columbusindiana redevelopment

Columbus Redevelopment Commission
Regular Board Meeting
Monday, August 17, 2026
4:00 p.m.
Council Chambers

Minutes

The Redevelopment Commission met in Regular Session on Monday, August 17th, 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; Grace Kestler, City Council Liaison; Tom Dell, City Council; and Mary Stroh, legal counsel.

Discussion Items: None.

Action Items:

2. **Approval of Minutes: July 20, 2026 – Regular Meeting Minutes**

Review of the July 20, 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.

3. **Review and Approval of Claims**

Docket of claims was provided. There was one additional claim 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 Scott seconded. There being no further discussion, a vote was taken, the motion passed unanimously, and all claims approved.

Project Update – Heather Pope –

- **Gateway Plaza -** We are currently in the Scoping Period for this project. The intent of the 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 tie ins near the jail and The Taylor will be completed this week, pending weather conditions. The east-end utility work is nearly complete. The thoroughfare project implementing bump outs, curb and gutter and ultimately on street parking will continue to follow behind utility progress block by block. We anticipate the project to be completed near the end of August or early September.
- **The Riverfront Project –** Crews are beginning to form the retaining wall footers. They will likely begin pouring next week following some milder weather. They will also install studs on the sheeting retaining wall and begin welding these in place next week. Then they will form the retaining wall and sidewalk in 100' sections beginning near the amphitheater and working towards the 2nd Street bridge. There will be approximately 355' of retaining wall along the trail section completed between late August and early September. The trail railing sections are currently being fabricated. Crews are on schedule for the October 23rd Ribbon Cutting. Stay tuned - we will be sending out Save-the-Dates in the upcoming weeks. A formal invitation will follow, which will include event specifics and a link to RSVP.
- **The Crump Project Encore -** The CRC has been approached with an opportunity to support the project Encore Crump renovation and redevelopment efforts. We have engaged a specialized consultant to assist us in our due diligence review of the request. Currently, we are winding down on the due diligence efforts and anticipate a TIF request to be introduced to the CRC at the upcoming September meeting. We also want to extend our congratulations, as the Crump Center for the Performing Arts has announced that the project has been awarded nearly $6.1M through the State of Indiana's READI 2.0 Arts & Culture initiative. Recent updates on press releases and Open House Presentations can be found on the Crump's website: Project Encore — THE CRUMP.

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- **CD 2030 Updates -** The City received three robust responses to the Request for Qualifications for a Lead Development Partner for the "Finish 4th" initiatives as recommended by the Columbus Downtown 2030 plan. The submissions included responses from 1820 Ventures, Flaherty & Collins and Build BW & Browning Day and are currently under review. The next step will be to conduct interviews and determine advancement steps. Ideally, a Lead Development partner will be engaged yet this year. Concurrently, the Request for Information (RFI) also received submissions for development concepts for critical sites downtown, including some Redevelopment-owned properties. Information on the RFI and RFQ, including qualifications for the submitting Lead Development Partners, can be accessed online at: RFI and RFQ Documents – City of Columbus, Indiana
- **Water Street -** This month, the CRC sold two properties along Water Street to Moravec Realty, LLC. The disposal of this property started back prior to the pandemic and included correcting property lines with the railroad, replating, and zoning the parcels. Currently, the southern parcel of this property is being used as staging for the Riverfront redevelopment project. We have a temporary access agreement signed, which enables us to continue using the property for staging for the trail construction through the end of 2026.
- **Bridge Repainting -** The Robert N. Stewart bridge is going to be repainted for the first time since it was installed in the late 90s! Bids were received for the bridge deck overlay and bridge coating project planned for the Robert N. Stewart bridge in early August. We understand that the combined project has come in significantly under the Engineer's estimate, and we should have confirmations on the bridge repainting budget portion shortly. The painting project likely will mobilize yet this year with an anticipated completion date before July 2027.

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 Shannon seconded a motion to adjourn. A vote was taken, and the motion passed unanimously. The meeting was adjourned at 4:14 p.m.

Approval of the minutes this 21st day of September 2026.

Trena Carter, President

Shannon McDonald, Vice-President

Cynthia A. Boll, Secretary

James Lienhoop, Member

Scott Ballard, Member