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redevelopment

Columbus Redevelopment Commission
Regular Board Meeting
Thursday, January 29th, 2026
4:00 p.m.
Council Chambers

Minutes

The Redevelopment Commission met in Regular Session on Thursday, January 29, 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. Cynthia Boll was absent and James Lienhoop was in attendance via Webex. All other commissioners were in attendance and present in person.

Attendees:
Commissioners:

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

_X_ Scott Ballard
_X_ James Lienhoop, via Webex

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

2. Swearing in of the Columbus Redevelopment Commissioners for 2026.

Trena introduced the Commissioners for reappointment and identified who appoints each. Mayor Mary Ferdon then swore in the commissioners for 2026. Redevelopment Commissioners are appointed on an annual basis.

Election of Officers

3. Election of Officers for 2026 per IC 36-7-14-8:
   a. President
   b. Vice President
   c. Secretary

Trena then invited nominations for the President. Shannon nominated Trena Carter. Having no other nominations, Scott seconded the nomination. A roll-call vote was taken, and the nomination was approved unanimously.

Trena then invited nominations for Vice President. Scott nominated Shannon McDonald. Having no other nominations, James seconded the nomination. A roll-call vote was taken, and the nomination was approved unanimously.

Trena then invited nominations for the Secretary. Trena nominated Cynthia Boll. Having no other nominations, Shannon seconded the nomination. A roll-call vote was taken, and the nomination was approved unanimously.

Trena also welcomed Jason Major as the BCSC liaison to the Redevelopment Commission, Grace Kestler as the City Council liaison to the Redevelopment Commission, and Mary Stroh as counsel to the Redevelopment Commission.

Discussion Items:

4. **Columbus Downtown 2030 Plan/Implementation Committee Updates – Bonnie Boatwright, Columbus Downtown 2030 Consultant**

Trena introduced Bonnie Boatwright and John Burnett. Bonnie reviewed the Committee members for each of the four Implementation Teams. There are now 71 recommendations from the plan. Bonnie then reviewed recent projects including the Dancing Cs mural at Franklin and Third Street, the new Octoberfest event, beginning of the Riverfront work, progress in the development planned for 6th and Washington. She also noted new businesses moving into downtown, current business successes, and the Winter Market pilot program. The team has also solicited feedback on these projects and is receiving positive feedback and suggestions. Bonnie reviewed the upcoming events and projects.

5. **Parking Garage 2026 Budget Presentation, Gary Thompson, REI**

Trena introduced Gary Thompson to introduce the budget summary. Gary briefly reviewed the 2025 results for 2nd street. Revenue was down slightly, based upon lower EV revenue and lower bank interest. The garage was slightly over budget due to higher costs related to healthcare for employees and electrical. For the 2nd Street Garage, the budgeted revenue was slightly lower last year. Similarly, the 2026 expenses are projected to be slightly higher to reflect continued increases in expenses year over year. There are no capital projects planned for the 2nd Street Garage. Trena asked for questions and comments. Having none, Gary moved onto the Jackson Street garage. The revenue in 2025 was slightly lower resulting from lower parking

revenue due to reduced daily parking. Expenses in 2025 were slightly over budget because of an unexpected electrical repair and utility increases. For 2026, REI is projecting increased expenses due to a capital project planned to replace equipment. The parking equipment is original to the garage and needs to be updated as it is at risk of failure. The existing equipment will no longer be supported through a warranty and has reached the end of its useful life. Trena asked if the new system would still support cash or if it would be card only. Heather noted that the parking system cost would be lower if we were to convert to an exclusive card system, versus doing dual card and cash. Our cash revenue amounts to significant percentage of overall revenue (30%), so it has been recommended to continue the dual system. The system has not been ordered yet, so that can change depending on desire to accommodate cash and card or only card. There was further discussion on the costs and benefits of both types of systems. Trena called for any other comments or questions. Having none, Heather noted that the new EV chargers that have been installed are not getting the use that was projected since installation. Typically, only one is in use, and many are often available during the day. Having nothing further, Gary concluded.

