

Minutes

The Redevelopment Commission met in Regular Session on Monday, March 17, 2014 at 6:00 p.m. in the City Council Chambers.

Call to Order

The meeting was called to order at 6:00 p.m. by the President

Attendees:

Commissioners:

Kristen Brown, Pres. Sarah Cannon, V.P. David Wright, Sec.
 Frank Jerome Steven Scgalski

Other attendees:

Beth Fizel, City Engineer
Carl Malysz, Director of Community Development
Number of interested members of the public
Heather Pope, Redevelopment Director; and Stan Gamso, counsel

Discussion Items:

2. Update on Parking Garage Management and Operation – Gary Thompson

Gary presented the month reports noting on the Jackson Street Garage that Bistro was unable to pay their invoice of \$19,000.00. They were billed on February 2nd. On March 13th they paid 10% payment of \$1,964.00. They proposed to pay that same amount through the end of the year. Frank Jerome asked what the lease said. Per Stan the lease is not well written. Mayor Brown suggested that Stan have a conversation with their attorney and report back at next meeting with a recommendation. Gary continued his report stating the only item over budget was wages which was due to snow removal plus there was an extra pay period. In regards to empty space count there were no changes.

Second Street Garage balance sheet indicates cash operating expenses with everything being paid with no outstanding balances. The only item over budget was wages which is the same as for Jackson Street Garage because of snow removal and extra pay period. Empty Space count indicates that 2:00 is the peak parking time.

3. Parking Study Update – Mayor Kristen Brown and Heather Pope, Director of Redevelopment

The two recommendations from the Parking Study was (1) have paid parking downtown and (2) not have paid parking and limit the parking time from 3 hours to 2 hours. A Parking Implementation committee is being put together consisting of two representatives from the City Council, Dascal Bunch and Kenny Whipker, Steven Scgalski will represent the Redevelopment Commission, Tom Dell will

represent Downtown Merchants, Katina Furnish will represent Cummins. At this time it is unknown who will represent the Downtown Restaurants. City Department heads Beth Fizel, City Engineer, Jeff Bergman, Planning Director and Jason Mattix, Police Chief have agreed to be on the committee and meet as needed with regard to their departments.

Action Items:

4. Riverfront Liquor License request by Quickies, Inc. d/b/a Smith's Row Food and Spirits at 418 4th Street, Columbus, Indian – Heather Pope, Director of Redevelopment

Dustin Huddelston introduced himself as the attorney representing Jennifer Cook and her husband Steve who have purchase Smith's Row. Due to the change in ownership, the new owners are required to file for a liquor license. All criteria of the Riverfront Liquor License appear to be addressed satisfactorily and Heather recommends that the board make a favorable recommendation to the Alcohol Beverage Commission.

Motion was made by Mayor Brown and seconded by Frank Jerome to accept the recommendation to grant the liquor license. The motion passed unanimously.

- 5, Authorization to change the insurance requirements to align with other Redevelopment Commission tenant contracts for the Garage Pub & Grill – Stan Gamsso, Legal Counsel

Steve Leach from the Garage Pub & Grill contacted Stan after a conversation with Gary Thompson from REI regarding the amount of insurance he is carrying. He has a \$5 million policy but his predecessor had a \$3 million policy. Bistro has a \$2 million policy; Stan's recommendation was to change the insurance requirements to \$2 million.

Motion was made by Dave Wright and seconded by Frank Jerome to change the insurance requirement to align with other Redevelopment Commission tenant contracts. The motion passed unanimously.

6. Resolution #3 - 2014 of the Columbus Redevelopment Commission declaring linternational Drive in Woodside Southwest needing redeveloped to further benefit the economic growth of the area – Beth Fizel, City Engineer

International Drive in Woodside Southwest is in the Central TIF district. There is no drainage and the roads need redeveloped. Reclamation would cost \$2.5 million as compared to reconstruction which would cost \$4.6 million. Sidewalks, curbs and sewer system could be added later. Beth would like to have the project completed by the end of this year. Stan stated that the City does not have in house engineering services needed to design that road so the City Engineers office will engage the services of an Engineering firm to develop the design.

Motion was made by Frank Jerome and seconded by Sarah Cannon to accept the resolution. The motion passed unanimously.

7. Approval of an Amended Remediation Work Plan (RWP) for Brownfield site with Bruce Carter and Associates (BCA) – Stan Gamso, Legal Counsel

Stan reported that there was a meeting with IDEM in August to talk about closing up some of the monitoring wells and finishing the project. There is a plum of pollution going under the old creosote Plant. IDEM wanted to see new samples from the monitoring wells before they say if the project can be closed out. They have since seen the new samples which indicates the plum is moving south west. Bruce Carter has amended the work plan to include the additional monitoring wells required by IDEM.

