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Redevelopment Commission to acknowledge their support of the creation of the CICDC. Mayor Ferdon then further gave examples around the state and how they use community development corporations. This type of entity can be used to help fund projects outside of the TIF districts. A recent project example was the ARP program which can help support small developers that may not pursue TIF funds. The Redevelopment Commission can provide grants to the entity. Mayor Ferdon then briefly reviewed the process of creating the CICDC and introduced the resolution presented to Redevelopment for consideration. The Community Development Department will be providing administrative services to support the CICDC. Brad Bingham then briefly provided additional legal requirements regarding the status and establishment process of a Community Development Corporation. All of the Redevelopment spending restrictions and processes still apply to all grants administered through the CICDC. Mayor Ferdon and Brad Bingham offered to answer questions. Trena opened it up to questions from the Commission.

Jim Lienhoop asked if the CICDC would allow for funding of projects that the Redevelopment Commission otherwise cannot fund. Yes, it does allow for an extension of resources beyond Redevelopment's scope of reach in some scenarios (i.e. funds used for economic development initiatives outside of a TIF district)

Trena then opened it up to the public for comments and questions. Frank Miller commented on the former CDI entity that previously existed and the desire to provide additional transparency through the CICDC. He feels that this entity will be able to support projects that do support the development and redevelopment of the City. Frank further voiced his support.

There being no further comments or questions from the public, Trena entertained a motion to acknowledge the creation of the Neighborhood Development Corporation to be known as the Columbus Indiana Community Development Corporation (CICDC). Scott motioned, and Jim seconded. There being no further discussion, a vote was taken. The Motion was approved unanimously.

**2. Resolution #29-2025 of the Columbus Redevelopment Commission to fund Merritt Chase to complete engineering plans and perform construction administration for the Downtown Entrance Plaza – Bonnie Boatwright, Project Manager and Chris Merritt, Merritt Chase**

Heather introduced the request and background of the Downtown Entrance Plaza. She also introduced the past work that Chris and his team have completed to date on the project. Merritt Chase has completed the Schematic Design and Design Concept of the project phases. The next step will be to get a true cost estimate and complete the Design Development and Construction Administration process. As part of their extended scope, Merritt Chase will also assist in the RFP process. The contract request is for \$285, 640.00 for those services. Bonnie then added that this

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project pre-existed the Columbus Downtown 2030 Plan. As this project progressed, it became clear that this project can play an integral part of the Columbus Downtown 2030 Plan recommendations for redevelopment.

Trena then opened it up to the commission for questions. Having none, Trena then opened it up to the public. Tom Dell commented that this is the appropriate next step to get the estimates in place and assess a direction for moving forward.

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

### **3. Approval of Minutes: September 15, 2025 – Regular Meeting Minutes**

Review of the September 15, 2025, Regular Meeting Minutes was had, no corrections or changes were noted. Trena called for approval of the minutes. Shannon moved and Cynthia seconded a motion to adopt the same. There being no discussion, a vote was taken and the motion passed unanimously.

### **4. Review and Approval of Claims**

The docket of claims was provided. Heather reviewed a few updates to the claims that were received after the transmittal was issued. These claims include efforts to submit READI-eligible expenses on the Riverfront project prior to the end of the 2025 calendar year. Trena opened the floor for questions or comments, having none, Trena called for a motion regarding the approval of the claims. Jim motioned and Scott second. There being no further discussion, a vote was taken and the motion passed unanimously, and all claims were approved.

### **Project Update – Heather Pope –**

- **The Riverfront Project** – After years of regulatory review, redesign and the pursuit of funding – the *Our River... Our Riverfront* project is officially underway! As a reminder, the project was bid this summer, and Milestone Contractors, L.P was selected as the contractor for the east bank bid set, which includes the trail connection. Site clearing and mobilization has begun along the river's edge to prepare for the bank stabilization and trail installation efforts. The project in its entirety addresses several safety concerns and improve the ecology of the area. The end project will create a safe pedestrian crossing by moving the trail under the 2<sup>nd</sup> and 3<sup>rd</sup> Street bridges, provide access for safety personnel, incorporate trail lighting, remove the dangerous low head dam, stabilize against bank erosion, allow for safe access to the river,

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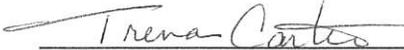
accommodate flood events, etc. Safety has always been the impetus of this project, and we are elated to see it moving forward. It's also important to note that a large portion of the Riverfront Project is funded through grants. Nearly 50% of the east bank construction costs are funded through State and Federal grants!

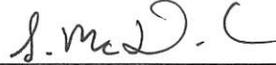
- **2<sup>nd</sup> Street Thoroughfare Project** – This project has officially begun! There are lane restrictions along the 2<sup>nd</sup> Street corridor to Sycamore St. The construction engineering crew has staked excavation limits, pavement is being sawcut, and equipment is mobilizing. Pedestrian traffic and traffic entering the Taylor will not be affected at this time. The construction crew will begin their efforts on building the offset parking from Lafayette Street to Sycamore Street first.
- **Arcadia Drive DPW New Facility** – We received all necessary approvals on the additional funding request for Arcadia Drive. Currently, Force is moving forward on obtaining roofing installation bids. The project is moving forward on schedule and is making significant progress!
- **Thrive Alliance Midway Housing Project** –the Haw Creek Meadows Groundbreaking Ceremony happened today (October 20<sup>th</sup>) from 1PM – 1:45PM. The CRC partnered in this project through the commitment of TIF funds and we are all excited to witness the start of the new housing development!

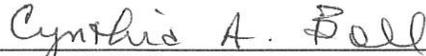
**Adjournment**

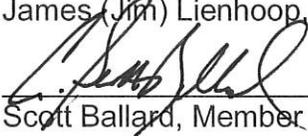
Trena asked for further questions or comments. There being no comment or further business, Trena asked for a motion to adjourn. Shannon motioned and Cynthia seconded a motion to adjourn. The motion passed unanimously. The meeting was adjourned at 4:29 p.m.

Approval of the minutes this 17<sup>th</sup> day of November, 2025.

  
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Trena Carter, President

  
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Shannon McDonald, Vice-President

  
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Cynthia Boll, Secretary

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James (Jim) Lienhoop, Member  
  
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Scott Ballard, Member