
across the corporation were reviewed. The total requested funds for the 2025-2026 school year is \$1,000,000, consistent with the last few years.

Trena opened it up to questions from the Commission. Jason Major noted his support for this and indicated there were volunteer opportunities.

Trena then opened it up to the public for comments and questions. Tom Dell spoke in favor of the request and the impact that this grant has on the community. Brad Davis asked what the prior level of grant had been and if there was any discussion of increases. The previous amount was \$750,000 and there had not been discussion of an increase for this year.

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 roll-call vote was taken. The Motion was approved unanimously.

2. Update 2025 Columbus Redevelopment Commission Spending Plan as per IC 36-7-14-12.7 – Andrew Lanam, Stefiel Public Finance

Andrew introduced and explained the spending plan process, along with amendments. The 2026 plan must be adopted by the Commission by December 1, 2026 and then go through further required steps. Andrew then reviewed the initial 2025 plan, the first amendments completed in May, and the current amended spending plan. Some of these updates are a result of timing of projects and the spending. Andrew then reviewed the plan updates and the overall 2026 spending plan. The changes are a result of timing changes, project cost increases, and project cost decreases.

Trena then opened it up to the commission for questions or comments. Grace asked about the Downtown Entrance Plaza funds and amounts approved versus the spending plan. Andrew indicated that much of that is timing of the actual bills and invoices with payment. Heather further explained that some of that contract extends into 2027 as well. Grace further asked about the funding for that project if moved forward in 2026. Heather explained that there are other available funds that may be applied, but that we may come back and request additional funds if those sources are not available.

Having no further questions, Trena then opened it up to the public. Having none, Trena entertained a motion to adopt the amendments to the 2025 spending plan. Scott motioned and Shannon seconded a motion to approve the same. There being no further discussion, a roll-call vote was taken and the motion was approved unanimously.

3. 2026 Annual Columbus Redevelopment Commission Spending Plan as per IC 36-7-14-12.7 – Andrew Lanam, Stefiel Public Finance

Andrew indicated that the process for the 2026 plan is the same and the deviations result from the same reasoning. He offered to answer any further questions regarding the 2026 plan.

Trena then opened it up to the commission for questions or comments. Having none, Trena then opened it up to the public.

There being no further comments or questions from the public, Trena entertained a motion to adopt the 2026 spending plan. Scott motioned and Cynthia seconded a motion to approve the same. There being no further discussion, a roll- call vote was taken and the motion was approved unanimously.

4. Resolution #31-2025 of the Columbus Redevelopment Commission to execute a contract for 55 parking spaces in the Jackson Street Parking Garage with Toyota Industries North America, Inc. – Mary Stroh, Legal Counsel

Mary introduced the request and background of the request.

Trena then opened it up to the commission for questions or comments. Grace asked for clarification on how the unreserved spots work. Heather explained the difference between the reserved and unreserved allocation. This is a portion of spots that were previously allocated to Toyota Material Handling. The garage is currently approximately fifty percent allocated.

Having no further questions, Trena then opened it up to the public. Brad Davis asked for updates regarding Toyota's occupancy. Heather provided further information regarding the need for the garage space and the changes in those allocations. Tom Dell asked about the closing of the top floor and if that fluctuates based upon occupancy. Yes, the occupancy is monitored and the top floor is opened when needed. Grace asked about the 2nd Street Garage. Explained the underlying lease and the extensions from that. Any additional cost will be funded from the Jackson Street garage.

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

5. Resolution #32-2025 of the Columbus Redevelopment Commission to execute a contract for 53 parking spaces in the 2nd Street Parking Garage with Toyota Industries North America, Inc. – Mary Stroh, Legal Counsel

Mary introduced the request and background of the request.

Trena then opened it up to the commission for questions or comments. Having none, Trena then opened it up to the public.

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

6. Resolution #33-2025 of the Columbus Redevelopment Commission to amend a current parking contract with Cummins Inc. for the 2nd Street Parking Garage – Mary Stroh, Legal Counsel

The resolution had been previously introduced with the background and explanation. There being no further comments or questions from the public, Trena entertained a motion to adopt the resolution. Shannon motioned and Scott seconded a motion to approve the same. There being no further discussion, a roll- call vote was taken and the motion was approved unanimously.

Discussion Items:

7. Walesboro Airport Master Plan Update – Cherie Akers, Barge Design, Tobi Herron, aRA and Brian Payne, Airport Director

Tobi Herron, from aRA introduced the project and the scope of Task 1 under the Walesboro Airport Property Master Plan. Brian Payne noted the work on the project from Barge design and turned the meeting over to them for their updates and presentation. Cherie Akers, Client Service Leader for Barge Design Solutions and her team presented the update. Cherie gave a brief overview of the initial undertakings of the project and Task 1. This goes through the scope of work, the existing site conditions, and the modifications in storm water drainage. Barge then reviewed the tasks completed to date under Task 1, which have now all been completed. The Barge team gave a summary of the existing utilities on site and the infrastructure in place. There is capacity to expand the electric supply to the area and there is sufficient water capacity to meet the needs of the area. Improvements to the gravity line will likely be necessary, dependent upon the master plan usage. There are access points for transportation to the site. There are environmental constraints on the site, particularly the drainage areas.

