

Columbus Redevelopment Commission
REGULAR BOARD MEETING
July 17, 2013
6:00 p.m.



MINUTES

The Redevelopment Commission met in regular session on Monday, June 17, 2013 at 6:00 p.m. in the Columbus, Indiana Common Council Chambers. The meeting was chaired by Commission Vice President Frank Jerome in the absence of Sarah Cannon. Other Commission members present were David Wright, Robert Abrams, Steven Scgalski, and Susan Fye.

Also present were Mayor Kristen Brown, Redevelopment Director Heather Pope; Stan Gamso, Counsel to the Commission; Gary Thompson, Property Manager for REI Real Estate Services LLC; Andrew Lanam of Reedy Financial Group P.C.; Jayne Farber, Arts District Consultant; Richard McCoy of McCoy + Associates, Arts District Consultant; certain members of the Crump Theater Feasibility Study Steering Committee; and Carl Malysz, Director of Community Development. 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 Frank Jerome –David Wright, Susan Fye, Sarah Cannon, Robert Abrams (Non-Voting Member), and Steven Scgalski.

Discussion Items

- 1) Update on Parking Garage Management and Operations: Gary Thompson first provided his regular 30-day update regarding REI's May 2013 operational activities in connection with the Jackson Street and 2nd Street Parking Garages required by terms of the Commission's contract with REI, including a description of REI's billing practices and the different payment methods used by different types of garage customers in each of the two garages. He provided detailed financial results with respect to 2nd Street Garage operations, highlighting that operations were slightly under budget for May and explained the reasons. He also provided an empty space count by time-of-day report for the garage and trends, and discussed the number and locations of the 200 spaces reserved for Cole Apartment tenants and installation of related signage for those spaces. He next highlighted financial results for the Jackson Street Garage, explaining that its

operations were slightly over budget and explained the reasons. The Commission and Mr. Thompson then discussed minor plumbing issues noted within and immediately outside the Jackson Street facility that he brought to the Commission's attention. He then proceeded with the empty space count by time-of-day report for that garage and trends. Opportunity was then given for public comments prior to Mr. Thompson exiting the meeting.

- 2) Special Training Session Reminder: Heather Pope next briefly reminded Commissioners that on June 25th at 6:00 p.m. Kostas Poulakidas, a partner in the Indianapolis law firm of Krieg Devault LLP, would be providing a 90 minute training session on Indiana law as it relates to tax increment financing and certain other economic development matters for Redevelopment Commissioners, Department staff and interested members of the public wishing to be present during that special meeting to be held in Common Council Chambers.

Action Items

- 1) Engagement of Russell Development Company to Market 310 Washington St. Space: Mr. Gamso then reviewed actions taken by the Commission at its prior meeting directing him and Heather Pope to enter into negotiations with Russell Development Company with respect to a commercial brokerage listing agreement for Russell to locate a tenant for the 310 Washington Street space in the Commons that had been vacated by Scotty's / Detours restaurants. He outlined the outcome of negotiations, including that Russell would be paid a 4% commission based on aggregate rent payable under a lease, increasing to 6% to be split with a cooperating broker, if applicable, to be paid upon initial signing of a lease, and upon one renewal of such lease, with the total period of an initial term and one renewal being limited to ten (10) years. Following further discussion regarding results of the negotiations, a reminder that ultimately the Commission would determine the terms of any proposed lease brought before it by Russell for approval, discussion of one fair market appraisal of the space that had been received to-date and including opportunity for public comment, upon motion duly made by David Wright and seconded by Steven Scgalski, **Resolution No. 15-2013**, in the form presented to the meeting and attached to these minutes authorizing entry into a contract engaging the services of Russell for this purpose under the terms described by Mr. Gamso was unanimously approved.
- 2) Contract for Historic Crump Theater Utilization / Feasibility Study: Jayne Farber and certain members of the Crump Theater Feasibility Study Committee next referenced a copy of the Crump Theater restoration / repurposing feasibility study RFP that had been distributed, and the response to the RFP from the theatrical consulting and design firm of Jones & Phillips based in Lafayette, Indiana. She introduced certain members of the Crump Theater Feasibility Study Committee who were present, and also mentioned that Commissioners Cannon and Wright had also served along with Richard McCoy as members of the Interview Team that had selected Jones & Phillips as the consultant finalist. She then introduced

representatives of the Jones & Phillips firm and its architectural affiliate firm, URS.

