

**Columbus Redevelopment Commission**  
**REGULAR BOARD MEETING**  
**September 16, 2013**  
**6:00 p.m.**



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**MINUTES**

The Redevelopment Commission met in regular session on Monday, September 16, 2013 at 6:00 p.m. in the Columbus, Indiana Common Council Chambers. The meeting was chaired by Commission President Sarah Cannon. Other Commission members present were Frank Jerome, Susan Fye, David Wright, Robert Abrams and Steven Scgalski.

Also present were Redevelopment Director Heather Pope; Stan Gamso, Counsel to the Commission; Gary Thompson, Property Manager for REI Real Estate Services LLC; Sarla Kalsi, Irwin-Sweeney-Miller Foundation (ISMF) representative; Todd Williams, Architect; Kelly Wilson, IU Center for Art and Design-Columbus; Jason King, Wilhelm Construction Sr. Project Manager; and Randall Stafford, Mill Race Marathon Race Director and Columbus Running Club President. Several members of the public were also present.

Except for matters raised by members of the public present, matters discussed during the meeting were those previously disclosed in a public notice of the meeting.

**Call to Order**

- 1) Roll Call by Sarah Cannon – Susan Fye, David Wright, Sarah Cannon, Frank Jerome, Steven Scgalski, and Robert Abrams (Non-Voting Member).

**Discussion Item**

- 1) Update on Parking Garage Management and Operations: Gary Thompson was introduced to provide his regular monthly report on parking garage operations, and first presented an empty space count for the July to September period and year-to-date totals with respect to the Second Street and Jackson Street Garages, highlighting the space vacancy rate percentages by times of day, which the Commission noted were consistent with what it had been observing since REI's reporting on it had begun. He next presented the balance sheets, income statements and operating budgets for each of the garages, highlighting certain details with respect to each, stating that operating expenses for each continued to be under budget for the year.

The Commission then asked whether REI would be incurring any major capital expenses for items yet to be purchased in connection with garage management

activities. He responded that it was waiting on results of the City's parking study to make that determination, citing possibly incurring expenses in connection with installation of pay stations in the garages and finalizing card swipe communications solutions as examples. In response to a question, Mr. Thompson also explained that certain part-time personnel/staffing issues continued to exist, would probably persist due to the nature of the work, but that REI would continue to solve them as they occur. The Commission also asked him about the status of needed repairs to the Second Street Garage and related insurance coverage resulting from a vehicle missing the entry to the garage and breaking the exterior glass window wall of the elevator lobby, which he explained with assistance from Mr. Gamso. Mr. Thompson concluded his remarks by stating that there were still 46 people currently on REI's waiting list for reserved spaces and that REI was staffing appropriately to accommodate parking in both garages for the upcoming Mill Race Marathon event, including providing certain details of logistical plans and communication plans with respect to reserved-space parking tenants. Later in the meeting Mr. Stafford provided additional comments and responded to additional questions from the Commission regarding operational plans in connection with the Mill Race Marathon event itself.

#### **Action Items**

- 1) Approval of Parking Garage Use for Mill Race Marathon Event: Following opportunity given for any public comment regarding the above discussion item, including the logistical and communication plans referenced by REI, upon motion duly made by David Wright and seconded by Steven Scgalski, **Resolution No 18-2013**, in the form presented to the meeting and attached to these minutes to allow special use of the Jackson Street and Second Street Parking Garages in connection with the Mill Race Marathon event was unanimously approved.
  
