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Luann G. Welmer, City Clerk

City Council Members

All terms are January 01, 2024-December 31, 2027

Kent Anderson, District 5 – President
Jerone Wood, District 3
Josh Burnett, At-Large
Dr. Christopher Bartels, District 1
Frank Miller, District 4
Tom Dell, At-Large
Elaine Hilber, District 2
Jay Foyst, District 6
Grace Kestler, At-Large

Information provided in compliance with I.C. 5-14-9

City Council Meeting Agenda
Council Chambers
Tuesday, October 6, 2026
6:00 P.M.

I. Meeting Called to Order

A. Invocation
B. Pledge of Allegiance
C. Roll Call
D. Acceptance of Minutes

II. Old Business

A. Second reading of an Ordinance entitled "ORDINANCE NO.___, 2026, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES." Regina McIntyre

III. New Business

A. Reading of a Resolution entitled "RESOLUTION NO.____,2026, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER $500,000 FOR THE INTERNATIONAL DRIVE AND CR 300 W PROJECTS LOCATED IN THE CENTRAL ALLOCATION AREA." Heather Pope.

B. Reading of a Resolution entitled "RESOLUTION NO.____, 2026, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING THE EXPENDITURE OF CERTAIN TAX INCREMENT REVENUES TO PROVIDE FINANCIAL ASSISTANCE FOR THE CONSTRUCTION, REHABILITATION OR REPAIR OF COMMERCIAL PROPERTY WITHIN THE REDEVELOPMENT DISTRICT AND MATTERS RELATED THERETO." Heather Pope.

IV. Other Business

A. Standing Committee and Liaison Reports

B. The next meeting is scheduled for **Tuesday, October 20, 2026, at 6:00 p.m.**

C. Adjournment

Meetings of the Columbus City Council are open to the public and can be watched live on the City of Columbus website: https://www.columbus.in.gov/video/live-streaming/.

Columbus City Council Meetings are accessible to people of all abilities. The City of Columbus works to comply with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting, please contact Jody Coffman at (812) 376-2302 at least 48 hours prior to the start of the meeting.

A Public Comment session for non-agenda items is provided at the end of the Council meeting as an opportunity for residents to address the City Council Members about matters pertaining to the City. Participation is encouraged, however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address for public record. Each speaker is given a reasonable amount of time to speak (determined by the City Council President). Any speaker that engages in personal attacks and/or acts in an uncivil manner will be stopped and may be prohibited from future opportunities to publicly address the Council.

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

Budget Form No. 4
Generated 09/03/2026 11:57:35 AM

Ordinance / Resolution Number:

Be it ordained/resolved by the **COLUMBUS CIVIL CITY** that for the expenses of **COLUMBUS CIVIL CITY , Bartholomew County** for the year ending December 31, **2027** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **COLUMBUS CIVIL CITY , Bartholomew County**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **COLUMBUS CIVIL CITY**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
City of Columbus Common Council	Common Council and Mayor	10/06/2026

Estimated Maximum Property Tax Levy

The data below represents the current estimate of the maximum amount of property taxes that can be raised for funds that are subject to a maximum property tax levy.

Property Tax Max Levy Type	Estimated Maximum Property Tax Levy	Total Property Tax Levies	Status
Civil	$44,201,381	$44,285,156	Over Max By: $83,775

Funds

Property Tax Max Levy Type	Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
Civil	0101	GENERAL	$65,365,479	$32,670,439	$0.9775
Debt	0180	DEBT SERVICE	$667,775	$678,840	$0.0203
Civil	0341	FIRE PENSION	$2,517,005	$0	$0.0000
Civil	0342	POLICE PENSION	$1,262,296	$0	$0.0000
Civil	0705	THOROUGHFARE	$3,977,691	$1,576,201	$0.0472
Not Eligible	0706	LOCAL ROAD & STREET	$975,000	$0	$0.0000
Civil	0708	MOTOR VEHICLE HIGHWAY	$3,069,104	$0	$0.0000
Civil	1312	RECREATION	$8,615,843	$7,875,890	$0.2356
Debt	1380	PARK BOND	$392,367	$389,574	$0.0117
Not Eligible	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$200,000	$0	$0.0000

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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Civil	2391	CUMULATIVE CAPITAL DEVELOPMENT	$2,233,001	$2,162,626	$0.0500
			$89,275,561	**$45,353,570**	**1.3423**

Home-Rule Funds (Not Reviewed by DLGF)

Fund Code	Fund Name	Adopted Budget
9500	AVIATION	$2,774,117
9501	POLICE CONT ED	$50,000
9502	LIT Public Safety	$1,050,000
9503	Aviation Non-Reverting	$370,000
9504	POLICE ALARM SYS	$25,000
9505	NEXUS PARK FUND	$1,108,737
9506	MEDIC NON-REV	$100,000
9507	Unsafe Building	$8,900
9508	Economic Dev Income Tax CEDIT	$6,424,889
9509	Commons Operating/Capital Fund	$1,295,827
9510	Streetscape	$55,000
9511	Riverboat	$220,000
9512	Building and Construction Fees	$221,510
9513	COMMUNITY CROSSING GRANT	$1,000,000
9514	Fire Training Facility	$62,000
9515	Substance Abuse Non-Reverting	$375,000
9516	Rental Registration	$5,000
9517	46 OVERPASS	$0
9518	Community Development Block Grant	$314,124
9519	FAA Grants	$25,000,000
9520	Insurance Non Reverting	$15,800,001
9521	Redevelopment Fund	$761,664
9522	OPIOID UNRESTRICTED	$35,000
9523	OPIOID RESTRICTED	$90,000
9524	Transit Non-Reverting	$3,883,050
9525	CITY MAINTENANCE NONREVERTING	$125,000
		$61,154,819

Name		Signature
Chris Bartels	Aye ☐ Nay ☐ Abstain ☐	

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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Elaine Hilber	Aye ☐ Nay ☐ Abstain ☐	
Jerone Wood	Aye ☐ Nay ☐ Abstain ☐	
Frank Miller	Aye ☐ Nay ☐ Abstain ☐	
Kent Anderson	Aye ☐ Nay ☐ Abstain ☐	
Jay Foyst	Aye ☐ Nay ☐ Abstain ☐	
Josh Burnett	Aye ☐ Nay ☐ Abstain ☐	
Tom Dell	Aye ☐ Nay ☐ Abstain ☐	
Grace Kestler	Aye ☐ Nay ☐ Abstain ☐	

ATTEST		
Name	**Title**	**Signature**
Regina McIntyre	Controller	

MAYOR ACTION (For City use only)			
Name		**Signature**	**Date**
Mary Ferdon	Approve ☐ Veto ☐		

In accordance with IC 6-1.1-17-16(k), we state our intent to isssue debt after December 1 and before January 1 Yes ☐ No ☐

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31 Yes ☐ No ☐

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MEMORANDUM

TO: Columbus City Council

FROM: Heather Pope, Director of Redevelopment

DATE: September 25, 2026

RE: Funding Request for the CR 300 W and International Drive Improvement Projects

Background:

In May 2025, the Columbus Redevelopment Commission considered a proposal by American Structurepoint, Inc. to provide design and engineering services for Woodside NW/Walesboro Industrial Area improvements including International Drive geometric improvements north of SR 58, among other initiatives. The geometric improvements are intended to soften the "S" curve on International Drive to improve truck traffic access. The proposal included a not to exceed amount of $409,931 for design and engineering, which would be funded through the Central Allocation Area. At that time, the CRC unanimously approved Resolution #18 - 2025 of the Columbus Redevelopment Commission to engage American Structurepoint for the described services at the proposed not to exceed contract amount.

In September 2025, the Columbus Redevelopment Commission considered a proposal by American Structurepoint, Inc. for the design and engineering services related to CR 300 W improvements. In general, the purpose of this project is to widen CR 300 W to meet the standards of an Industrial Collector and tie into the improvements already existing on CR 300 W north of the project site. The design and engineering work was proposed for a not-to-exceed amount of $224,425 to be funded through the Central Allocation Area. At that time, the CRC unanimously approved Resolution #27 – 2025 of the Columbus Redevelopment Commission to engage American Structurepoint for the described services.

Project Details:

At the September 21st, 2026 Redevelopment Commission meeting, City Engineer, Andrew Beckort, brought forward a construction cost estimate for the completion of the CR 300 W and International Drive improvement projects for a not to exceed amount of $1,798,040.40.

