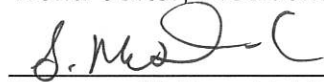
Adjournment

Trena asked for further questions or comments. There being no comment or further business, Trena asked for a motion to adjourn. Shannon motioned and Cynthia seconded a motion to adjourn. A roll call vote was held, and the motion passed unanimously. The meeting was adjourned at 5:14 p.m.

Approval of the minutes this 15th day of September, 2025.



Trena Carter, President



Shannon McDonald, Vice-President



Cynthia Boll, Secretary

Jim Lienhoop, Member



Scott Ballard, Member