Motion was made by Dave Wright and seconded by Frank Jerome to accept the Amended Remediation Work Plan by Bruce Carter. The motion passed unanimously.

8. Change orders from Bruce Carter & Associates and HIS contractors for Brownfield Property:
a) BCA Change Order #3 – oversight of well installation, documentation and sampling
b) HIS Change Order #12 – additional probes & wells (4 rounds of sampling)

Dave Wright moved to accept the change orders and was seconded by Sarah Cannon. The motion passed unanimously.

9. Approval of Minutes – Regular Board Meeting: February 17, 2014

Review of the February 17, 2014 Regular Meeting Minutes was had; no corrections or changes were noted. Frank moved and Dave seconded a motion to adopt same. There being no discussion the motion passed unanimously.

10. Review and approval of Claims

Heather presented fourteen (14) claims to the Commission for consideration. The Commissioners had previously examined the claims. Dave moved and Sarah seconded a motion to approve same. The motion passed unanimously.

Adjournment

There being no further business, Frank moved and Sarah seconded a motion to adjourn. The motion passed infamously and the meeting was adjourned at 7:26 p.m.

Approval of March 17, 2014 minutes.

Chairperson



Member

Member

Member

Member

Date: _____

RESOLUTION NO: 3-2014

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO RENOVATE INTERNATIONAL DRIVE, INTERNATIONAL COURT, OLD LANE,
INTERLAKE DRIVE, BARKER DRIVE, INWOOD DRIVE, NORCROSS DRIVE ND
175 WEST LOCATED WITHIN THE WALESBORO INDUSTRIAL PARK**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of 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; and

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; and

WHEREAS, the Redevelopment Commission did create a TIF district that included International Drive, International Court, Old Lane, Interlake Drive, Barker Drive, Inwood Drive, Norcross Drive and 175 West (the "Northeast and Southwest Sections"); and

WHEREAS, the Northeast and Southwest Sections serve many industrial and commercial facilities such as NTN, Enkei, Claas of America, Toyota Industrial Equipment Manufacturing, and Impact Forge who employ thousands of employees in the City of Columbus; and

WHEREAS, the roads located within the Northeast and Southwest Sections are major thoroughfares for vehicles transporting goods and services to and from the various industrial and commercial facilities within the Walesboro Industrial Park; and

WHEREAS, the Northeast and Southwest Sections have been damaged due to vehicular traffic, specifically truck traffic, and drainage problems and must be addressed through a reconstruction project which will include a minimum of a full depth reclamation and 3" of new surface, side ditch stabilization work due to erosion, underdrains, and other infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Columbus Redevelopment Commission having heard from the City of Columbus Engineer, Elizabeth Fizel, having heard from various users of International Drive, International Court, Old Lane, Interlake Drive, Barker Drive, Inwood Drive, Norcross Drive and 175 West and having seen documentary evidence now conclude that International Drive, International Court, Old Lane, Interlake Drive, Barker Drive, Inwood Drive, Norcross Drive and 175 West are beneficial to the ongoing business operation of NTN, Enkei, Claas of America,

Toyota Industrial Equipment Manufacturing, Impact Forge and other industrial and commercial facilities located within the Walesboro Industrial Park, their employees, suppliers, and customers.

2. That International Drive, International Court, Old Lane, Interlake Drive, Barker Drive, Inwood Drive, Norcross Drive and 175 West are beneficial to commerce, economic interest and development, social interest and public utility to the City of Columbus.

3. That a renovation project for International Drive, International Court, Old Lane, Interlake Drive, Barker Drive, Inwood Drive, Norcross Drive and 175 West is hereby undertaken by the Redevelopment Commission.

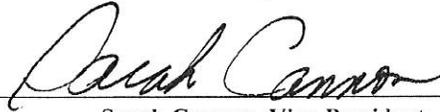
4. That an engineering study should be conducted to determine the highest and best recommended renovation of International Drive, International Court, Old Lane, Interlake Drive, Barker Drive, Inwood Drive, Norcross Drive and 175 West and that the Engineer's office of the City of Columbus should be reimbursed for said service by the Redevelopment Commission pursuant to Ind. Code § 36-7-14-39(b)(2)(G).

5. That once the engineering study is completed the Redevelopment Commission will consider undertaking the projected as is then recommended.

Adopted this 17th day of March, 2014.



Kristen Brown, President



Sarah Cannon, Vice-President



Dave Wright, Secretary