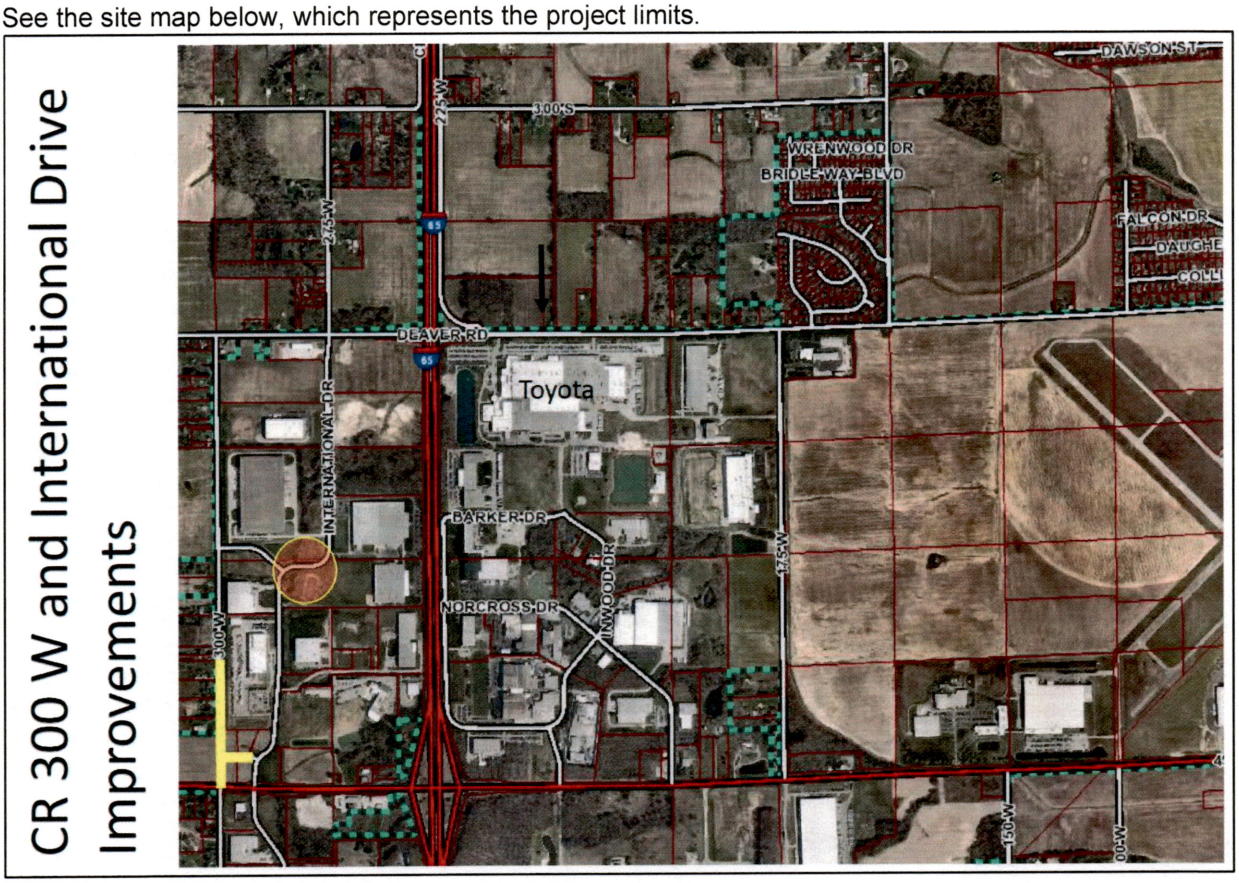
The projects will include the following improvements:

1. CR 300 W: The project consists of roadway and utility improvements on CR 300W, north of SR 58, with the purpose of widening CR 300 W to meet the standards of an Industrial Collector road classification and tie into the improvements already existing on CR 300 W. Work will include pavement widening consisting of full depth pavement, curb and gutter, and storm sewer. Also included in the design shall be the installation of approximately 750 feet of 18-inch gravity sewer and 50 feet of 12-inch water main.
2. International Drive: The project consists of International Drive geometric improvements immediately north of SR 58. General road design includes the realignment of the existing roadway to increase mainline radii and increasing lane widths to accommodate full size semi-truck movements to prevent encroachment upon opposing lanes.

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Project Limits:

See the site map below, which represents the project limits.



Request:

On September 21, 2026, the Redevelopment Commission determined that there are sufficient funds available in the Central Allocation Area to fund the proposed projects and unanimously approved Resolution #17 - 2026 authorizing Central TIF funds in an amount not to exceed $1,798,040.40.

Council Ordinance #25-2003 states that any proposed expenditure by the Commission in excess of $500,000 is subject to Council approval. The Redevelopment Commission appreciates bringing these projects before the City Council for approval and comment.

Attached you will find the following:

- City Council Resolution
- Redevelopment Commission Resolutions
- Engineer's Cost Estimate

RESOLUTION NO. ____, 2026

A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS OVER $500,000 FOR THE INTERNATIONAL DRIVE AND CR 300 W PROJECTS LOCATED IN THE CENTRAL ALLOCATION AREA

WHEREAS, the City of Columbus Department of Redevelopment and Redevelopment Commission (the "Commission") was established in August 2003 (Columbus Common Council Ordinance # 25-2003) by the Columbus Common Council (the "Council") pursuant to I.C. 36-7-14-39; and

WHEREAS, on May 27, 2025, the Columbus Redevelopment Commission approved Resolution #18 – 2025 authorizing funds to enter into a contract with American Structurepoint, Inc. for the design and engineering work associated with Woodside NW infrastructure improvements at International Drive; and

WHEREAS, American Structurepoint, Inc. has fulfilled the obligations of said contract, including providing engineering and preparing road design plans, traffic analysis, and preliminary opinions of probable cost; and

WHEREAS, on September 15, 2025, the Columbus Redevelopment Commission approved Resolution #27 – 2025 authorizing funds to enter into a contract with American Structurepoint, Inc. for the design and engineering work associated with roadway and utility improvements for CR 300 W, north of SR 58; and

WHEREAS, American Structurepoint, Inc. has fulfilled the obligations of said contract, including providing engineering and preparing road design plans, and preliminary opinions of probable construction costs; and

WHEREAS, the improvements proposed at International Drive will include realigning the existing roadway to increase mainline radii and increase lane widths to accommodate full size semi-truck movements to prevent encroachment upon opposing lanes; and

WHEREAS, the improvements proposed at CR 300 W will include pavement widening consisting of full depth pavement, curb and gutter, and storm sewer. Also included in the design shall be the installation of approximately 750 feet of 18-inch gravity sewer and 50 feet of 12-inch water main; and

WHEREAS, the Redevelopment Commission believes these infrastructure projects will serve to benefit commerce, continue to promote economic development, social interest and public utility for the City of Columbus and the surrounding industrial park and the allocation area known as the Central Allocation Area / Central TIF District; and

WHEREAS, the proposed improvement projects are located within the Central Allocation Area / Central TIF District; and

WHEREAS, the City Engineer has obtained an engineer's estimate from American Structurepoint, Inc. related to the proposed infrastructure improvements at International Drive and CR 300 W for an amount not to exceed $1,798,040.40 to be paid from the Central Allocation Area; and

WHEREAS, the Columbus Redevelopment Commission has identified sufficient funds within the Central Allocation Area / TIF District; and

WHEREAS, on September 21, 2026, the Columbus Redevelopment Commission approved Resolution #17 – 2026 authorizing funds in an amount not to exceed $1,798,040.40 for the proposed International Drive and CR 300 W improvement projects; and

WHEREAS, pursuant to Council Ordinance #25-2003, any proposed Commission expenditure in excess of $500,000 is subject to Council approval, therefore, the Commission would appreciate bringing these projects before the City Council for approval;

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL certain funds in the Central Allocation Area are necessary to complete the International Drive / County Road 300 W Projects which is consistent with the adopted City's Comprehensive Plan.

1. The International Drive / CR 300 W Projects will support continued and growing commerce at the Woodside NW industrial park.

2. The Redevelopment Commission has identified available funds for the improvement projects.

3. The Redevelopment Commission does note that this expenditure exceeds its spending authority pursuant to Ordinance #25-2003 and as such the Commission is recommending to the Common Council of the City of Columbus that the Common Council authorize the expenditure of a sum not to exceed $1,798,040.40 from the Central Allocation Area for infrastructure improvements proposed at International Drive and CR 300 W.

BE IT RESOLVED the Common Council of the City of Columbus, having heard from the representative of the Columbus Redevelopment Commission and City Engineer and having received the request for an expenditure over the Commissions' spending authority, and the Council having had an opportunity to inquire and more fully understand this request and now having considered same has voted on this request this ____ day of _____ 2026, and this Resolution was ____ approved _____ denied by vote of ____ ayes and _____ nays.

_____
Presiding Officer of the Common Council

ATTEST:

_____
Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana this _____day of _____, 2026 at _____o'clock ____.M.

_____

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved and signed by me this _____day of _____, 2026 at _____o'clock ____.M.