- 2) Installation of Jackson Street Parking Garage Screens and Acceptance of Cost Donation from ISMF: Todd Williams, Jason King, Sarla Kalsi and Kelly Wilson then introduced themselves. Mr. Williams provided historical background information through a visual presentation regarding design and construction of the Jackson Street Parking Garage, including initial installation of brackets for attaching certain exterior shielding screens to the garage's areas open to the street. He explained that while other screens were installed at the time of construction, those certain 14 screens of different design to provide additional architectural interest to the garage were not originally fabricated and attached to the brackets due to budget constraints. Mr. King then presented details regarding the scope of work and related cost that would be required to fabricate and install the 14 screens, including that they would be made of stainless steel by the same manufacturer that had fabricated the other stainless steel screens. No alterations to the structure would be required, and all screens could be bolted onto the existing brackets, some of which may need only slight modification. He explained that with fabrication and scheduling time, the work could begin shortly after the first of the year, could be completed in no more than one week, could be done with mechanical high lifts from the sidewalks, and that there should be no

disruption to adjacent street parking. Ms. Pope confirmed for the Commission her understanding of the budget constraints preventing initial installation of those certain shielding screens.

A discussion then ensued with the Commission, including comments by Mr. Wilson in support of the architectural and urban design enhancement sought to be achieved through installation of the screens. Ms. Kalsi offered that ISMF desired to cover the Commission's cost for fabrication and installation of the screens through either a restricted cash gift of the cost to the Commission, or by direct payment of those costs to the contractors, and that ISMF would be pleased to provide the Commission with a commitment letter to either effect. Mr. Gamso recommended to the Commission that it accept this gift as an "in-kind" contribution from ISMF and that ISMF provide a letter to the Commission characterizing it as such. Ms. Kalsi agreed to facilitate it that way. Following further discussion, including opportunity given for public comment, upon motion duly made by Susan Fye and seconded by Frank Jerome, the Commission unanimously moved to accept the in-kind contribution of the 14 screens, which gift was to be documented via letter from ISMF provided at a later date, which acceptance was to be documented via formal resolution to be drafted by Mr. Gamso and duly executed by the Commission. The Commission then collectively thanked Ms. Kalsi and the other project representatives for facilitating this very generous gift by ISMF to the City.

- 3) Approval of Meeting Minutes: Upon motion duly made Frank Jerome and seconded by Steven Scgalski, minutes of the Commission's August 19, 2013 regular meeting were unanimously approved.
- 4) Review and Approval of Monthly Claims for Payment: Following discussion, upon motion duly made by Susan Fye and seconded by David Wright, the Commission unanimously approved the 3 dockets of monthly claims presented to the meeting, which claims had either been reviewed individually by Commissioners immediately prior to commencement of the meeting or reviewed and explained to them during the meeting by Heather Pope and Stan Gamso. In particular, Mr. Gamso explained to the Commission the continuing work of the Indianapolis law firm of Barnes & Thornburg to resolve remaining open issues with the Indiana Department of Natural Resources in connection with the 2<sup>nd</sup> Street Brownfield site, with which the firm has been historically familiar.

#### **Discussion Items (Cont.)**

- 2) Use of Former REMC Operations Building by Indiana Blazers and Others: While not on the meeting's agenda, Mark Foster, a baseball coach in Columbus and elsewhere in Bartholomew County, and board member of youth baseball's Columbus Blazers, next approached the Commission asking whether it might be possible for the Blazers and possibly slow-pitch softball coaches to rent from the Commission the vacant former REMC Operations Building on Second Street, now owned by the Commission, as a temporary batting practice facility during the

upcoming winter months pending construction next year of a permanent facility for this purpose. In discussion regarding his requirements, the Commission explained to Mr. Foster that, at a minimum, it would need to charge a fair market rental rate for use of this City-owned building, which Mr. Foster acknowledged was more than the Blazers and others could afford to pay, but that the Commission would put him in touch with the City's Parks and Recreation Department to determine if there may be another, more creative solution for his temporary needs as a youth recreation program. However, the Commission noted that Parks and Recreation would probably have the same constraints regarding temporary utilization of this City-owned property. The Commission expressed its sincere hope that adequate and economical space for this batting practice purpose might be found, and Mr. Foster thanked the Commission for its time.

**Adjournment**

Upon motion duly made by David Wright and seconded by Frank Jerome, the meeting was adjourned at 7:20 p.m.

Approval of September 16, 2013 minutes.

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Chairperson

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Member

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Member

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Member

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Member

Date: \_\_\_\_\_