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**Minutes**

The Redevelopment Commission met in Regular Session on Monday, September 16<sup>th</sup>, 2024 at 4:00 p.m.

**1. Call to Order:**

The meeting was called to order at 4:00 p.m. by the President. Roll call was taken. Commissioners in attendance were present in person.

**Attendees:**

Commissioners:

Al Roszczyk, Pres.     Kyle Hendricks, V.P.     Trena Carter, Sec.

Shannon McDonald     Cynthia Boll

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Project Coordinator; Jason Major, BCSC School Board Liaison (via Webex); Grace Kestler, City Council Liaison; Tom Dell, City Council Representative; Frank Miller, City Council President (via Webex); and Mary Stroh, legal counsel (via Webex).

**Discussion Items:**

**2. Ike DeClue – Office of Downtown Development**

Ike provides an ODD update regarding the designated outdoor refreshment area (DORA). Ike gave an update on the process and status of the DORA. An ordinance was passed through city council and submitted to the state. Al asked about how the process works. Ike noted that there are stickers that will be placed on cups that identify the DORA requirements. They are still working on signage for boundaries and business labeling. Ike has talked with a lot of other communities that have implemented this and has received lots of positive feedback. Shannon asked about how this information gets disseminated. Once we get official state approval, we will get things in place and incorporate a lot of signage. Kyle asked about how this will benefit larger community events. Ike reviewed the map and temporary vendors. These will have the same status as permanent vendors. This allows for carrying beverages between events downtown within the district. There were no further questions on the DORA.

Ike also gave an update on the Downtown Improvement Grant (DIG) and approved application(s). The building located at 301 Washington Street did updates to their paint and exterior and utilized the DIG. There are a few others in the process right now. This program has received a lot of interest and been successful so far. Al asked for questions. Having none, thanked the presenters.

**Action Items:**

**3. Resolution #27-2024 of the Columbus Redevelopment to Provide Bartholomew Consolidated School Corporation with Workforce Development Grant for the School Year 2024/2025**

Dr. Phillips and Brent Boseman – Dr. Phillips went through the history and unique partnership between BCSC and the Redevelopment Commission. The goal from this investment is to improve workforce development. The three areas that are supported with workforce development funds are: i-Grad, Transition programs, and STEM. I-GRAD supports higher graduation rates and is in place for grades 8-12. Last year, 100% of students that started their 12<sup>th</sup> grade year graduated. Kyle commented on that success and asked about programmatic changes in the last school year. Last year, BCSC integrated a cohort team for each grade level in high school. For last 2 years, BCSC has implemented the Empower program as well. For STEM initiatives, every k-6 student goes to a STEM lab with a certified teacher one day a week. The school system also has a STEM camp available for kids in grades 5&6. This also supports the robotics teams and participation in leagues for elementary and middle schools. For the IT Pathway program, classes are taught at CSA New Tech. For the total history of the partnership, over 13,000 students have been impacted. Kyle asked about the percentage of funding through this program, which varies based on different programs. Kyle asked for some additional data on demographics for next year. Al asked for comments or questions from the public. Tom spoke to the impact that this grant makes on student lives and recommended it for approval. Grace commented on the positive impact of the programs as well. Jason thanked Dr. Phillips and Dr. Bozeman for the work they are doing and this part of their programming.

Al opened it up for public comments. No public comment or question.

Al asked for approval of the resolution. Shannon motioned for approval of the resolution and Kyle seconded. A vote was taken and the motion passed unanimously.

**4. Resolution #28-2024 of the Columbus Redevelopment to enter into a contract with Toyota Material Handling, Inc. for parking spaces in the Jackson Street Garage**

Heather gave an overview of the request. Cummins and Toyota Material Handling (TMH) are in discussions for Toyota to purchase the Irwin Conference Center. As a part of that, TMH will bring 200 employees downtown and have requested unreserved parking spaces in the garage. Heather reviewed the details of the proposal. Al asked for additional question or comment. Trena clarified the timing of this option. Kyle asked if there were any concerns from the parking commission. Tom Dell didn't believe that the parking commission was aware of the proposal at last meeting but certainly having more people downtown is a good thing. Grace asked about how many additional unleased spaces are available. Heather indicated that the garage is 60% occupied but unsure on specific spaces. Grace agreed and furthered offered support for additional people downtown. Jill Mishler offered that the parking is the biggest contingency on the overall deal with the building purchase as well. Kerry asked about the option of "park and ride" for those employees and leaving parking available for those visiting the downtown area. Tom Dell spoke to that option. Al asked for additional comments or questions. Cindy commented on project and made motion and Trena seconded.