_____

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

ATTEST:
I hereby certify that the foregoing within and attached Resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 6th day of October 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 6th day of October 2026, is presented by me this 7th day of October 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

_____
Luann Welmer
Clerk of the Common Council

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 1st day of September 2026, is approved by me this _____ day of October 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor

RESOLUTION NO: 17 – 2026
RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION TO CONTRIBUTE FUNDS TO COUNTY ROAD 300 W. AND INTERNATIONAL DRIVE IPROVEMENT PROJECT

Comes now the Columbus Department of Redevelopment, more commonly known as the Columbus Redevelopment Commission, and for this Resolution says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission;

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (Redevelopment Commission) by way of Ordinance Number 25, 2003;

WHEREAS, the City recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, there has been considerable investment and development in the Walesboro Industrial Park area with continued growth and expansion;

WHEREAS, there is a need to provide roadway improvements to County Road 300 W.;

WHEREAS, these improvements will widen the road and improve the conditions for traffic through the area and meet standards of the Industrial Collector;

WHEREAS, that growth requires additional area improvements for a traffic signal study and signal design at the intersection of CR 450S. and geometric improvements to International Drive north of SR 58;

WHEREAS, the Commission passed Resolution No. 18-2025 to authorize funds to American Structurepoint Inc. to conduct a traffic signal study and signal design at the intersection of CR 450S, and geometric improvements to International Drive North of SR 58, in an amount not to exceed $409,931.00;

WHEREAS, the Commission passed Resolution No. 27-2025 to authorize funds to American Structurepoint Inc. to design roadway and utility improvements for County Road 300 W., including pavement widening, curb and gutter, and storm sewer, in an amount not to exceed $224,425;

WHEREAS, contracts were entered and American Structurepoint, Inc. completed the agreed upon work and has provided engineering and prepared road design plans and preliminary

opinions of probable construction costs for the improvements to the roadway and utility on CR 300 W. north of SR 58 and the International Drive Geometric Improvements North of SR 58;

WHEREAS, the Commission has received a cost estimate for the construction of these two projects in an amount not to exceed $1,798,040.40;

WHEREAS, American Structurepoint, Inc. has the experience, skills, and resources to complete this work; and

WHEREAS, the Commission has received the recommendation from the City Engineer and the Director of Redevelopment to engage American Structurepoint Inc. to perform the requested work.

NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission, having heard from its Director and the City Engineer, upon their recommendations, concludes that it would benefit the Commission to fund the proposed infrastructure improvements for CR 300 W. north of SR 58 and the International Drive Geometric Improvements North of SR 58 in an amount NOT TO EXCEED $1,798,040.40.

2. The Commission, having reviewed the proposal, concludes the proposal is appropriate and approves the use of the above funds for funding the consulting services as set forth in Ind. Code § 36-7-14-12.2 from the Central TIF district.

3. The City of Columbus Redevelopment Commission does herby approve the proposed project for a sum NOT TO EXCEED $1,798,040.40 to be paid from the Central TIF district.

4. The Commission does hereby authorize the President of the Commission, or her designee, to execute any necessary documents to effectuate this resolution on behalf of the Commission regarding this project.

5. The Commission acknowledges that this expenditure exceeds the spending authority pursuant to Ordinance 25-2003 and recommends to the Common Council for the City of Columbus that they consider this project and approve the same.

Adopted this 21st day of September 2026.

Trena Carter

Trena Carter, President

S. McD. C

Shannon McDonald, Vice-President

Cynthia A. Boll

Cynthia Boll, Secretary

AMERICAN STRUCTUREPOINT INC.

QUANTITY COST ESTIMATE

Walesboro - International Dr & CR 300 W

Project No.: 202401245

ESTIMATED PROJECT COST
Total: $1,798,040.40
0.0% Contingency: $0.00
ESTIMATED TOTAL: $1,798,040.40

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	$31,210.00	$31,210.00
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	$78,020.00	$78,020.00
0003	201-52370	CLEARING RIGHT-OF-WAY	1.00	LS	$31,210.00	$31,210.00
0004	202-96133	PIPE, ABANDON OR REMOVE, 8 IN.	298.00	LFT	$38.00	$11,324.00
0005	202-98370	POLE, REMOVE	3.00	EACH	$1,000.00	$3,000.00
0006	203-02000	EXCAVATION, COMMON	3,555.00	CYS	$40.00	$142,200.00
0007	203-02070	BORROW	160.00	CYS	$35.00	$5,600.00
0008	205-12108	STORMWATER MANAGEMENT BUDGET	1.00	DOL	$34,343.00	$34,343.00
0009	205-12616	STORMWATER MANAGEMENT IMPLEMENTATION	1.00	LS	$14,250.00	$14,250.00
0010	205-12618	SWQCP PREPARATION	1.00	LS	$5,000.00	$5,000.00
0011	207-09935	SUBGRADE TREATMENT, TYPE IC	1,772.00	SYS	$35.00	$62,020.00
0012	207-12635	SUBGRADE TREATMENT, TYPE IBC	4,363.00	SYS	$15.00	$65,445.00
0013	211-09264	STRUCTURE BACKFILL, SANITARY	3,218.00	CYS	$82.00	$263,876.00
0014	211-09265	STRUCTURE BACKFILL, TYPE 2	231.00	CYS	$60.00	$13,860.00
0015	306-08034	MILLING, ASPHALT, 1 1/2 IN.	1,825.00	SYS	$10.00	$18,250.00
0016	401-000001	HMA SURFACE TYPE B, 9.5 mm	500.00	TON	$105.00	$52,500.00
0017	401-000002	HMA INTERMEDIATE TYPE B, 19.0 mm	584.00	TON	$95.00	$55,480.00
0018	401-000003	HMA BASE TYPE B, 19.0 mm	1,488.00	TON	$90.00	$133,920.00
0019	401-000004	HMA INTERMEDIATE, OG 19.0 mm	336.00	TON	$100.00	$33,600.00
0020	401-11526	JOINT ADHESIVE	908.00	LFT	$1.00	$908.00
0021	401-12439	VOID REDUCING ASPHALT MEMBRANE FOR HMA	908.00	LFT	$6.00	$5,448.00
0022	406-05520	ASPHALT FOR TACK COAT	6.00	TON	$100.00	$600.00
0023	605-06140	CURB AND GUTTER, CONCRETE	2,762.00	LFT	$30.00	$82,860.00
0024	611-08233	MAILBOX ASSEMBLY, RESET, DOUBLE	2.00	EACH	$350.00	$700.00
0025	616-06405	RIPRAP, REVETMENT	18.00	TON	$200.00	$3,600.00
0026	616-12246	GEOTEXTILE FOR RIPRAP, TYPE 1A	40.00	SYS	$10.00	$400.00
0027	621-01004	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	4.00	EACH	$750.00	$3,000.00

Prepared By: MBB Date: 06/22/2026 Checked By: DRW Date: 06/22/2026

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0028	621-06559	MULCHED SEEDING, TYPE R	6,936.00	SYS	$5.00	$34,680.00
0029	628-09403	FIELD OFFICE, TYPE C	6.00	MOS	$2,000.00	$12,000.00
0030	715-05048	PIPE, TYPE 4, CIRCULAR, DIAMETER 6 IN.	1,179.00	LFT	$15.00	$17,685.00
0031	715-05053	PIPE, UNDERDRAIN OUTLET, DIAMETER 6 IN.	67.00	LFT	$45.00	$3,015.00
0032	715-05121	PIPE, TYPE 1, CIRCULAR, DIAMETER 18 IN.	98.00	LFT	$120.00	$11,760.00
0033	715-05123	PIPE, TYPE 1, CIRCULAR, DIAMETER 24 IN.	142.00	LFT	$140.00	$19,880.00
0034	715-05149	PIPE, TYPE 2, CIRCULAR, DIAMETER 12 IN.	688.00	LFT	$60.00	$41,280.00
0035	715-05151	PIPE, TYPE 2, CIRCULAR, DIAMETER 15 IN.	43.00	LFT	$80.00	$3,440.00
0036	715-05152	PIPE, TYPE 2, CIRCULAR, DIAMETER 18 IN.	114.00	LFT	$120.00	$13,680.00
0037	715-05413	PIPE, SANITARY SEWER, PVC SDR 26, DIAMETER 18 IN.	780.00	LFT	$240.00	$187,200.00
0038	715-12674	GATE VALVE AND VALVE BOX, 12 IN.	1.00	EACH	$6,000.00	$6,000.00
0039	715-46000	PIPE END SECTION, DIAMETER 12 IN.	1.00	EACH	$1,750.00	$1,750.00
0040	715-46010	PIPE END SECTION, DIAMETER 18 IN.	4.00	EACH	$2,000.00	$8,000.00
0041	715-46020	PIPE END SECTION, DIAMETER 24 IN.	2.00	EACH	$2,250.00	$4,500.00
0042	715-90853	TAPPING SLEEVE WITH VALVE, 20" X 12"	1.00	EACH	$19,000.00	$19,000.00
0043	715-92544	WATER MAIN, DUCTILE IRON, RESTRAINED JOINT, 12 IN.	141.00	LFT	$172.00	$24,252.00
0044	718-06532	VIDEO INSPECTION FOR UNDERDRAIN	1,179.00	LFT	$5.00	$5,895.00
0045	718-12305	GEOTEXTILE FOR UNDERDRAINS, TYPE 1A	808.00	SYS	$1.00	$808.00
0046	718-52610	AGGREGATE FOR UNDERDRAINS	107.00	CYS	$75.00	$8,025.00
0047	720-03757	MANHOLE, TYPE C15	1.00	EACH	$5,000.00	$5,000.00
0048	720-12798	CASTING, MANHOLE, ADJUST TO GRADE	1.00	EACH	$1,000.00	$1,000.00
0049	720-45045	INLET, TYPE J10	5.00	EACH	$3,000.00	$15,000.00
0050	720-45055	INLET, TYPE M10	5.00	EACH	$3,500.00	$17,500.00
0051	720-45410	MANHOLE, TYPE C4	1.00	EACH	$5,000.00	$5,000.00
0052	720-96999	FIRE HYDRANT ASSEMBLY	1.00	EACH	$11,000.00	$11,000.00
0053	720-XXXX1	48-INCH DIAMETER MANHOLE - 15' DEEP	2.00	EACH	$12,000.00	$24,000.00
0054	720-XXXX2	48-INCH DIAMETER MANHOLE - UPTO 17'-20' DEEP	3.00	EACH	$14,000.00	$42,000.00
0055	801-04308	ROAD CLOSURE SIGN ASSEMBLY	3.00	EACH	$300.00	$900.00
0056	801-06625	DETOUR ROUTE MARKER ASSEMBLY	44.00	EACH	$100.00	$4,400.00
0057	801-06640	CONSTRUCTION SIGN, TYPE A	10.00	EACH	$185.00	$1,850.00
0058	801-06775	MAINTAINING TRAFFIC	1.00	LS	$78,020.00	$78,020.00
0059	801-07118	BARRICADE, TYPE III-A	60.00	LFT	$20.00	$1,200.00
0060	801-07119	BARRICADE, TYPE III-B	24.00	LFT	$20.00	$480.00

