



Columbus Redevelopment Commission

Regular Board Meeting

May 18, 2015

6:00 PM

City Council Chambers

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Minutes

The Redevelopment Commission met in Regular Session on Monday May 18, 2015 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Frank Jerome, Vice-President.

Attendees:

Commissioners:

Kristen Brown, Pres. Frank Jerome, V-P David Wright, Sec.
 Laurie Booher Robert Abrams Russ Poling

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Discussion Items:

1. Update on Parking Garage Management and Operations – Gary Thompson, REI.

Gary reported that the Jackson Street Parking Garage income was on budget for the 2015 calendar year. Expenses were \$1,413.41 better than projected.

He advised the members that once the Bistro 310 closed they were still seeing high electrical service bills. An electrician was hired to examine the site and Duke Energy was also called in. The analysis yielded the fact that the meter identifications were switched on the electrical meters for Bistro 310 space and the Garage Pub and Grill, all resulting in the fact the each restaurant had been paying the other electrical service. It is unknown how long that had existed.



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Gary said that Duke reconciled the accounts and the Redevelopment Commission was receiving a credit of \$5,000. That will appear on next month's operational report.

The empty space count was also provided.

As to the Second Street Parking Garage, it too is on budget for income and expenses were under budget. Gary also wanted the Commission to know that starting later this year some capital improvements will commence which will use excess funds for this garage.

The empty space count was also provided.

2. Project Consultant Update – Doug Pacheco, Project Consultant

a. 2nd and Lafayette Property RFI

An RFI was issued and sent to twelve (12) developers to consider possible uses of this site. Responses have been requested by July 12th.

It was noted that INDOT is presently using part of this property as a staging area for the equipment and products for local work they are performing. This was with the permission of the Redevelopment Commission.

b. Walesboro RFP

The RFP was released on April 27th and responses are due on June 26th. It was forwarded to approximately six (6) developers. The Landwater Survey work continues and their flood study report is due between 90 and 120 days after the work was commenced. It is anticipated the results will be known by July's meeting.

Frank inquired about this morning's newspaper article that was discussing the sale of a certain parcel to Faurecia. Doug knew generally about the sale but was unaware that the airport board earlier this day in fact approved a sale of some 36 acres to Faurecia at a sales price of \$28,000 per acre.



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c. State Street Project

Doug reported that on May 12, 2015 there was an organizational meeting by and between the City Engineer, United Consulting and himself. The plan is to hold such meetings on the 2nd Tuesday of each month to provide updates and share information between the parties and the implementation team to discuss the project, the parts, timing hurdles, etc.

3. 310 4th Street Tenant Proposals Update – Tenant Review Committee

Dave Wright provided an update from the Tenant Review Committee. Two (2) proposals were received and the committee evaluated both. Interviews were conducted with the principals from 240Sweet and an effort was made to conduct interviews with Flamme Burger, however, we were advised that they withdrew their request.

So, the Tenant Review Committee recommended that the Commission direct counsel to commence lease negotiations with the 240Sweet staff.

4. Amphitheater Update – Heather Pope, Redevelopment Director

Heather Pope and Chuck Wells presented a couple slides and a discussion of the work the Amphitheater committee has been engaged in. The first hurdle to overcome is to determine the operational and management plan for the Amphitheater. Chuck reported that to be crucial. Also, it will be necessary to determine which option or options should be added to the design. The options could raise the basic cost of the amphitheater by \$1.2 million or more.

Also, there needs to be a decision made as to which entities or agencies in town should lead the fundraising effort for private donations. Chuck believes the community would be willing to donate substantially toward this project. The obstacles to fundraising are: who will perform the fundraising, when that can be accomplished given present schedules of various entities and may also depend on the operational and management plan.

In short, dialogue needs to take place between a number of parties in our community before more can be done.



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Action Items:

5. Riverfront Liquor License request by Douglas Roberts, LLC d/b/a *LePetit Caraibes* located at 412 Washington Street, Columbus, IN – Heather Pope, Redevelopment Director

Dennis Roberts and Rawle Douglas appeared before the commission. They will be opening and operating a new restaurant, *LePetit Caraibes* at 412 Washington Street.

They have applied for a Riverfront District liquor license. Heather reported their application is in order and she recommended that the Commission approve this request. If that happens, she will draft a letter from the Commission president to the Mayor recommending that the Mayor forward a similar request to the Alcohol Tobacco Commission.