Ms. Farber next reviewed the many goals of the Arts District, how restoration and repurposing of the Crump Theater was consistent with those goals, presented a history of the theater's use, ownership and prior initiatives to maintain the structure, and also explained why it was important to again study the theater's feasibility in these contexts now. She also presented the goals of the RFP, scope of work phases to be conducted by a consultant, including market and programming analysis, architectural, engineering and structural analysis, facility cost and funding, ownership and management, as well as the extensive process that was used by the Study Committee and Interview Team in selecting Jones & Phillips. She further explained what she and the Committee believed were the consultant's many strengths, including both local and global experience. Lengthy discussion then ensued among Commission members, Jones & Phillips representatives, the Study Committee and Ms. Farber.

Following these discussions, including opportunity for public comment with particular emphasis on the importance of programming management for the theater, upon motion duly made by Susan Fye and seconded by Steven Scgalski, **Resolution No. 16-2013**, in the form presented to the meeting and attached to these minutes authorizing Ms. Pope and Mr. Gamso to negotiate a contract with the firm of Jones & Phillips Associates, Inc. for a sum not to exceed \$95,520 plus direct expenses at cost for a comprehensive feasibility study in connection with refurbishing and repurposing the historic Crump Theater was unanimously approved.

- 3) Determination to Capture all TIF Allocation Area Incremental Value for 2014 Budget Year: Stan Gamso then explained that the Commission was required by statute to determine on or before July 15 of each calendar year whether to send TIF-collected funds from increased assessed value back to the County or to retain all of such funds for forthcoming year projects, and reminded the Commission that it had determined to retain all TIF revenues during the preceding year for environmental remediation costs and other project purposes. He also referenced projects with which the Commission was involved and responsible for which significant funding may be necessary during the ensuing year, including the making of TIF bond payments, and further explained that during the entire history of Redevelopment Commission existence for the City no TIF revenues from increased assessed value had been returned to the County for allocation to other taxing units. Mayor Brown also referenced a number of important ideas and projects in various planning stages for which available TIF funds may be necessary to support, with particular emphasis on development and marketing of the City's 600 acre Walesboro Airport site as an industrial park for which a comprehensive land use and infrastructure study had been completed in March 2012.

Following extensive discussions of the effects on other taxing units and Bartholomew County School Corporation of not returning assessed value and its related revenues and opportunity for public comment, upon motion duly made by Susan Fye and seconded by David Wright, **Resolution No. 17-2013**, in the form presented to the meeting and attached to these minutes was unanimously approved determining that (a) there was no excess assessed value from the TIF Allocation Areas that may be allocated to respective taxing units for budget year 2014 pursuant to IC Sec. 36-7-14-39(b)(3), and (b) all such potential captured assessment shall be “captured assessment” (as defined in 50 IAC Sec. 8-1-10), and (c) respective overlapping taxing units within the TIF Allocation Areas were to be notified of the determination via Certified Mail Return Receipt Requested or Hand Delivery with written confirmation of receipt.

The resolution action was then followed by a status review of the Commission’s 2013 budget made by Andrew Lanam.

- 4) Approval of Meeting Minutes: Upon motion duly made by Susan Fye and seconded by Steven Scgalski, minutes of the Commission’s May 20, 2013 regular meeting were unanimously approved.
- 5) Review and Approval of Monthly Claims for Payment: Upon motion duly made by Susan Fye and seconded by David Wright, the Commission unanimously approved the five 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 explained to them during the meeting by Heather Pope.

Adjournment

Upon motion duly made by Susan Fye and seconded by David Wright, the meeting was adjourned at 8:30 p.m.

Approval of July 17, 2013 minutes.

Chairperson

Member

Member

Member

Member

Date: _____