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0061	805-78470	SIGNAL CABLE, ROADWAY LOOP, COPPER, 1C/14 GAUGE	1,022.00	LFT	$5.00	$5,110.00
0062	805-78510	SIGNAL CABLE, DETECTOR LEAD-IN, COPPER, 2C/16 GAUGE	151.00	LFT	$2.00	$302.00
0063	805-78785	SIGNAL DETECTOR HOUSING	3.00	EACH	$2,000.00	$6,000.00
0064	808-06703	LINE, THERMOPLASTIC, SOLID, WHITE, 4 IN.	99.00	LFT	$5.00	$495.00
0065	808-75247	LINE, THERMOPLASTIC, SOLID, YELLOW, 6 IN.	1,432.00	LFT	$1.70	$2,434.40
0066	808-75297	TRANSVERSE MARKING, THERMOPLASTIC, STOP LINE, WHITE, 24 IN.	55.00	LFT	$5.00	$275.00
0067	808-75320	PAVEMENT MESSAGE MARKING, THERMOPLASTIC, LANE INDICATION ARROW	3.00	EACH	$200.00	$600.00

columbusindiana
redevelopment

MEMORANDUM

TO: Columbus City Council

FROM: Heather Pope, Director of Redevelopment

DATE: September 25, 2026

RE: Funding Commitment Request for The Crump Redevelopment Project

In February 2026 the Encore Team presented their plans to redevelop The Crump Theater to the Redevelopment Commission and City. At that time, they were in the process of assembling their board of directors, seeking and securing grant funding, continuing to secure private donations, and nailing down the potential redevelopment of a 100+ year old historic theater. Since that time, they have assembled a 10-member board of directors, sought after and received nearly $8.7MM in State grants, $2.5MM in foundational support and over $6MM in public fundraising. They are requesting a $3MM grant from the City/Redevelopment Commission as their public contribution as needed to support their most recent receipt of READI 2.0 funds. They have identified their total uses (funds) raised for this project as $20,333,149.

The current request is for the Columbus Redevelopment Commission and City Council to approve a grant Not-to-Exceed (NTE) $3,000,000 from the Central Allocation Area in order to provide the remaining financial assistance to support the Encore Project/Crump Center for the Performing Arts (CCPA). CCPA is seeking to amend their articles of incorporation as a non-profit to include being a neighborhood development corporation, a classification that supports the receipt of granted TIF funds as outlined in the Redevelopment Commission and City Council Resolution.

On September 21, 2026, the Redevelopment Commission adopted Resolution #19-2026 authorizing the expenditure of unobligated funds from the Central Allocation Fund, in an amount not to exceed $3,000,000, to provide a grant to CCPA for the purpose of constructing, rehabilitating and/or repairing the Crump Theatre as part of the Encore Project, all subject to the following conditions (a) approval by the Commons Council of the City with respect to the expenditure of Central TIF revenue to fund the CRC Grant, (b) satisfactory evidence, is the sole discretion of the President of the Commission, of an award of the LEI Grant and the READI 2.0 Grant and the receipt of the CCPA Donor Pledges and the Heritage Fund Pledge in the amount described in the attached resolution, and (c) the review of CCPA's proforma by and a favorable recommendation from, the Commission's financial consultant and the Commission's historic theater consultant.

Council Ordinance #25-2003 states that any proposed expenditure by the Commission in excess of $500,000 is subject to Council approval. The Redevelopment Commission appreciates bringing these projects before the City Council for approval and comment.

columbusindiana
redevelopment

Attached you will find the following:

- City Council Resolution
- Redevelopment Commission Resolution
- CCPA Presentation

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING THE EXPENDITURE OF CERTAIN TAX INCREMENT REVENUES TO PROVIDE FINANCIAL ASSISTANCE FOR THE CONSTRUCTION, REHABILITATION OR REPAIR OF COMMERCIAL PROPERTY WITHIN THE REDEVELOPMENT DISTRICT AND MATTERS RELATED THERETO

WHEREAS, pursuant to Indiana Code 36-7-14-1, et seq., as amended (the "Act"), the City of Columbus, Indiana (the "City"), through its Common Council, has previously created and established the City of Columbus Department of Redevelopment controlled by the Columbus Redevelopment Commission (the "Commission"), which also serves as the governing body of the City of Columbus Redevelopment District (the "Redevelopment District"), which constitutes a separate special taxing district, with boundaries coterminous with the boundaries of the City, for the purposes of undertaking economic development and redevelopment activities as provided in the Act; and

WHEREAS, the Commission is committed to improving Columbus by administering and funding projects that support economic development, public infrastructure, and neighborhood revitalization; and

WHEREAS, the Commission has previously adopted a declaratory resolution, as subsequently confirmed and amended, which (i) created the Central Economic Development Area (the "Central Economic Development Area") as an economic development area pursuant to Section 41 of the Act, (ii) designated a portion of the Central Economic Development Area as an allocation area pursuant to Section 39 of the Act (the "Central Allocation Area"), for the purpose of capturing property tax proceeds derived from incremental assessed valuation of real property in such allocation area which is in excess of the "base assessed value" (such property tax proceeds, hereinafter referred to as "Central TIF Revenue"), (iii) created the Central Allocation Area Fund (the "Central Allocation Fund") into which all Central TIF Revenue is deposited, all pursuant to and as described Section 39 of the Act, and (iv) approved an economic development plan for the Central Economic Development Area (the "Plan"); and

WHEREAS, the Crump Center for the Performing Arts, Inc. (hereafter, "CCPA"), is an Indiana non-profit corporation that has been organized and established for the purposes, among others, of (i) overseeing the preservation, restoration and operation of the historic Crump Theatre in the City in alignment with its designation as a non-profit 501(c)(3) organization, (ii) promoting cultural, artistic and educational programming, (iii) ensuring the financial stability of the Crump Theatre, and (iv) fostering community engagement and downtown vibrancy; and

WHEREAS, pursuant to Section 12.2(a)(25) of the Act, the Commission may provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to "construct, rehabilitate, or repair commercial property within the district"; and

WHEREAS, CCPA is modifying their articles of incorporation to become a neighborhood development corporation contemplated by Section 12.2(a)(25) of the Act; and

WHEREAS, CCPA is proposing to design, engineer, develop, re-construct, renovate, repair, rehabilitate and/or equip the existing 16,500-square-foot historic Crump Theatre and to design, engineer, develop, construct and/or equip a new approximately 15,000-square-foot, four-level addition to the existing Crump Theatre (collectively, the "Encore Project"), which has a current estimated construction budget of approximately $15,000,000, and, upon completion, will operate the renovated and expanded Crump Theatre to provide cultural, artistic and educational programming and entertainment activities in the City's downtown core; and

WHEREAS, the Encore Project is in alignment with the City's recent Columbus Downtown 2030 Strategic Plan and is in furtherance of the City's desired goal to foster community engagement and investment in the downtown core of the City; and

WHEREAS, in order to assist with the financing of the Encore Project, CCPA has applied, or will apply, and anticipates receiving the following contributions: (1) an award of a Lilly Endowment Inc. ("LEI") grant in the amount of $6,070,750 (the "LEI Grant") through the Indiana Economic Development Corporation; (2) an award of a Regional Economic Acceleration and Development Initiative 2.0 grant in the amount of $2,628,399 (the "READI 2.0 Grant") through the South Central Indiana Housing and Community Development Corporation; (3) donor pledges in the amount of $6,134,000 (the "CCPA Donor Pledges"); and (4) foundation pledge of $2,500,000 from the Heritage Fund of Bartholomew County (the "Heritage Fund Pledge"); and

