

**Columbus Redevelopment Commission**  
**REGULAR BOARD MEETING**  
**July 15, 2013**  
**6:00 p.m.**



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**MINUTES**

The Redevelopment Commission met in regular session on Monday, July 15, 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, David Wright, and Steven Scgalski. .

Also present were Redevelopment Director Heather Pope; and Stan Gamso, Counsel to the Commission. 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 – David Wright, Sarah Cannon, Frank Jerome and Steven Scgalski.
  
- 2) Absent: Susan Fye and Robert Abrams (Non-Voting Member).

**Discussion Items**

- 1) Update on Parking Garage Management and Operations: Heather Pope explained that Gary Thompson, Property Manager for REI Real Estate Services LLC, was unable to be present for the meeting, but she referenced the garage financial statements that had been distributed to Commissioners prior to the meeting and reported that both garages managed by REI were operating better than budget with respect to both revenue and expenses. She also reported that within a month or so the two garages were to be connected with a data line and related satellite dish and networking equipment for proper operation of the gating systems at a one-time cost of approximately \$1500, including installation, and that the City's IT Department had successfully completed a test of the satellite data feeds from the garages to the provider of the gating systems. A brief discussion among Commissioners and Ms. Pope followed.
  
- 2) 310 Washington Street Leasing Update: Heather Pope next referenced the draft Request for Proposals Notification (RFP) that she had prepared for the purpose of marketing of the 310 Washington Street space in the Commons that had been vacated by Scotty's / Detours restaurants, and that she had distributed to

Commissioners for pre-reading. She provided the Commissioners with a detailed explanation of the RFP's contents, including terms and conditions surrounding the numerous requirements and expectations, operational and otherwise, of any prospective tenant, including consistency with the City's Arts District Strategic Plan, as well as the standards the Commission would be using in the evaluation of proposals received. She stated that all of the marketing materials for the space would be prepared by broker Russell Development Company and distributed by August 1, with all responses to the RFP due the Commission by close of business on October 21<sup>st</sup>, one hour prior to the Commission's October meeting, at which time the proposals would be opened to determine initial interest and for subsequent review and evaluation. Commissioners provided certain suggestions for clarifying and improving the expectations and description of requirements, following which the topic was then opened for public discussion.

- 3) Updating of Central Area and Airport Area Economic Development Plans: Stan Gamso then referenced the existing economic development plans for the Central and Airport economic development areas, both of which had previously been adopted by prior Redevelopment Commissions, Plan Commissions and City Councils to support expenditures of TIF revenues, originally in 2004 when the TIFs were created and subsequently revised in 2010. Copies of the existing plans highlighting the 2010 changes had been distributed by Ms. Pope to Commissioners for pre-reading. Mr. Gamso explained that while no action was required of them at the present time, he asked that Commissioners consider eventually, perhaps in 3 – 4 months, adding language to the Central area plan making reference to elements of an Arts District plan, for example, once the study for that work is completed, as well as adding language to the Airport plan once the airport board determined what it might like to have modified in its existing plan. He reiterated that this discussion item was on the agenda at this time only so that Commissioners could begin thinking about what may need to be modified.

A discussion among Commission members, Mr. Gamso and Ms. Pope then ensued, including potential benefits of expanding the Central TIF district boundaries and of the procedural processes necessary to modify the plans, whereupon Mr. Gamso advised that amendments to the plans should be drafted as broadly as possible to permit future flexibility in executing them, but narrowly enough to be meaningful. There was also discussion of establishing a subcommittee of the Commission to work with Mr. Gamso on developing these modifications.

Commissioner Cannon then opened the meeting for public comments on this discussion item. With respect to a current goal stated in both the Central and Airport area plans to increase the City's tax base, Tom Heller, a member of the public present, provided information to the Commission through an illustration regarding research data he had compiled indicating an erosion of the TIF base assessed real property valuations in the Central and Airport TIF Districts, representing an erosion of the City's assessed property valuations, which he stated

seemed inconsistent with this goal. He estimated, from his review of forms prepared by the Department of Local Government Finance (DLGF) in accordance with Indiana law, 60% - 70% of the erosion of the base had resulted from contested assessments of properties in the Districts. Thus, he was alerting the Commission that while there was still some uncertainty surrounding this issue, perhaps a portion of the increasing TIF revenues collected in the Districts was coming from this erosion as a result of accounting or other inexplicable reasons which, even if correct, should have had no effect on tax revenues collected by schools and other overlapping tax jurisdictions. Following lengthy discussion, the Commission determined to seek further data on this issue to enhance its understanding, and thanked Mr. Heller for his research and in bringing it to its attention.

Mr. Gamso and Ms. Pope then discussed their efforts to find or develop an accurate map the City's TIF Districts, stating that they have found no specific records in support of one. Mr. Gamso explained that the ordinances establishing the Districts do not contain a description of the boundaries. He displayed a rough map of parcels developed by the County Auditor's office from parcel numbers within the Districts for the Commission's background and suggested that a project be considered to develop written descriptions of those locations, at least addresses, for the record and also to aid compliance with new DLGF regulations to be effective in October, mapping, area matching with Economic Revitalization Areas, and eventual redrafting of the Economic Development Plans.

#### **Action Items**

- 1) Approval of Meeting Minutes: Upon motion duly made by Frank Jerome and seconded by Steven Scgalski, minutes of the Commission's June 17, 2013 regular meeting were unanimously approved; and upon motion duly made by Frank Jerome and seconded by David Wright, minutes of the Commission's June 25, 2013 special meeting were approved, with Mr. Scgalski abstaining since he was absent from that meeting.
  
- 2) Review and Approval of Monthly Claims for Payment: Upon motion duly made by David Wright and seconded by Frank Jerome, the Commission unanimously approved the 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 Steven Scgalski and seconded by David Wright, the meeting was adjourned at 7:30 p.m.

Approval of July 15, 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: \_\_\_\_\_