columbusindiana redevelopment

Columbus Redevelopment Commission
Regular Board Meeting
Monday, April 20th, 2026
4:00 p.m.
Council Chambers

Minutes

The Redevelopment Commission met in Regular Session on Monday, April 20th, 2026, 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. All commissioners were in attendance and present in person.

Attendees:
Commissioners:

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

_X_ Scott Ballard _X_ James Lienhoop

Other attendees: Heather Pope, Director of Redevelopment; Mikala Brown, Redevelopment Assistant Director; Tom Dell, City Council; Jason Major, BCSC School Board Liaison, and Mary Stroh, legal counsel.

Discussion Items: None.

Action Items:

2. **Riverfront Liquor License request by Moravec Realty, LLC d/b/a Zaharakos, Inc. located at 329 Washington Street, Columbus, Indiana – Heather Pope, Redevelopment**

Heather reviewed the application process and procedure and gave a brief background on Zaharakos and their request. After the review, Heather recommends that the Commission recommend approval. Jeff Logston and Carol Frishe were present to represent Zaharakos, Inc. and answer questions.

Trena asked for questions or comments from the commission, having none, Trena opened it up to the public. Having none, Trena entertained a motion to recommend approval. Scott motioned and James seconded a motion to approve the same. There being no further discussion, a vote was taken and the Motion was approved unanimously to recommend approval.

3. **Resolution #06-2026 of the Columbus Redevelopment Commission to engage the services of Next Practice Partners to complete a Master Plan of Mill Race Park – Nikki Murphy, Parks and Recreation Director**

Trena introduced Nikki Murphy. Nikki reviewed the overall project with the three Master Plans. This is the last year and next year would be the beginning of the new five-year plan. Downtown 2030 has brought to light a lot of community input and needs. Doing these along with the overall Master Plan allows for some cost savings and the ability to use the momentum from Downtown 2030 plan. The third plan is the Donner Park Master Plan. The firm selected is world renowned and well known. They just completed 10 park plans in California in a similar fashion. The ask is to support the Mill Race Master Plan.

Trena opened it up to the Commission for questions. Shannon wished Nikki luck and commented on the good timing. Shannon asked how they intend to make sure that this is implemented. Nikki indicated that they intend to impleme
nt this the same way that they did the last. Ensuring that there are executable goals within them and tracking the achieved progress. Doing these plans at the same time allows them to have a bigger picture of overall needs for funding. James asked about the resolution wording. There was a typo in the document and Mary confirmed the correct wording. Trena opened it up for questions or comments to the public.

Brad Davis asked about the three plans and how they will coordinate. Nikki indicated they will each be done individually but allows for savings and coordination to have all done at the same time. There being no further comments or questions from the public, Trena entertained a motion to adopt the resolution as presented. Shannon motioned and Cynthia seconded a motion to approve the same. There being no further discussion, a vote was taken and the Motion was approved unanimously.

4. **Resolution #07-2026 of the Columbus Redevelopment Commission to engage Bonnie Boatwright as the Parks Master Plan Project Manager – Nikki Murphey, Parks and Recreation Director**

Trena re-introduced Nikki Murphy. She is making a request to retain Bonnie Boatwright as the project manager. Her role in the Downtown 2030 plan also allows for coordination there. She has the necessary experience and familiarity for the needed role.

Trena opened it up to the Commission for questions. Having none, she opened it up to questions or comments to the public. There being no comments or questions from the public, Trena entertained a motion to adopt the resolution as presented. Shannon motioned and Scott seconded a motion to approve the same. There being no further discussion, a vote was taken and the Motion was approved unanimously.

5. **Approval of Minutes: March 23, 2026 – Regular Meeting Minutes**

Review of the March 23, 2026, 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 further 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. James motioned and Cynthia 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 –** On Tuesday, the RFPQ (Request for Proposals and Qualifications) Notice was presented at the Board of Public Works meeting and approved unanimously. This notice will be published in the Republic Newspaper two times (on April 22nd and April 29th). The timeline for the project is as follows: April 22 - RFPQ Opens; May 6 - Onsite Prebid Meeting; May 13 - Deadline for Questions; June 2 - Deadline to submit proposals (by 10AM); June 15 - Begin scoping period with selected offeror; July 28 - Public Hearing to award Public-Private Agreement (BOT); Anticipated fall 2026 construction.
- **2nd Street Thoroughfare Project –** The utility portion of the project is in full swing. Recent intersection closures at Franklin and Lafayette have allowed for continued north lane utility efforts. O'Mara is striving for completion of 2 blocks per 3 weeks of good weather conditions. The corridor project (i.e. bumpouts, curb and on street parking, etc.) will continue to take place concurrently behind the water main installation. The project is anticipated to be completed by the end of July with landscaping in November which is the ideal planting season.
- **The Riverfront Project –** This project is progressing on schedule and on budget. The walls of the amphitheater have been poured. Sheet piling is being cut and will be driven into the ground for retaining walls over the next few weeks. Everything is on budget and on time. Furthermore, we are in the preliminary stages of planning a Ribbon Cutting ceremony on Friday, October 23rd.
- **Arcadia Drive (DPW Facility) -** The final punch list walk-through of the warehouse, maintenance addition, salt storage and truck wash will take place on Tuesday, April 21st. We are in the "operate" period of our BOT contract and will begin occupying the building in early May. We are on track to host our Ribbon Cutting ceremony on May 20th from 1-2:30PM.
- **Additional Staffing -** The Redevelopment and Community Departments recently requested additional staffing support for each department. This was ultimately approved at the April 7th City Council meeting via second reading. The result of this approval is that the Redevelopment Department has gained Casey Buchanan full-time. YAY!
- **ODD Updates -** Recently, the Office of Downtown Development has reported great success from its Downtown Improvement Grant (DIG) program. The CRC has approved $500,000 in grants for the DIG program over the last few years. We have recently learned that nearly 100% of these funds have been invested toward downtown improvements, spurring over $1.8M in total investments downtown. Over 22 projects have been funded since 2024, leveraging 4x the TIF contribution towards the investments made. We anticipate the Office of Downtown Development to introduce a request for additional TIF funds in June/July of this year to continue their DIG initiatives.
- **CD 2030 Updates -** The CRC recently engaged JS Held LLC to serve as a consultant for the Master Developer RFQ for the 4Pack+ projects, including secondary and tertiary sites for future development. JS Held anticipates releasing the RFQ yet by the end of this month.
- **Sears Events -** The former Sears parking lot has become a popular location for hosting events! Recently the parking lot featured a Toys-for-Tots benefit program hosted by a Columbus North Senior,

Rebecca McCartney, which also featured a touch-a-truck component. The Sears parking lot will also feature a car show hosted by Toyota on May 2nd to benefit the Make a Wish Foundation. Even more recently, the Downtown Food Truck Festival has picked up again. These events will began April 16th and will run the 3rd Thursday of each month through October.

Adjournment

Trena asked for further questions or comments. There being no comments or further business, Trena asked for a motion to adjourn. Shannon motioned and Scott seconded a motion to adjourn. A vote was taken and the motion passed unanimously. The meeting was adjourned at 4:27 p.m.

Approval of the minutes this 18th day of May 2026.

Trena Carter
Trena Carter, President

S. McD-C
Shannon McDonald, Vice-President

Cynthia A. Boll
Cynthia Boll, Secretary

James Lienhoop, Member

Scott Ballard, Member