WHEREAS, CCPA has requested that the Commission make, or cause to be made, a grant to CCPA in order to provide CCPA with additional financial assistance for the Encore Project; and

WHEREAS, the Commission has determined, with the advice of its financial consultant, that it has a sufficient balance on deposit in the Central Allocation Fund to contribute Central TIF Revenue to pay a portion of the construction costs of the Encore Project, which will directly serve and benefit, or be physically located in or connected to, the Central Allocation Area; and

WHEREAS, on September 21, 2026, the Commission adopted its resolution authorizing the expenditure of unobligated funds from the Central Allocation Fund, in an amount not to exceed $3,000,000, to provide a grant to CCPA for the purpose of constructing, rehabilitating and/or repairing the Crump Theatre as part of the Encore Project (the "CRC Grant"), all subject to the following conditions: (a) approval by the Common Council of the City (the "Common Council") with respect to the expenditure of Central TIF Revenue to fund the CRC Grant, (b) satisfactory evidence, in the sole discretion of the President of the Commission, of an award of the LEI Grant and the READI 2.0 Grant and the receipt of the CCPA Donor Pledges and the Heritage Fund Pledge in the amounts described herein, and (c) the review of CCPA's proforma by, and a favorable recommendation from, the Commission's financial consultant and the Commission's historic theater consultant; and

WHEREAS, pursuant to the ordinance adopted by the Common Council which created the Commission and the Department, any expenditure by the Commission of amounts in excess of $500,000 are subject to the prior approval of the Common Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, that the Common Council hereby approves the Commission's proposed

expenditure of Central TIF Revenue to make the CRC Grant to CCPA to be applied toward the cost of the Encore Project, in an amount not to exceed $3,000,000, subject to the following conditions: (a) satisfactory evidence, in the sole discretion of the President of the Commission, of an award of the LEI Grant and the READI 2.0 Grant and the receipt of the CCPA Donor Pledges and the Heritage Fund Pledge in the amounts described herein, and (b) the review of CCPA's proforma by, and a favorable recommendation from, the Commission's financial consultant and the Commission's historic theater consultant.

DULY PASSED on this _____ day of _____, 2026, by the Common Council of the City of Columbus, Indiana, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL
CITY OF COLUMBUS, INDIANA

_____
Presiding Officer

ATTEST:

_____
Luann Welmer, Clerk-Treasurer

Presented by me to the Mayor of the City of Columbus for his or her approval or veto pursuant to Indiana Code § 36-4-6-15 and -16, this ____day of _____, 2026 at _____o'clock a.m./p.m.

_____
Luann Welmer, Clerk-Treasurer

This Resolution having been passed by the legislative body and presented to me is approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1), this ____day of _____, 2026 at _____ o'clock a.m./p.m.

_____
Mary K. Ferdon, Mayor of the City of Columbus, Indiana

Attest:

_____
Luann Welmer, Clerk-Treasurer

DMS 56112548.1

RESOLUTION NO. 19-2026

A RESOLUTION OF THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION AUTHORIZING THE EXPENDITURE OF CERTAIN TAX INCREMENT REVENUES TO PROVIDE FINANCIAL ASSISTANCE FOR THE CONSTRUCTION, REHABILITATION OR REPAIR OF COMMERCIAL PROPERTY WITHIN THE REDEVELOPMENT DISTRICT AND MATTERS RELATED THERETO

WHEREAS, pursuant to Indiana Code 36-7-14-1, et seq., as amended (the "Act"), the City of Columbus, Indiana (the "City"), has previously created and established the City of Columbus Department of Redevelopment controlled by the Columbus Redevelopment Commission (the "Commission"), which also serves as the governing body of the City of Columbus Redevelopment District (the "Redevelopment District"), which constitutes a separate special taxing district, with boundaries coterminous with the boundaries of the City, for the purposes of undertaking economic development and redevelopment activities as provided in the Act; and

WHEREAS, the Commission is committed to improving the City by administering and funding projects that support economic development, public infrastructure, and neighborhood revitalization; and

WHEREAS, the Commission has previously adopted a declaratory resolution, as subsequently confirmed and amended, which (i) created the Central Economic Development Area (the "Central Economic Development Area") as an economic development area pursuant to Section 41 of the Act, (ii) designated a portion of the Central Economic Development Area as an allocation area pursuant to Section 39 of the Act (the "Central Allocation Area"), for the purpose of capturing property tax proceeds derived from incremental assessed valuation of real property in such allocation area which is in excess of the "base assessed value" (such property tax proceeds, hereinafter referred to as "Central TIF Revenue"), (iii) created the Central Allocation Area Fund (the "Central Allocation Fund") into which all Central TIF Revenue is deposited, all pursuant to and as described in Section 39 of the Act, and (iv) approved an economic development plan for the Central Economic Development Area (the "Plan"); and

WHEREAS, the Crump Center for the Performing Arts, Inc. (hereafter, "CCPA"), is an Indiana non-profit corporation that has been organized and established for the purposes, among others, of (i) overseeing the preservation, restoration and operation of the historic Crump Theatre in the City in alignment with its designation as a non-profit 501(c)(3) organization, (ii) promoting cultural, artistic and educational programming, (iii) ensuring the financial stability of the Crump Theatre, and (iv) fostering community engagement and downtown vibrancy; and

WHEREAS, pursuant to Section 12.2(a)(25) of the Act, the Commission may provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to "construct, rehabilitate, or repair commercial property within the district"; and

WHEREAS, the CCPA is modifying their articles of incorporation to become a neighborhood development corporation pursuant to Section 12.2(a)(25) of the Act; and

WHEREAS, CCPA is proposing to design, engineer, develop, re-construct, renovate, repair, rehabilitate and/or equip the existing 16,500-square-foot historic Crump Theatre and to design, engineer, develop, construct and/or equip a new approximately 15,000-square-foot, four-level addition to the existing Crump Theatre (collectively, the "Encore Project"), which has a current estimated construction budget of approximately $15,000,000, and, upon completion, will operate the renovated and expanded Crump Theatre to provide cultural, artistic and educational programming and entertainment activities in the City's downtown core; and

WHEREAS, the Encore Project is in alignment with the City's recent Columbus Downtown 2030 Strategic Plan and is in furtherance of the City's desired goal to foster community engagement and investment in the downtown core of the City; and

WHEREAS, in order to assist with the financing of the Encore Project, CCPA has applied, or will apply, and anticipates receiving the following contributions: (1) an award of a Lilly Endowment Inc. ("LEI") grant in the amount of $6,070,750 (the "LEI Grant") through the Indiana Economic Development Corporation; (2) an award of a Regional Economic Acceleration and Development Initiative 2.0 grant in the amount of $2,628,399_(the "READI 2.0 Grant") through the South Central Indiana Housing and Community Development Corporation; (3) donor pledges in the amount of $6,134,000 (the "CCPA Donor Pledges"); and (4) foundation pledge of $2,500,000 from the Heritage Fund of Bartholomew County; and

WHEREAS, CCPA has requested that the Commission make, or cause to be made, a grant to CCPA in order to provide CCPA with additional financial assistance for the Encore Project; and

WHEREAS, the Commission has determined, with the advice of its financial consultant, that it has a sufficient balance on deposit in the Central Allocation Fund to contribute Central TIF Revenue to pay a portion of the construction costs of the Encore Project; and

WHEREAS, the Commission now desires to authorize the contribution of unobligated funds from the Central Allocation Fund to make a grant to CCPA (once established as a neighborhood development corporation) in an amount not to exceed $3,000,000 (the "CRC Grant"), for the purpose of constructing, rehabilitating and/or repairing the Crump Theatre as part of the Encore Project, and to authorize entering into agreements to provide for the same, all subject to the terms and conditions hereof.

NOW, THEREFORE, BE IT RESOLVED by the City of Columbus Redevelopment Commission, as follows:

1. The Commission hereby finds and determines that the Encore Project, and the use of Central TIF Revenue to contribute toward a portion of the costs thereof, will directly serve and benefit the Central Economic Development Area, furthers the purposes for which the Central Economic Development Area was created, and helps accomplish the Plan.

2. The Commission hereby authorizes the expenditure of Central TIF Revenue, in an amount not to exceed $3,000,000 in a grant to CCPA for the purpose of constructing, rehabilitating and/or repairing the Crump Theatre as part of the Encore Project, all subject to the following conditions: (a) approval by the Common Council of the City with respect to the expenditure of Central TIF Revenue to fund the CRC Grant, (b) satisfactory evidence, in the sole discretion of the

President of the Commission, of an award of the LEI Grant and the READI 2.0 Grant and the receipt of the CCPA Donor Pledges in the amounts described herein, and (c) the review of CCPA's proforma and operational plan by, and a favorable recommendation from, the Commission's financial consultant and the Commission's historic theater consultant.