6. Animal Care Building Update – Nicohl Birdwell-Goodin, Animal Care Director

Trena introduced Nicohl, Eric Frey and Doug Sunkel (Project Manager). Nicohl introduced the presentation and provided an overview of the existing Animal Care Services facility. Nicohl gave a history of the current location and services offered at this location. Nicohl also discussed the additional programming offered through the shelter, focusing on those helping to keep animals out of the shelter. Nicohl then reviewed the reasons behind the need for a new shelter. The existing facility is extremely low on space and is almost always at 2x the intended capacity. There were previous expansion plans that did not take place. The continuing issues are lack of space, plumbing, outdated equipment, and aging of the structure. Notably, the pipes have frozen and burst on multiple occasions resulting in additional damage to the building. Nicohl then reviewed the proposed location for the new facility and proposed diameters, as well as potential floor and site plans. The plans also include potential for further expansion in the future.

Eric then reviewed the process to get to this point and also the plan moving forward. A team has been formed including city engineering, planning and zoning, IT, a Project Manager to assist in building planning, and Force Design. They are finalizing the current plan and the proposed funding support. They are developing the RFQ now, with a plan to use the BOT process. Trena asked about the potential timeframe and building timeline. Mary Ferdon then spoke acknowledging how long this project has taken to get to this point. She noted that the city has explored options to renovate the current structure and determined that it was not possible. Since then, they have been working with Brian Payne, Airport Director, to secure alternate locations on the airport property. This has been an extensive process with several steps. Mayor Ferdon also noted that this is a quality-of-life issue. There is interest to improve the facilities for the animals and employees. Trena then asked for other questions. Brad Davis, Republic, asked about the total cost. Eric indicated that the final funding request and plan have not been finalized. Brad asked why the 1997 expansion did not occur. The specific reasons are not known, but has been determined that this building really cannot be expanded. Lastly, Brad asked about partnering with the Humane Society on low cost spay/neuter.

Heather added her appreciation for bringing in experts to analyze the particular needs and uses of space to ensure that those are addressed in the planning process. It was also noted that some of the cost is directly tied to the specificity of the needs of this project. Brian Payne is going to request TIF dollars to address some of the infrastructure needs on the site.

Action Items:

7. **Approval of Minutes: December 15, 2025 – Regular Meeting Minutes**

Review of the December 15, 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 roll-call vote was taken and the motion passed unanimously.

8. **Review and Approval of Claims**

Docket of claims was provided. There were some additional invoices received since the transmittal was initially distributed due to the rescheduled meeting date. The revised claims table includes costs related to the Thrive Alliance low-income housing project. Trena opened the floor for questions or comments, having none, Trena called for a Motion regarding the approval of the claims. Shannon motioned and Scott second. There being no further discussion, a roll-call vote was taken and the motion passed unanimously, and all claims were approved.

Project Update – Heather Pope –

- **Commission -** Annual Conflict of Interest Statement and Bonds will be completed today. Additionally, Commissioner Binder updates were provided and are available electronically.
- **2nd Street Thoroughfare -** The current weather conditions are not favorable for the watermain portion of the project. Currently, work is paused for more ideal weather conditions. Materials are ready to be delivered and stored on site in preparation for the next component of construction. Once weather resolves, O'Mara is ready to begin preparations for the sanitary line.
- **Our River... Our Riverfront** - The project is moving along well. However, harsh weather conditions are currently impacting intended construction this week and next. Soon, we will begin to see sheet piling efforts in preparation for the retaining walls as the weather permits. Sheeting is continually being delivered to the site. Limestone is currently being cut and prepared for use on site. We anticipate completion in late October, weather permitting.
- **Arcadia Drive -** This project is on schedule for completion. Stay tuned for more information and a save-the-date for a Ribbon Cutting Ceremony, likely in late-May.

Adjournment

Trena asked for further questions or comments. There being no comment or further business, Trena asked for a motion to adjourn. Scott motioned and Shannon seconded a motion to adjourn. A roll-call vote was taken and the motion passed unanimously. The meeting was adjourned at 5:05 p.m.

Approval of the minutes this 23rd day of February 2026.

Trena Carter, President

Shannon McDonald, Vice-President

Cynthia Boll, Secretary

James Lienhoop, Member

Scott Ballard, Member