
Minutes

The Redevelopment Commission met in Regular Session on Monday, September 15, 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:

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

 X Scott Ballard Jim Lienhoop

Other attendees: Heather Pope, Director of Redevelopment; Mikala Brown, Redevelopment Assistant Director; Grace Kestler, City Council Liaison; Tom Dell, City Council; Frank Miller via Webex, City Council; Elaine Hilber via Webex, City Council; and Mary Stroh via Webex, legal counsel.

Discussion Items:

1. Downtown Improvement Grant Update – Ike DeClue, Office of Downtown Development

Trena introduced Ike. Ike shared an update on the grant and participation. He reviewed the program, the requirements, and the intended outcomes. So far, 8 projects have been approved. Five of those are completed and 3 are still in review. Ike then shared photographs of some of the completed projects. Trena opened it up for comments. Tom Dell commented on the impact of the project and his support. Having no further questions or comments, Trena thanked him for the updates.

2. Downtown Entrance Plaza Update – Chris Merritt, Merritt Chase

Trena introduced Chris Merritt. Chris gave a recap of the project and the expanded scope. He reviewed the original scope and how the plan has expanded through the public input process. Chris highlighted the focus of the project and improvements. Chris showed renderings of the proposed project improvements. Chris then reviewed the time frame and the projected cost of the project. Cost comparisons from similar projects were shared as well. Chris opened it up for questions and comments. Brenda Garton – Sjoberg spoke to the family's appreciation of revitalizing the park honoring her father. Grace inquired as to the time frame and the contingency amounts included. Chris addressed how the scope and estimates were created. Having no further questions from the Commission, Trena opened it up to the public. Tom Dell noted his appreciation of the project. Grace followed up on the intended plantings and Chris elaborated on what would be used and planted. Question from the public about if a contractor has been selected and who would maintain the space. Heather indicated that no contractor has been selected. This would not be deemed a park and would likely fall under the Department of Public Works. Trena indicated that this would be heard as an action item next month and will then move on for City Council approval. Trena thanked Chris for the updates.

Action Items:

3. Resolution #25-2025 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 laid out the additional information on the roofing systems and the total request. There is a request to remove and replace 6 rooftop units, add warehouse ceiling fans, install additional IT infrastructure, and the roof replacement. Bryan discussed the total projected costs of each improvement and request. Jason discussed further details on the roofing system and request. Jason explained the roofing options and reasons for the preferred system. Jason also presented the comparison of the two options with overall costs and maintenance costs. Bryan then gave an overview of the total ask. Trena opened it up to questions from the Commission. Shannon inquired about the procurement process and timeframe for completing the project. Jason explained the procurement process and how that works with the selection of the contractors. Cynthia noted her appreciation of the additional information and background details. Trena then opened it up to the public for comments and questions. A member of the public asked about the initial budget and the revised amounts. Bryan spoke to the revised improvements and reasons behind those requests. There was also some discussion on the value engineering and how those assessments have been made and also some unforeseen costs. The expenses are being evaluated regularly through the

project through bi-weekly construction meetings. Tom Dell commented on how the funds are applied now through TIF versus making improvements down the road. Grace noted that this also focuses on the maintenance costs and a more wholistic evaluation of costs and ongoing costs.

There being no further comments or questions from the public, Trena entertained a motion to adopt the resolution. Shannon motioned, and Cynthia seconded. There being no further discussion, a vote was taken. The Motion was approved unanimously.

4. Resolution #26-2025 of the Columbus Redevelopment Commission to fund design work for the expansion of County Road 300 West – Andrew Beckort, City Engineer

Andrew introduced the request and project scope. This includes road widening, gravity sewer, and other improvements. Previous improvements within the whole project were shared as well. Trena asked for questions comments from the commission. Heather noted the improvements and the need to improve infrastructure with the additional traffic from the Toyota investments. Andrew also noted the savings recognized through the BOT process. Having no additional comments, Trena opened the floor to the public. Andrew clarified the requested amount is for design and engineering and then there will be future construction costs introduced at a later date.

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

5. Approval of Minutes: August 18, 2025 – Regular Meeting Minutes

Review of the August 18, 2025, Regular Meeting Minutes was had, no corrections or changes were noted. Trena called for approval of the minutes. Cynthia moved and Shannon seconded a motion to adopt the same. There being no discussion, a vote was taken and the motion passed unanimously.

6. 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. Scott 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 –


- **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 recently presented an update on the project scope, findings on stormwater modeling, highlighted limitations of the existing flood elevation models and introduced preliminary results from a new 2D model that assesses stormwater runoff based on rainfall data and land cover parameters.
- **The Riverfront Project** – We are very excited to be working with Milestone Contractors on the construction of the Riverfront project. We have hit the ground running and Milestone is currently working toward the start of construction with materials procurement and construction progress owner's meetings. During the month of October, you will begin to see visible signs of construction, beginning with mobilization, site clearing and tree removal and staging.
- **2nd Street Thoroughfare Project** – This project is anticipated to break ground this fall. Over the next several weeks, we will be engaging in owner progress construction meetings and will begin phasing in the construction schedule. Are making sure to keep in mind community events and not impacting those.
- **Thrive Alliance Midway Housing Project** – As a reminder, Housing Partnerships, Inc. (HPI), dba Thrive Alliance, is pursuing a multi-family affordable housing development located at 2100 Midway. Their development will include an approximately 64-unit multi-family residential complex, including a new building for childcare services, for individuals and families in the City whose income is at or below the unit's median income for individuals and families (respectively). They are funding this project primarily through federal low-income housing tax credits (LIHTC) from the Indiana Housing and Community Development Authority ("IHCD"), READI and TIF funds. The CRC granted, a non-refundable, not-to-exceed amount of \$4,650,000 in TIF funds via Resolution #23-2024. The developer is working to close on their construction loan and other funds on September 16th. Currently, the Project and Custodial Agreements are approaching execution. Following all executions, the CRC will be able to disburse TIF funds toward this project, held in custodial account, in October.

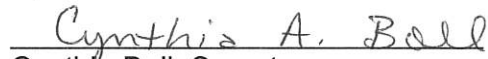
Adjournment

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. The motion passed unanimously. The meeting was adjourned at 5:20 p.m.

Approval of the minutes this 20th day of October, 2025.


Trena Carter, President


Shannon McDonald, Vice-President


Cynthia Boll, Secretary


Jim Lienhoop, Member


Scott Ballard, Member