3. The Commission hereby authorizes the President, Vice President or any other officer of the Commission to enter into one or more grant agreements, project agreements, disbursement agreements, custodial agreements, trust agreements and/or other similar agreements with CCPA, and/or others as may be necessary or appropriate, which define the respective duties and obligations of the parties in the development and construction of the Encore Project and the disbursement of the CRC Grant (collectively, the "CRC Grant Documents") in the form and substance acceptable to such officer based upon the advice and recommendation of the Commission's legal counsel, financial consultant and historic theater consultant, so long as such CRC Grant Documents do not commit the Commission to contribute more than $3,000,000 toward costs of the Encore Project.

4. The Commission hereby authorizes the President, Vice President or any other officer of the Commission to enter into any ancillary or related contracts or agreements with CCPA, the City and/or others as may be necessary or appropriate to facilitate the financing and construction of the Encore Project and providing the financial assistance as contemplated herein and by the CRC Grant Documents, in a form and substance approved by such officer with the advice of the Commission's legal counsel, financial consultant and historic theater consultant.

5. This resolution shall take effect immediately upon adoption by the Commission.

Adopted the 21st day of September, 2026.

CITY OF COLUMBUS REDEVELOPMENT COMMISSION

Irma Carter
President

Vice President

C. Scott Hale
Secretary

Cynthia A. Bell
Member

Member

ATTEST:
I hereby certify that the foregoing within and attached Resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 6th day of October 2026, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
Chris Bartels (District 1)	☐	☐	☐	☐
Elaine Hilber (District 2)	☐	☐	☐	☐
Jerone Wood (District 3)	☐	☐	☐	☐
Frank Miller (District 4)	☐	☐	☐	☐
Kent Anderson (District 5)	☐	☐	☐	☐
Jay Foyst (District 6)	☐	☐	☐	☐
Josh Burnett (Councilor at Large)	☐	☐	☐	☐
Tom Dell (Councilor at Large)	☐	☐	☐	☐
Grace Kestler (Councilor at Large)	☐	☐	☐	☐

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 6th day of October 2026, is presented by me this 7th day of October 2026, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

_____
Luann Welmer
Clerk of the Common Council

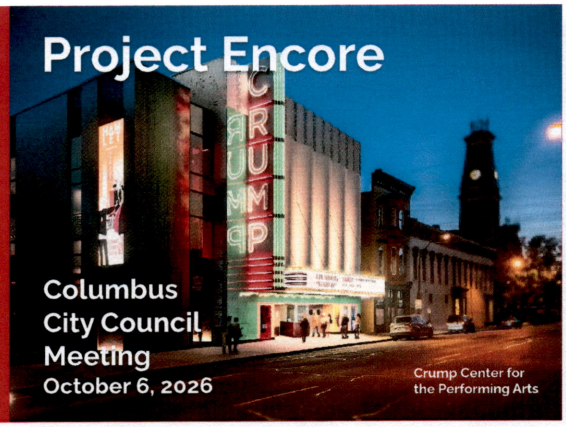
The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 1st day of September 2026, is approved by me this _____ day of October 2026, at _____ o'clock _____.M.

_____
Mary K. Ferdon, Mayor


CRUMP
Project Encore
Columbus
City Council
Meeting
October 6, 2026
Crump Center for
the Performing Arts

CRUMP

Project Encore

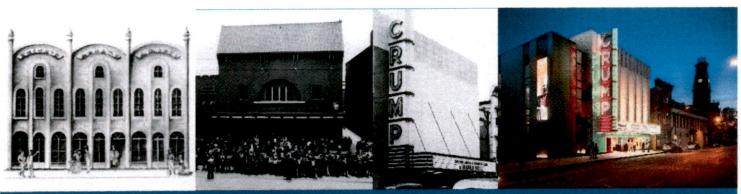


Columbus City Council Meeting
October 6, 2026

Crump Center for the Performing Arts

"Whenever the prosperity or honor of our city is in consideration, let us lay aside all party lines, let us forget politics for a time, and let every citizen of Columbus hasten to the city hall and there consider and act together with but a single purpose, and that of the welfare and dignity of our city."

John Crump, 1895, opening of City Hall



Vision & Opportunity

Revitalize Indiana's oldest remaining theatre as a ~900 capacity fully functional performing arts center.



Downtown Vibrancy
- Drive downtown activity
- Enhance civic identity
- Expand access to live arts experiences
- Quality of patron experience

Economic Impact
- A regional destination and economic catalyst
- Community reinvestment
- Indirect economic benefit through ancillary spending (restaurants, lodging)
- Job creation (direct and indirect)

Creativity
- History and contemporary arts in conversation
- Innovation
- Design excellence
- Quality of artist / venue user experience

Community Input & Feasibility

Repeated community engagement demonstrated demand for expanded arts, culture and live entertainment. Envision Columbus, community/user surveys and input sessions, and the Arts & Cultural Center Feasibility Study helped define what Columbus wanted and how the Crump could serve it.


Photo Credit: Hadley Fruits


Photo Credit: Ryan Furr Creative



Sources:
Envision Columbus (2019) • Theatre Projects Community Survey (2023) • Arts & Cultural Center Feasibility Study (2024) • Downtown 2030 (2025) • Keen Independent Research • Indiana Landmarks



Downtown 2030

The community's downtown plan specifically identifies the Crump as a catalyst for downtown activation. Recommendation **AP-07** calls for rehabilitating the Crump as a flexible entertainment venue capable of increasing foot traffic and nighttime activity.


Photo Credit: The Republic

Support efforts to rehabilitate the Crump Theater for flexible entertainment. AP-07

Sources:
Envision Columbus (2019) • Theatre Projects Community Survey (2023) • Arts & Cultural Center Feasibility Study (2024) • Downtown 2030 (2025) • Keen Independent Research • Indiana Landmarks



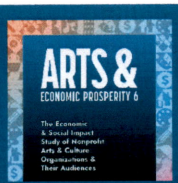




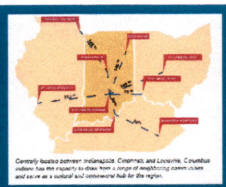
Historic Preservation

The Crump is Indiana's oldest standing theatre and a recognized preservation priority with a demonstrated opportunity for adaptive reuse. Indiana Landmarks named it one of Indiana's **10 Most Endangered** in 2019, emphasizing both the importance of preserving the building and establishing a sustainable future use.

Sources:
Envision Columbus (2019) • Theatre Projects Community Survey (2023) • Arts & Cultural Center Feasibility Study (2024) • Downtown 2030 (2025) • Keen Independent Research • Indiana Landmarks

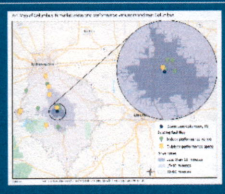


~$1M in estimated economic impact to Columbus annually



Independent Market Analysis

Keen Independent Research validated a substantial and attractive regional market. The study identified approximately **66,000 people within 15 minutes, 150,000 within 30 minutes, and 1.5 million within one hour**, while finding the primary market had household income and educational attainment above the comparison markets and national average.



Sources:
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Downtown 2030

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Sources:
Envision Columbus (2019) • Theatre Projects Community Survey (2023) • Arts & Cultural Center Feasibility Study (2024) • Downtown 2030 (2025) • Keen Independent Research • Indiana Landmarks

Real-World Examples

Tarrytown Music Hall



1885, Tarrytown, NY

843 Capacity

180 days of live events annually

~100,000 visitors in 2025

Academy Center of the Arts



1904/1911, Lynchburg, VA

850 Capacity

24-40 touring performances annually

108,000 visitors over 630 events

40% from outside of Lynchburg

Paramount Theatre



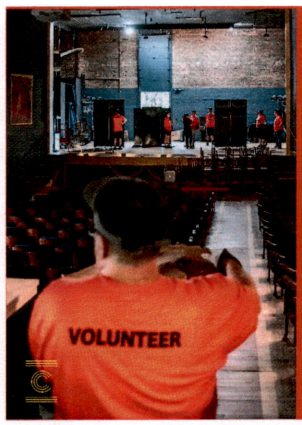
1931, Charlottesville, NC

1,100 Capacity

263 events (Touring concerts, comedy, dance, film, and a speaker series.)

