



# Columbus Redevelopment Commission

Regular Board Meeting

February 16, 2015

6:00 PM

City Council Chambers

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## Minutes

The Redevelopment Commission met in Regular Session on Monday, February 16, 2015 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.  
 Laurie Booher       Robert Abrams       Russ Polling

Other attendees:

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

### Discussion Items:

1. 2014 Year End Report – Andrew Lanam, Reedy Financial

Andrew Lanam presented the report that he had prepared. He reported for 2014 the central TIF was just under \$6 million in net cash flow. For 2015, expenses for the central TIF are \$7.06 million. He said those projections were as of the date of the meeting.

He also had reports for the Airport, Cummins and Cole TIF Districts. He did make one oral edit in the amount of \$256,000 in the Airport TIF, one entry was posted in the wrong box, that would be corrected for the final report is filed.

There were no questions from the commissioners.



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

Gary provided his report on the parking garages. He wanted everyone to note that the Jackson Street Parking Garage was \$4,500 under budget and the reason for that is on his Comparative Income Statement he noted there were no personnel costs or management fees included in that has more to do with the timing issue from the time the report was prepared until the time the expenses actually cash flow. He also went through and presented his empty space Report.

Then as to the Second Street Parking Garage that report demonstrates garage operations are on budget and he also noted that with respect to that Comparative Income Statement report there too were no personnel costs and management fees so next month the report will double up on those numbers, but he is not expecting any surprises.

There were no questions by the commissioners.

3. Pumphouse Update – Jeff Logston, City Attorney

City attorney Jeff Logston presented a *Request For Proposal And Notice To Bidders* that have been prepared and will soon be released for the sale of the Pumphouse. He wanted everyone to know that while the Redevelopment Commission did not own the Pumphouse, however, at some point he thought there would be a request for a pedestrian bridge and an easement on the site and that the Redevelopment Commission will most probably be asked to fund or contribute to the funding of the bridge.

As to the pedestrian bridge initial design, that will have its primary supporting structure in the White River and DNR has preliminarily approved placement of the supports in the river. The present estimated cost is some \$1.5 million for the construction of this pedestrian bridge.

4. Project Consultant Update – Doug Pacheco



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Doug presented the two (2) projects that he has primary responsibility for; the first being the State Street Implementation. He reported the Implementation Team and he met and they have modified the original scope of work consistent with the Lakota study and he commented that the modified scope will next need to be approved by the Redevelopment Commission. He anticipates the new scope of work being presented after the Implementation Team meets sometime in late March of this year.

Concluding that there will be a request to enter into a contract with United Consulting on a time and material basis with a not to exceed amount of some half-million dollars (\$500,000).

There was a general discussion by all the commission members regarding the design, the team, work, and costs of the project.

Doug also reported on his work at the Walesboro Airport. A Request For Proposal is being developed for the Airport Board to review and once that's approved it will be released; the proposal will request either purchase of the site or a partnership of the Walesboro Airport property.

## 6. Annual Report – Heather Pope, Director of Redevelopment.

Heather had prepared and presented the 2014 annual report. She said the report was up to date with respect to balance in the various funds. She also reported that the report is to be filed with the Indiana Department of Local Government Finance no later than March 15.

Concluding general discussion approval was given to Heather to file the report and she was requested to add footnotes to the respective pages that demonstrate that certain funds are not to be used for any other purpose than for the respective TIF projects.

### **Action Items:**

7. Resolution #2-2015 of the Columbus Redevelopment Commission to fund the installation of sidewalks at the Airport as part of the student housing project in



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recommendation to Board Of Public Works And Safety to enter into a contract with recommended contractor - Bryan Payne, Airport Director

Airport director Payne reported that the student housing project at the Airport was ready for sidewalks and the cost of same is \$97,492. He appeared before the Commission to request said sum.

Frank engaged in a lengthy discussion about installation of lighting at, near or around the sidewalks. Bryan said no lighting was in the estimated cost; however, he committed to investigate same.

Motion was made by Russ seconded by Dave to adopt resolution number two by the Redevelopment Commission for the expenditure of \$97,492.00 for the installation of sidewalks around the student housing project at the Airport. There being no public comment and based on voice vote, the motion passed unanimously.