Dennis and Rawle made a brief presentation to the Commission as to their restaurant plans, menu and hours of operation.

Laurie moved that the Commission approve the Riverfront Liquor license requests as presented by *LePetit Caraibes* and recommend to the Mayor approval of same with a recommendation that the Mayor forward such a request to the ATC. Dave seconded the motion. There being no further discussion the motion passed unanimously.

6. Approval of Minutes:

April 20, 2015 Regular Meeting

April 27, 2015 Special Meeting

Review of the April 20, 2015 Regular Meeting Minutes was had, no corrections or changes were noted. Laurie moved and Russ seconded a motion to adopt same. There being no discussion the motion passed unanimously.

Review of the April 27, 2015 Special Meeting Minutes was had, no corrections or changes were noted. Dave moved and Russ seconded a motion to adopt same. There being no discussion the motion passed unanimously.



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7. Review and Approval of Claims

There was one (1) claim from Bruce Carter & Associates in the amount of \$647.00. Russ moved and Dave seconded a motion to pay said claim. There being no further discussion the motion passed unanimously.

Heather presented four (4) claims to the Commission for consideration. The Commissioners had previously examined the claims, Dave moved and Russ seconded a motion to pay said claims. There being no further discussion the motion passed unanimously.

Frank then raised a question to counsel about the authority, if any, the Mayor as President of the Redevelopment Commission had to spend money or authorize work toward goods or services if the Commission had not previously discussed a project of work. Counsel advised he would examine the rules and provide a report to the Commission.

Adjournment

There being no further business, Russ moved and Frank seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:45 p.m.

Approval of ___ day of _____, 2015 minutes.

President

Vice-President



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Secretary

Member

Member

Date: _____

Custer-Nugent Amphitheater Re-design Project

How we got here:

- April 2013 – Amphitheater committee convenes to re-evaluate the design of the Custer-Nugent Amphitheater
- Nov 2013 – RFO’s sent to 30+ Theater Consultants
- Feb 2014 – RFP’s mailed to pre-qualified theater consultants
- June 2014 – Interviews conducted & WRL chosen as best firm
- July 2014 – WRL present re-design options to CRC at Special Meeting
- August 2014 – WRL present re-design options to City Council
- August 2014 – WRL engaged by CRC to start re-design process
- October 2014 – WRL conducts end-user interviews and a public input session
- Nov 2014 – AMS Planning & Research engaged to conduct comparable case studies, market analysis, Pro Forma and ownership structure options
- December 2014 – AMS conducts end-user and stakeholder interviews
- March 2015 – AMS & WRL present their findings to the City Council & Redevelopment Commission at a joint meeting

Custer-Nugent Amphitheater Re-design Project



Findings:

WRL –

- Anticipated Construction Budget: \$5,877,739
- Anticipated Design Fee: \$728,263
- Schematic Design Phase: 10 weeks
- Design Development Phase: 8 weeks
- Construction Documents: 10 weeks
- Permitting/Bidding: 4 weeks
- Construction Phase: 9-12 months*

AMS –

- Competition in the Market (large scale - take on risks)
- Proactive Management Necessary (risk taking for large concerts)
 - City Managed
 - Sub to Local Non-Profit Organization
 - Sub to a Commercial Operator
- Operating Expense Annual about \$1M (big concerts will eventually break even)
- Activity Profiled
 - Festival Site – 12 events/yr.
 - Mound Side – 26 events/yr.
 - Community Use – 8 events/yr.
 - Private Use - TBD

Custer-Nugent Amphitheater Re-design Project



Community Stakeholders interviewed:

- Parks & Recreation Department
- The Commons
- Parks & Recreation Foundation
- Hospice of South Central Indiana
- Columbus Area Arts Council
- Blank Slate Production
- Columbus Philharmonic
- City Council
- Redevelopment Commission
- Parks & Recreation Board
- The Republic
- Mayor
- 4th Street Bar
- The Garage Pub & Grill
- Parks & Recreation Foundation
- Columbus Area Visitors Center
- White River Broad Casting Company
- CAMEO
- North High School Theater Director
- Columbus Capital Foundation
- Milestone Contractors

Custer-Nugent Amphitheater Re-design Project



What is next:

- 1) Determining the Ownership Structure (who will take the risk)
 - City
 - Subcontract to a local non-profit
 - Subcontract to a Commercial Operator
- 2) Fund Raising and Public Support
- 3) Price that is acceptable