99,000 visitors

Rallying Resources & Expertise



Project Encore

2023 Columbus Capital forms Advisory Team

2024 Heritage Fund Arts & Culture Feasibility Study

2025 CCPA Board, DKGR Downtown 2030 Study

Board of Directors



Laura Garrett (President)
Director of Community Impact, Heritage Fund



Lori Montalbano (Vice President)
Ph.D. Associate Vice Chancellor, Indiana University Columbus



Ike DeClue
Executive Director, Office of Downtown Development



Amber Fischvogt
Director, Civic Lab



Steve Sanders
Project Encore Leader (nonboard)



Richard McCoy
Executive Director, Landmark Columbus Foundation



Joanna Nixon
Family Fund Manager, Central Indiana Community Foundation



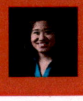
Hutch Schumaker
Former President, Columbus Capital Foundation



Karen Walker
Sr. Project Architect, SMEUSA

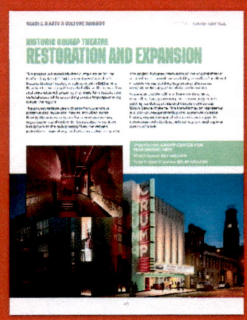


Tyler Nickerson
Private Banking Officer, First Financial Bank



Sharon Andrews
Civic Leader & Board Member

READI
REGIONAL ECONOMIC ACCELERATION & DEVELOPMENT INITIATIVE



- **Largest award in Indiana ($6.1M)**
- **319 Projects Submitted**
- **49 Selected**
- **Nationally Reviewed**

Chicago Architecture Center
Lord Cultural Resources, Toronto
Music Export Memphis
The Kresge Foundation
Cultural Affairs, Denver Arts & Venues
Urban Land Institute
Econsult Solutions
Center for Rural Strategies
Massachusetts Metropolitan Planning Council
Iowa State Museums
Tamarack Foundation for the Arts
Creative Arkansas Community Hub & Exchange
DEXD

Project Team

Crump Center for the Performing Arts (CCPA)
Owner / future operator

Columbus Capital Foundation (CCF)
Property Owner

Heritage Fund – Community Foundation of Bartholomew County
Lead philanthropic / financial partner

SSC
Project Encore Leader

DKGR
Architect / lead design professional

AMS Planning & Research
Owner's Counsel / Business & Operations Planning

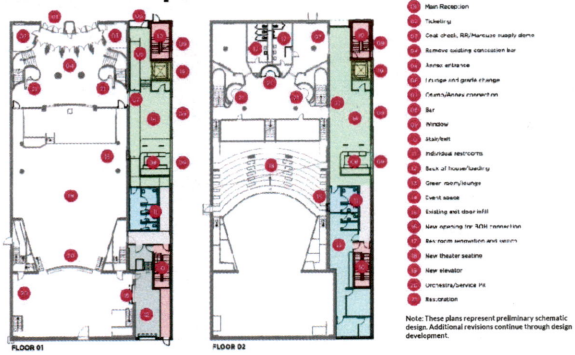
New History
Historic preservation consultant

Construction Manager (TBD)
CM / contractor

How It Happens

Renovation and Expansion

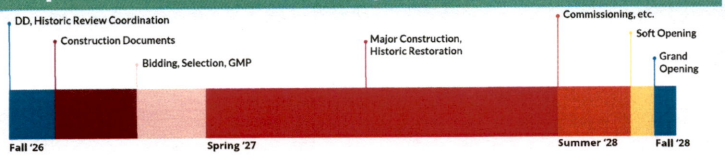
- ~16,000 sq/ft eastward expansion
- ADA
- Safety
- Mechanical
- Backstage
- Storage
- Officespace



Note: These plans represent preliminary schematic design. Additional revisions continue through design development.



Construction, Business & Operational Planning Timeline



Business Planning

Facilitate development of a pro forma financial forecast

Design Support

Represent operational and programming priorities in the design process

Support parallel cost estimating & track FF&E and soft costs

Transition Planning

Support development of job descriptions, a hiring sequence, and key staff onboarding plan

Socializing the Plan

Support Board oversight of planning and implementation and accessing program provider resources

Project Estimates & Fundraising

Source Category	Amount ($)
READI 2.0 Arts & Culture (LEI)	$6,070,750
Regional READI 2.0	$2,628,399
Columbus Redevelopment Commission	**$3,000,000**
Foundation Support (HFBC, others)	$2,500,000
Public Fundraising	$6,134,000
TOTAL SOURCES / CAMPAIGN PLAN	**$20,333,149**

Use Category	Amount ($)
Construction Hard Costs	$13,580,370
Project Soft Costs	$1,740,000
Total Contingencies	$4,397,268
Staffing Ramp-Up	$350,000
Early Project Planning	$220,000
TOTAL USES	**$20,287,638**

Note: Current estimates based on initial construction and engineering walkthroughs as of 9.15. Final numbers will come after CM is contracted and bidding takes place. Capital Campaign is ongoing and numbers shown reflect a combination of pledged, received, and pending amounts.

What's Next?

- CMc Selection
- SHPO Application
- Environmental Report
- Archeological Phase 1-2
- Complete Design Development
- Cost Estimating
- Stakeholder Engagement
- Continue Fundraising





Thank you.

Please visit thecrump.org for more information or to make a pledge.

Contact:
info@thecrump.org
steve@stephensanders.co

Appendix Materials

Individual Documents Available Upon Request

Community Voice

Columbus Downtown 2030
>2,500 respondents

Question 11

What is a STRENGTH of Downtown Columbus today when you compare it to other communities in the region? Write in response.

Architectural and Aesthetic Strengths
Distinctive architecture, cleanliness, visual appeal, public art

Accessibility and Navigation
Walkability, free parking, ease of getting around

Safety
Sense of security, low crime, well-lit areas

Key Institutions and Anchors
The Commons, kidscommons, library, Zaharakos, Yes Cinema, Cummins, Visitor Center

Community and Events
Farmers market, festival and events, block parties, business owner collaboration

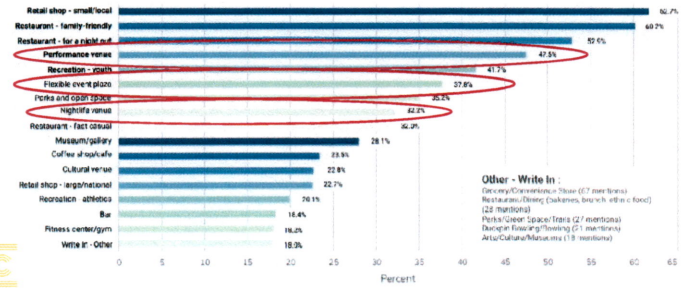
Natural Elements
Mill Race park, river access, green spaces

Cultural Diversity
Population diversity, food options, cultural events

***Missing: Entertainment**

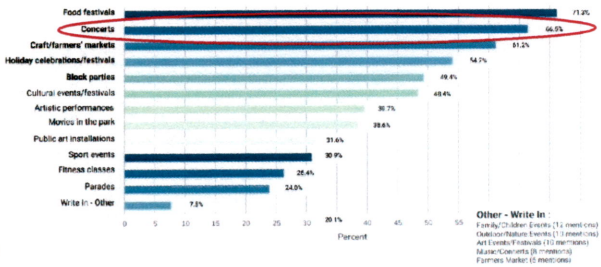
Question 18

What specific kind of future uses would you like to see more in downtown? What would you like to see in the future that you can't find there today? Select as many as apply.



Question 19

What kind of additional or new events would you like to see more of in Downtown Columbus? Select as many as apply.



What are your aspirations for downtown?

The aspirations listed below are key themes summarized from the event passport responses.

1.	**Vibrant Social and Entertainment Hub**	*The community desires a lively downtown with diverse entertainment options for all ages, featuring regular events, arts experiences, and casual gathering spaces.*
2.	**Enhanced Retail and Dining Experiences**	*Community members want expanded shopping and dining choices with extended hours, focusing on local businesses and first-floor retail to create a vibrant commercial environment.*
3.	**Essential Services and Livability**	*Downtown should offer everyday necessities like grocery stores and pharmacies while increasing residential options to create a self-sufficient neighborhood where people can live comfortably without a car.*
4.	**Improved Connectivity and Mobility**	*The community envisions better pedestrian and cycling infrastructure, safer street crossings, and improved transit options to connect downtown with surrounding areas and parks.*
5.	**Community Identity and Placemaking**	*Community members value preserving architectural heritage while adding public art, inclusive cultural spaces, and waterfront development to create a distinctive and welcoming downtown identity.*

Target Market

Theater Projects stated:

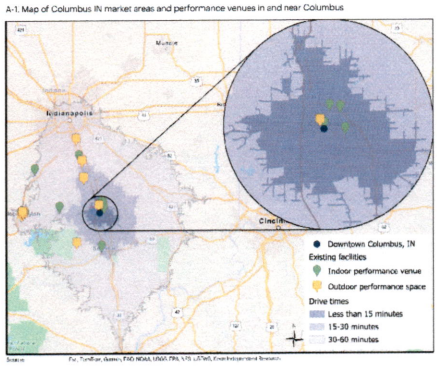
"Annual household income in the primary market area is notably higher than all other market areas as well as the national average.

The primary market area also has a higher portion of individuals over age 25 with a Bachelor's and Graduate degree than all other market areas as well as the national average."