8. Resolution #3-2015 of the Columbus Redevelopment Commission declaring certain roads within the central TIF District needing redevelopment to further benefit the economic growth of the area - Beth Fizel, City Engineer

City engineer, Beth Fizel, identified certain roads within the central TIF district that were in need of repair with full depth reclamation. Those are Deaver from the I-65 bridge to County Road 150 W.; Lindsay from 8<sup>th</sup> Street to 3rd St.; Arcadia Drive from Indianapolis Road to Terminus; Indianapolis Road from the Bridge at Flat Rock to US 31; Franklin between 2<sup>nd</sup> and 3<sup>rd</sup> Streets which involves a storm water reconstruction project; and Morgan Willow trace from Merchant Mile to State Road 46. This encompasses some 3.1 miles of road repair and the cost is \$2,260,821.33. Funding should come from the central TIF.

Concluding general discussion, the Commission concluded that certain roads in the Central TIF District would continue to benefit commerce, economic interest in development, along with public utility for the City of Columbus and the Commission therefore extends a favorable recommendation to the Common Council for the approval of this expenditures for full depth reclamation for the above described road at a cost of \$2,260,821.33 as this cost exceeds the half-million dollar spending limit imposed upon the Redevelopment Commission pursuant to its enabling ordinance.

There being no further discussion Russ moved and Dave seconded the approval of resolution number 3-2015 and the recommendation to the common Council



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city of Columbus. There being no further discussion or public comment the motion is adopted on voice vote.

9. Resolution #4-2015 of the Columbus Redevelopment Commission declaring certain roads within the Airport TIF district needing redevelopment to further benefit the economic growth in the area - Beth Fizel, City Engineer

City engineer Beth Fizel identified certain roads within the airport central TIF district that were in need of repair utilizing the full depth reclamation process. Those roads are: Arnold from Central Avenue to Middle road; and Poshard Drive from Middle road. This encompasses some 1.27 miles of road work and the cost of said road work is \$389,920. Funding should come from the airport TIF. Concluding his presentation Frank moved and Lori seconded the use of airport TIF funds in the amount of \$389,920 to be used for the full depth reclamation of the previously identified roads.

There being no discussion and no public input on voice vote the resolution was adopted unanimously.

10. Resolution #5-2015 of the Columbus Redevelopment Commission adopting the response to the RFP to fill 302 Washington St. in the Commons mall and to grant a lease to Andrew Russell for the use of an Orange Leaf Yogurt franchise.

Russ reported that the Tenant Review Committee had met and examined a proposal by Andrew Russell for the placement of an Orange Leaf Yogurt franchise in The Commons mall. He said there was a review committee consisting of six members, two each from city Council, The Commons Board and from Redevelopment and concluding presentation and consideration a recommendation is being made to accept the response from Mr. Russell to the RFP and to grant him a lease for the space.

Mr. Russell appeared along with Mr. Brent Devers, his associate, and a presentation was made to the entire commission and the public with respect to Orange Leaf, his plans and operation of the yogurt shop. Concluding Mr. Russell's presentation there were a few questions.

There was general consensus among the Redevelopment Commissioners that granting Mr. Russell a lease for the Orange Leaf Yogurt Franchise is in the best interest of the community and counsel was directed to prepare a lease consistent with the terms of the letters of intent and the RFP and to submit same to Mr. Russell and once the terms and conditions are agreed upon, the lease may then be presented to



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the Mayor for execution for and on behalf of the Commission with the Commissions prior consent.

Russ moved and Dave seconded the adoption of said motion with the addition that counsel should prepare a lease consistent with the terms and conditions of the RFP, letters of intent and negotiations by and between the parties and that the Mayor may execute said lease for and on behalf of the Redevelopment Commission.

There being no further discussion and no public input, concluding voice vote the resolution was adopted unanimously.

11. Approval of Minutes: January 26, 2015 Regular Meeting

Review of the January 26, 2015 Regular Meeting Minutes was had, no corrections or changes were noted. Russ moved and Dave seconded a motion to adopt same. There being no discussion the motion passed unanimously.

12. Review and Approval of Claims

Heather presented three (3) claims to the Commission for consideration. The Commissioners had previously examined the claims, Russ moved and Frank seconded the motion to pay said claims. There being no further discussion motion was adopted unanimously.

## **Adjournment**

There being no further business, Frank moved and Russ seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:00 p.m.

Approval of \_\_\_ day of \_\_\_\_\_, 2015 minutes.



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President

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Vice-President

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Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

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