

Minutes

The Redevelopment Commission met in Regular Session on Monday December 15, 2014 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Kristen Brown.

Attendees:

Commissioners:

Kristen Brown, Pres. Frank Jerome, V-P David Wright, Sec.
 Steven Scgalski Robert Abrams Russ Polling

Other attendees:

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

Discussion Items:

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

Gary presented the financials on both the Jackson Street and Second Street Parking Garages. Jackson Street had income above budget and expenses lower than budget. As for the empty space count it has been consistent month over month.

Second Street, income was inline and expenses were actually lower than budget.

Gary also presented a capital improvements plan for 2015 for certain repairs to both garages. The estimate is \$16,290.00.

The plan is to have the parking gates functional in the Jackson Street Garage on February 1st. Presently a fiber connection between the two garages is necessary and the project is awaiting completion of that work by Smithville Digital.

2. Project Updates – Doug Pacheco, Project Consultant

Doug reported on three (3) projects, the Walesboro Airport, State Street and 2nd & Lafayette property.

As to Walesboro and Second Street, he reported that he is just learning and listening to people to try and understand the history of the projects. Additionally he reported he wants to develop an RFI to develop a list of qualified developers that could be considered for either site. He has been working to put that together. In order to prepare such a list he is examining projects and communities as a model for use in Columbus.

The mayor reported that as to Walesboro it is a very large parcel that could be developed as industrial space. The airport management also recognizes it has development possibilities. It is a precious piece of property and the community could consider doing partnerships as an incentive to attract some level of development.

Doug reported that the Second Street parcel has possibilities and mixed use for light industrial or retail business.

The mayor reported there were two (2) appraisals conducted upon the Walesboro property both of which took into account the Christopher Burke Engineering Study.

Doug also reported that as to State Street he has met with Dascal and the implementation team and they have a meeting scheduled for December 17th at 6:00 in Conference Room #3. The plan is to meet with residents, business owners and the steering committee members to re-invigorate conversations about State Street.

Action Items:

3. Resolution 23-2014 of the Columbus Redevelopment Commission to enter into a contract with Stan Gamso as legal counsel for the Columbus Redevelopment Commission for the calendar year 2015. – Heather Pope, Director

Heather presented a draft of a contract for counsel she provided a summary of work counsel has been performing and asked that he be reappointed for next year.

Dave moved and Russ seconded a motion to approve counsel's contract for 2015.

There being no discussion the motion passed by unanimous voice vote.

4. Resolution 24-2014 of the Columbus Redevelopment Commission to make the annual payment of \$125,000 on the 2011 interest free loan made to the Redevelopment Commission by Cummins, Inc. for construction of the Commons - Heather Pope, Director

Heather gave a historical summary of the promissory note and the payment history.

Ken Fudge inquired about the promissory note, whether CDI was ultimately responsible for these expenses or possibly the officers of CDI. He also questioned whether all the funds found their way into city projects.

Counsel was called upon to explain the project, CDI, the audit of CDI books and the flow of the cash and projects upon which funds were expended. All was found to be in order.

Frank moved and Russ seconded a motion to approve this payment. There being no discussion the motion passed by unanimous voice vote.

5. Resolution 25-2014 of the Columbus Redevelopment Commission to make the annual payment of \$125,000 on the 2011 interest free loan made to the Redevelopment Commission by the Heritage Fund for construction of the Commons - Heather Pope, Director

Heather gave a historical summary of the promissory note and the payment history.

Russ moved and Dave seconded a motion to approve this payment. There being no discussion the motion passed by unanimous voice vote.

6. Approval of Minutes: November 17, 2014 Regular Meeting minutes were reviewed. There being no questions Russ moved and Dave seconded motion to approve same.

7. Review and Approval of Claims



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Heather presented two (2) claim dockets to the Commission for consideration. The Commissioners had previously examined the claims, Russ moved and Dave seconded a motion to pay the claims. There being no further discussion the motion passed unanimously.

Crump Theater

A discussion was had by and between the Commissioners and members of the public regarding the Crump Presentation from last Thursday.

The topic ranged from ownership of theater, public private partnership, city contribution toward annual operations costs. Frank opined that the Council had no interest in owning the theater as a city asset. Finally, whether a group would be willing to champion the project.

January 2nd Organizational Meeting

Heather wanted to remind the Commissioners to attend the annual Organizational meeting presently scheduled for January 2nd at 12:00 noon.

Steven Scgalski

The mayor wanted to thank Steven Scgalski for his service on the Commission this past year. Steven is leaving the Commission due to business commitments and travel needs.

Adjournment

There being no further business, Russ moved and Dave 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: _____