The Barge team continued by reviewing the floodplain constraints on the site and reviewed the current mapping based upon the 2012 FEMA model. Since that time, there has been updated modeling. Heather noted that the new mapping done in February 2012 drastically changed the floodplain notation on the site, in essence putting the entire site in a floodplain where previously only portions of the site were in floodplain. The new FEMA modeling could allow for significant expansion of available land outside the floodplain. In discussions with IDNR, there have been multiple scenarios for stormwater modifications. Options and potential costs affiliated with the channel alignment options with necessary utility modifications were presented. The modeling would be refined, dependent upon the proposed use and development. The advantages and considerations of each alignment option were presented.

Cherie then gave an overview of the developable acres and proposed recommendations and next steps. Under the current mapping, there is little room for development. With these modifications, there could be 409

acres of developable land. She then further outlined four additional proposed task scopes to move the project forward. If approved to move forward these remaining stages schedule out through June 2026, ending with the CLOMR (conditional letter of map revision) application to be filed mid-year. The CLOMR process takes approximately one year following the application.

Trena opened it up to the Commission for questions. Brian Payne noted the impact that this could make on the site. There is a team currently evaluating the options throughout city departments. At this time, the planning team feels that the North channel approach would be appropriate. Jim Lienhoop inquired about the slope ratio and what CLOMR stood for. Explanation of the slope ratio was given. CLOMR stands for conditional letter of map revision. Grace asked about the two options and it was clarified that it is one or the other.

Brad Davis asked what the comparison of available acreage from the prior plan and this plan were. The prior plan was comparable. With this alignment, it makes the development possible. Trena thanked them for the presentation and information.

Brian Payne then presented an update on the airport TIF use and the overall operations. Operations and aircraft have both increased on site. Much of that is due to expansion and improvements for parking and utilities, allowing further improvements. Brian then reviewed some of the recent improvements. The control tower ground breaking occurred the day of the meeting. It is fully funded, with ninety-seven percent of the funding coming from FAA or INDOT. Brian then laid out future plans for the airpark and transforming the community. Brian then presented the Great by '38 plan for the airpark advancement. There are ongoing projects that Brian will bring back for additional funding as they continue the improvements. Brian also highlighted many of the events and activities that the Airport hosts for free as a community benefit. They are also looking at safety improvements for the roadways, sidewalks, and entryways to the airpark.

Commission commented on great successes and accomplishments of the airport. Thanked Brian for the presentation and update.

8. Approval of Minutes: October 20, 2025 – Regular Meeting Minutes

Review of the October 20, 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 roll-call vote was taken and the motion passed unanimously.

9. Review and Approval of Claims

Docket of claims was provided. Heather noted one modification. There was a number transposed, and provided updated. The claims provided were correct in total amount. Heather briefly overviewed the larger claims and noted lots of projects going on. 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 Scott second. There being no further discussion, a roll-call vote was taken and the motion passed unanimously, and all claims approved.

Project Update – Heather Pope –

- The Riverfront Project – Significant progress is occurring on the *Our River.. Our Riverfront* project! Milestone has been coordinating site clearing and erosion control measures. They have also procured much of their construction materials and are fully mobilizing on site. If river conditions remain favorable this winter, Milestone is targeting an aggressive substantial completion next fall! Sheet driving will begin in the upcoming weeks to stabilize the bank and support the retaining walls. Additionally, limestone is being staged and will be cut beginning in December. The project in its entirety addresses several safety concerns and improve the ecology of the area. The end product will create a safe pedestrian crossing by moving the trail under the 2nd and 3rd 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, accommodate flood events, etc. Safety has always been the impetus of this project, and we are elated to see it moving forward. Dam removal is scheduled for August/September 2026. 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!
- 2nd Street Thoroughfare Project – This project is well underway! The water main portion of the project will likely begin after the holidays. In front of The Taylor the curb is being poured with bumpouts and the carriage walk to follow closely behind. On November 17th, the east driveway into the Taylor will be closed to traffic for about a week while O'mara will be preparing the drive to be poured first of the following week, this is all subject to favorable weather conditions. The on-street parking will remain closed until project is complete.
- Arcadia Drive DPW New Facility – This project is still on track for completion late next spring. Recently, the roofing subcontract has been executed and the majority of the existing RTUs and ductwork have been removed in preparation for the new roof installation. The salt storage siding is complete and selections have been made for moving forward on exterior painting. The project is moving forward on schedule and is making significant progress!
- Downtown Entrance Plaza – At our last meeting, the CRC executed a contract to engage Merritt Chase as the design team lead for the redevelopment of the Downtown Entrance Plaza. Merritt Chase is progressing forward on the Design Development phase of the project, which will include additional value engineering measures. Design Development will likely round out next spring. At that time, we would anticipate having updated cost estimates as we approach Construction Documentation. Merritt Chase will support the bid and contractor selection process, including identifying project alternates to consider as we target a spend commitment.
- Airport Tower - The Columbus Municipal Airport Tower groundbreaking took place today and tower project is moving forward.

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 5:34 p.m.



Columbus Redevelopment Commission
Regular Board Meeting
Monday, November 17, 2025
4:00 p.m.
Council Chambers

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

Handwritten signature of Trena Carter in black ink.

Trena Carter, President

Handwritten signature of Shannon McDonald in black ink.

Shannon McDonald, Vice-President

Handwritten signature of Cynthia A. Boll in black ink.

Cynthia Boll, Secretary

Handwritten signature of James Menhoop in black ink.

James Menhoop, Member

Handwritten signature of Scott Ballard in black ink.

Scott Ballard, Member