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

## Minutes

The Redevelopment Commission met in Regular Session on Monday, July 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: Mikala Brown, Redevelopment Assistant Director; Casey Buchanan, Redevelopment Specialist; Jason Major, BCSC School Board Liaison; Frank Miller, City Council President; Tom Dell, City Council; and Mary Stroh, legal counsel.

**Discussion Items:** None.

**Action Items:**

2. **Resolution #15 - 2026 of the Columbus Redevelopment Commission to approve funds from the Airport Allocation Area to relocate the sewer main for the new Columbus Animal Care Services facility – Andrew Beckort, City Engineer**

Trena introduced Andrew Beckort. Andrew reviewed the overall project scope and costs. The building site has a sewer line through the property that needs to be moved. This project will also extend the line. Trena asked for questions or comments from the commission. Having no questions, Trena opened it up to the public. Brad Davis asked why the low bid was $475,000 and this request is less, what is the discrepancy? The bid has an option included that City is covering, so the $225,000 is the Redevelopment share being requested today.

Having no questions or comments, Trena entertained a motion to recommend approval of the request. Cynthia 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 adopt the resolution.

3. **Resolution #16 – 2026 of the Columbus Redevelopment Commission to approve a Downtown Improvement Grant to the Office of Downtown Development – Ike DeClue, Office of Downtown Development Executive Director**

Trena introduced Ike DeClue. Ike presented an update on the prior grant impact. The program has been very popular and additional funding being sought. Ike reviewed the program overview and process for application process, terms of grant, and review process. There are two tiers of the project with exterior and interior improvements permissible. With use of all current funds, the application is currently frozen following quarter two. Year to date, there have been 22 projects with over a two-million-dollar investment. These projects have operated on $4 of private investment for every $1 of CRC money. Ike then reviewed some of the projects that have been completed and in progress.

Trena asked about the division of projects between the two tiers. Ike indicated that overall, it is about 50/50. Early projects were more exterior-focused, but they are getting more interior applications now. Trena asked for questions or comments from the commission. Mikala noted that the resolution is accompanied by a Grant Agreement for the funding. Shannon asked how people are learning about the grant. Initially, there were lots of meetings with downtown building owners. Have held workshops to explain the grants and process. Also working with tenants and potential tenants that intend to locate in downtown area. Still trying to get the word out but hear from a lot of people and have had an influx of applications. Having no further questions, Trena opened it up to the public. Brad Davis asked to clarify if it is 22 in total or just in the calendar year. It is 22 projects total overall. When did it start picking up? Ike noted that the first 6-7 months were rather slow but really picked up in the middle of 2025. Will ODD request a greater sum with increased interest. Ike indicated that is something to be considered and will depend on continued interest. Tom Dell commented about how successful the program has had and really increased the private investment in the area. He hopes that there is a favorable outcome.

Having no questions or comments, Trena entertained a motion to recommend approval of the request. Scott motioned and James seconded a motion to approve the same. Shannon abstained from voting. There being no further discussion, a vote was taken, and the Motion was approved unanimously to adopt the resolution.

4. **Approval of Minutes: June 15, 2026 – Regular Meeting Minutes**

Review of June 15, 2026, 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 further discussion, a vote was taken, and the motion passed unanimously.

**5. Review and Approval of Claims**

Docket of claims was provided. There were three additional claims added from the initial list that came in. 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 Shannon seconded. There being no further discussion, a vote was taken, and the motion passed unanimously, and all claims approved.

**Project Update – Mikala Brown –**

- **Downtown Entrance Plaza / Gateway Plaza –** Last month, the project received 6 submission responses to the build-operate-transfer (BOT) Request for Proposals and Qualifications (RPFQ). An offeror selection was made following a series of interviews to move into the Scoping Period. The intent of this scoping period is to work toward completed Construction Documents, final value engineering efforts and ultimately establish a Guaranteed Maximum Price (GMP) for the project construction. Concurrently, we are working through due diligence efforts to finalize the funding sources for the project.
- **2nd Street Thoroughfare Project –** Several utility tie-ins have been completed over the last few weeks and will continue to take place in the upcoming days/weeks. The thoroughfare project implementing bump outs, curb and gutter and ultimately on street parking will continue to follow behind utility progress block by block. Brick pavers have gone in at the intersection of Washington and 2nd Street. Working with aging 100-year-old utility infrastructure has come with its own unique set of challenges and sometimes surprises. We commend our contractor (Dave O'Mara) for being diligent in their efforts to keep construction progress moving forward.
- **The Riverfront Project –** Milestone continues to progress at the riverfront. Linked in Dropbox are some recent pictures of Milestone's efforts. The trail connection under the 3rd Street bridge has been poured and limestone blocks are being set under the bridge. Crews have been working to grade the slopes above the amphitheater and add limestone retaining walls/seating. The steps leading from the top of the amphitheater to the Upland Brewery patio have been poured. There has been considerable progress on sheet driving over the last few weeks. This is in preparation for the addition of the trail along the east bank and provides for additional bank stabilization.
- **CD 2030 Updates -** On June 3rd, the Request for Qualifications (RFQ) for a Lead Development Partner for "Finish 4th" initiatives was publicly released. Concurrently, a Request for Information (RFI) was also released and seeks development concepts for critical sites downtown, including some Redevelopment-owned properties. The full RFQ and RFI can be accessed at: RFI and RFQ Documents – City of Columbus, Indiana. A pre-response information session was held at the former Sears building on June 23rd. Recently, the deadline

for question submissions has passed. An addendum providing a Q&A document will be provided this week or next.

**Adjournment**

Trena asked for further questions or comments. There being no comments or further business, Trena asked for a motion to adjourn. Scott motioned and Cynthia seconded a motion to adjourn. A vote was taken, and the motion passed unanimously. The meeting was adjourned at 4:28 p.m.

Approval of the minutes this 17th day of August 2026.

Trena Carter
Trena Carter, President

S. McD. C
Shannon McDonald, Vice-President

Cynthia A. Boll
Cynthia Boll, Secretary

James Lienhoop, Member

Scott Ballard
Scott Ballard, Member