A vote was taken and the motion passed unanimously.

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**5. Resolution #29-2024 of the Columbus Redevelopment to Enter into contract for use of the Jackson Street Parking Garage for the 2025 Exhibit Columbus Exhibit Location**

Jamie Goldsborough presented the request for the use of the Jackson Street parking garage for Miller Prize Winner site for Exhibit Columbus. It is unknown what the final design will be, but the intent is to start the process with Redevelopment now. Heather briefly reviewed the contract terms and the overall concept that no parking or public areas will be hampered with the use of the garage for the installation. Al asked for any further question or comment. Kyle commented that it is a great partnership and use of the space for this purpose.

Al asked for additional comments or questions. Kyle made motion and Cindy seconded. A vote was taken and the motion passed unanimously.

**6. Resolution #30-2024 of the Columbus Redevelopment to Fund Design Work for Infrastructure Improvements in the Walesboro Industrial Park**

Andrew Beckort, City Engineer, presented the request to engage American Structurepoint for the design and engineering work for multiple infrastructure improvements. Heather gave overview of the proposed project and costs. The estimate came in at an amount not to exceed \$1,150,078.00. This request is for the design and engineering part. Andrew discussed the full scope of the project, which has expanded to include additional improvements. Kyle asked about the timeline and implementation. American Structurepoint is aware of the time crunch and upcoming deadlines associated with the TMH expansion. Tom commented on the importance of the investment. Al asked for a motion. Trena made motion and Shannon seconded. A vote was taken and the motion passed unanimously.

**7. Review and Approval of Minutes**

Review of the Regular Meeting Minutes was had. No corrections or changes were noted. Kyle moved and Cindy seconded a motion to adopt the same. There being no discussion, a vote was taken and the motion passed unanimously.

**8. Review and Approval of Claims**

A docket of claims was provided. No further questions or discussion regarding the claims. Shannon moved and Trena seconded a motion to adopt the same. There being no further discussion, a vote was taken and the motion passed unanimously, and all claims approved.

**9. Project Update – Heather Pope**

- The riverfront project is out for bid on Wednesday following the conclusion of value engineering on the overall project to address original concerns. Under the current schedule, construction will start Q1 2025. Bids are due 10/29 by 11 a.m.
- We have closed on the Arcadia Drive property. We are preparing the RFP/Q process to utilize the BOT process. Under the current schedule, we anticipate signing a contract in Q4 of 2024 and construction to begin spring 2025. We are also considering an option of putting salt barn on that location instead of

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keeping it in the existing DPW location. Force is working on that cost estimation and working with planning and engineering regarding flood issues.

- The EV charger installation in the parking garages are being completed.
- Highway Garage LOI – We are currently in conversations with the County. They have requested continued use of the property and their salt barn until October 2025.
- Waste water treatment plant: Utilities is conveying over to CRC in the upcoming weeks/months.
- Downtown 2030: RFPs due today at 5 p.m. 19 proposals received. Reviewing those in next week to shortlist those top firms and then do interviews and selection by October 3. The CRC will act to engage the selected firm at the regular October meeting.

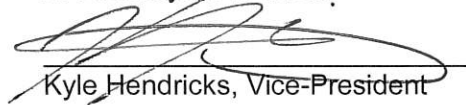
**Adjournment**

Al asked for further questions or comments. There being no further business, Al asked for a motion to adjourn. Shannon moved and Kyle seconded a motion to adjourn. A vote was held, and the motion passed unanimously. The meeting was adjourned at 5:09PM.

Approval of the minutes this 16<sup>th</sup> day of December 2024.



Al Roszczyk, President

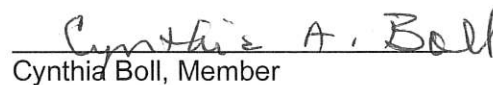


Kyle Hendricks, Vice-President

Trena Carter, Secretary



Shannon McDonald, Member



Cynthia Boll, Member