Market Populations:

Primary - ~66,000 / 15 min drive
Secondary - ~150,000 / 30 min drive
Tertiary - ~1.5m / 1 hour drive

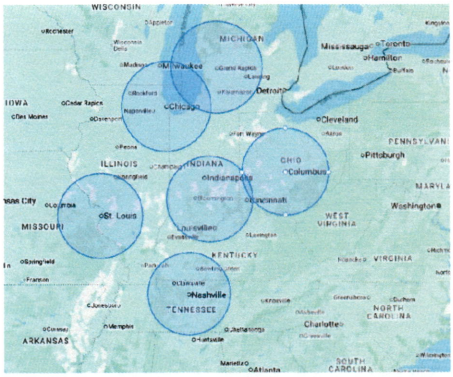
A-1. Map of Columbus IN market areas and performance venues in and near Columbus

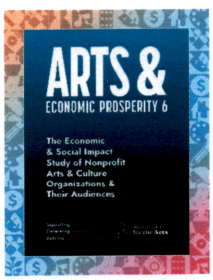


Touring Routing

90 mile blackout radius:

Columbus' position directly between Chicago and Nashville, TN on I-65 makes our market very programmable for touring artists.





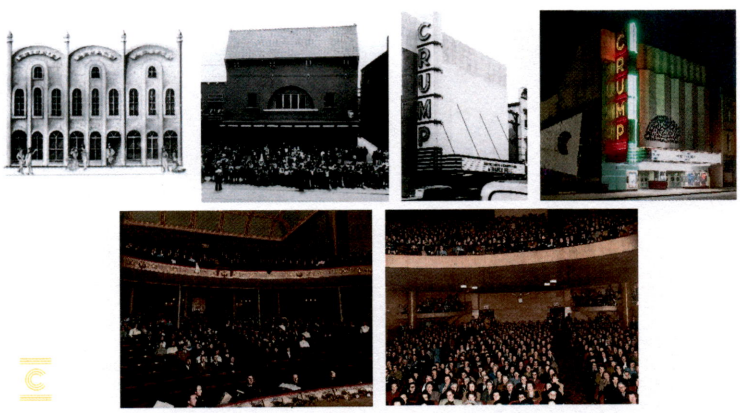
Talent Attraction

Companies implementing post-pandemic return to office mandates need to ensure that they can retain and attract talent to their physical communities or they will lose to more vibrant communities.

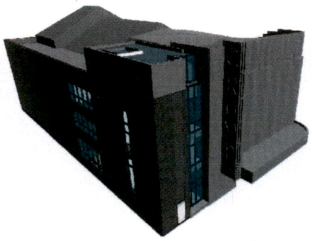
"THE AEP6 REPORT UNDERSCORES WHAT BUSINESSES ACROSS THE NATION HAVE WITNESSED–THAT INVESTMENTS IN ARTS AND CULTURE NOT ONLY ENHANCE THE QUALITY OF LIFE, BUT ALSO STIMULATE ECONOMIC DEVELOPMENT. ***BY SUPPORTING THE ARTS, COMPANIES ATTRACT AND RETAIN TALENT AND CREATE AN ENVIRONMENT WHERE CREATIVITY, BUSINESSES, AND COMMUNITIES THRIVE.***"

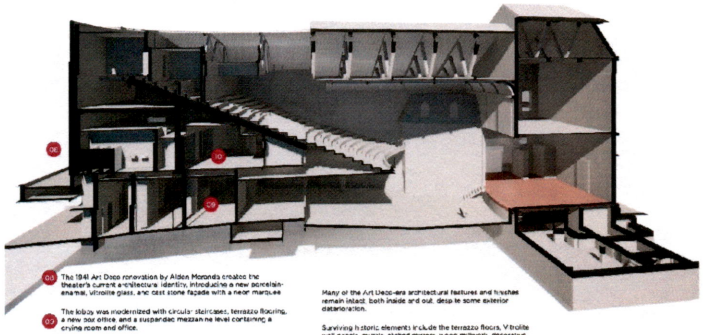
-PAUL WASHINGTON, EXECUTIVE DIRECTOR, ENVIRONMENTAL, SOCIAL & GOVERNANCE CENTER, THE CONFERENCE BOARD

https://bapac.americansforthearts.org/sites/default/files/media/user/19068/2054-AEP6_National_Findings_Full_Report-Proof_finalweb.pdf









01 The 1941 Art Deco renovation by Alden Meranda created the theater's current architecture identity, introducing a new porcelain-enamel, vitrolite glass, and cast stone façade with a neon marquee.

02 The lobby was modernized with circular staircases, terrazzo flooring, a new box office and a suspended mezzanine level containing a cruing room and office.

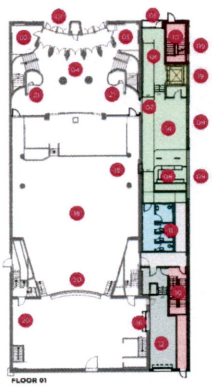
03 The second-floor mezzanine was reconfigured into a lounge with banquette seating and expanded restroom facilities.

Many of the Art Deco-era architectural features and finishes remain intact, both inside and out, despite some exterior deterioration.

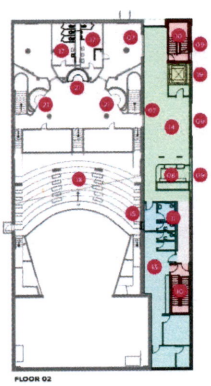
Surviving historic elements include the terrazzo floors, Vitrolite wall panels, murals, etched mirrors, wood millwork, decorative lighting, signage, and other original Art Deco details.

1941 | MERANDA RENOVATION

CRUMP THEATER REHABILITATION AND EXPANSION



FLOOR 01



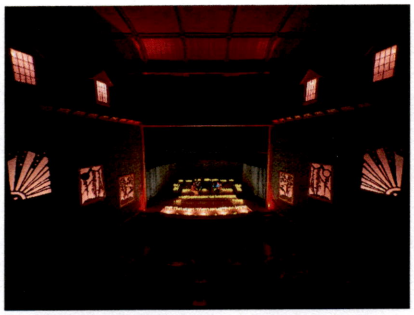
FLOOR 02

01 Main Reception
02 Ticketing
03 Coat check, RR/Marquee supply demo
04 Remove existing concession bar
05 Annex entrance
06 Lounge and grade change
07 Crump/Annex connection
08 Bar
09 Window
10 Stair/exit
11 Individual restrooms
12 Back of house/loading
13 Green room/lounge
14 Event space
15 Existing exit door infill
16 New opening for BOH connection
17 Restroom renovation and switch
18 New theater seating
19 New elevator
20 Orchestra/Service Pit
21 Restoration









"The Crump theater has incredible potential for performances and events right in the heart of downtown Columbus featuring the community both onstage and in the audience.

With the right stewardship and renovations to the building, the **Columbus Indiana Philharmonic could provide many kinds of programming in the theater**, and we are excited to follow the development of this project."

-Isaac Selya, Music Director

COLUMBUS INDIANA PHILHARMONIC

From David Sechrest FB Posting:



On May 29, 1893, a testimonial honoring John Crump was held inside Crump's Theatre. The Evening Republican newspaper devoted its entire May 29 issue to Mr. Crump and his public enterprises.

Regarding his Theatre, here is what the Evening Republican printed, October 8, 1889:

"Though the theater has been built solely at the expense of Mr. John S. Crump, who has expended a vast sum of money in its erection, and who has devoted his constant care and almost his entire time this summer to supervising the construction of the building, it nevertheless is, in the fullest sense of the word, the people's theater, and will be maintained, practically, as public property, for the public benefit, and it is our earnest desire that every citizen of Columbus should feel a personal interest in its well-doing."

John Crump was the featured speaker at the dedication of the new City Hall dedication banquet, held at Crump's Belvedere Hotel, March 25, 1895. After John's speech, Mayor Beck offered the following: "No city official here but feels himself highly complimented by this testimonial. The labors of such men serving the public are not always rewarded by the commendation of those for whom they spend their efforts. A departure from the beaten way in any walk in life is looked upon usually with suspicion and worry. I am to say that, frequently, motives are questioned, but Mr. Crump in his public spirited, whole-souled, generous way comes forward on this occasion and tenders a testimonial delicate and refined in its nature that both commends and encourages. Ladies and gentlemen, I propose the toast: Our Host! None so generous, none so enterprising as he."

Over the course of his life in Columbus, John Crump:

- opened the first, true opera hall
- had built Columbus' first mass transit system
- had a first-class hotel (the Belvedere)
- provided residents with one of the best safe deposit vault in the State of Indiana
- had a power plant build behind the Belvedere for the purpose of electric lighting. John's home at 7th and Lafayette was the first house in Columbus to have electric lighting
- opened a war museum. He was a collector of artifacts. One item in his collection was a gun that dated back to the Revolutionary War. There was only one other gun like it, which was housed in the Smithsonian

To honor the man, on May 29, 1893, John Crump was given a gold medal, inlaid with 9 diamonds, and the words "John S. Crump, by citizens as a token of esteem for his public enterprise. Columbus, Indiana, May 29, 1893."

Crump Center for the Performing Arts | Mission

The Crump Center for the Performing Arts, Inc (CCPA) mission is to revitalize, expand, and operate Indiana's oldest remaining theatre as a unifying centerpiece for performing arts and cultural events in Bartholomew County, serve the immediate community desires, and cultivate entertainment tourism to bolster economic growth and vitality for the area.



Laura Garrett
Director of Community Impact, Heritage Fund
President of CCPA



Steve Sanders
Owner, SSC
Project Encore Leader