

2007 Annual Report
Columbus Redevelopment Commission
City of Columbus, Indiana

Submitted to: Redevelopment Commission & Mayor Fred Armstrong

By: Ed Curtin, Executive Director

Date:



Redevelopment Commission Members

Tom Vujovich, President

Matt Souza

George Van Horn

Corey Carr 1/1/07 – 10/30/07

Jim Lienhoop 11/1/07 to present

Richard Stenner

George Dutro, City Council Liaison

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Total Funds

Fund	Revenue	Expense	Balance
243			\$69,219.87
	\$1,074,602.25	\$681,313.90	\$462,508.22
			\$0.00
250	\$1,252,817.00	\$399,581.31	\$853,235.69
			\$0.00
248	\$11,001,458.23	\$9,282,511.42	\$1,718,946.81
	\$13,328,877.48	\$10,363,406.63	\$3,034,690.72

Expenditure of Funds

Primary expenses to date are for the Parking Garage and the infrastructure for Woodside NW. Please see attached detail.

2007 Accomplishments

I. Commons/Commons Mall

- a. Received two grants from The Heritage Fund. One to provide funding for CSO that would assist in defining The Commons Program and the second to provide funding for Winston/Terrell for assistance in working through the public process.
- b. Grant request was approved for Hotel and Leisure Advisors to do feasibility study for a conferencing facility (\$25,000).
- c. Organized six public input sessions for new Commons space.
 - i. Results (400 participants)
 - Stage and Performance Space - 93.25%,
 - Playground - 92.39%
 - Public Meeting / Activity Space - 88.66%
 - Food Court - 80.08%
 - Chaos - 68.75%
 - Museum / Arts Activity Space - 60.82%
- d. Over 3,000 responses to surveys for public input, i.e. phone surveys, input sessions, *The Republic* website, and paper surveys.
- e. Identified Chattanooga, TN as a community with similar attributes to constraints and opportunities relative to Columbus' new facility.
- f. Anticipate construction to begin April 1, 2008 on Candlewood Suites.
- g. Property relocation lines approved by The Commons Board, and City Council.
- h. Received administrative plat approval and has been recorded.
- i. Sears to keep current location.
- j. Tuesday, November 27th, Commission moved forward with selective demolition of The Commons for The Commons adaptive reuse when

Candlewood Suites begins demolition. The Commission also agreed to begin selection process for architect.

- k. Work design in process for façade, mechanical, electrical, and adaptive reuse of The Commons and The Commons Mall and Jackson Street.
- l. Discussions moving forward to transfer any property to CRC from ISMF.

II. Parking Garage

- a. Contract awarded to Wilhelm Construction.
- b. Relocated two trees to Freedom Field.
- c. Construction well under way on garage.
- d. Wilhelm conducts weekly progress meetings to stay on top of any issues that may arise.
- e. Anticipated completion is late May of 2008.

2008 Goals

I. Post Office

- a. Brad Meador, USPS, provided Facility Planning Concept and copy of draft exchange agreement.
- b. USPS expects exchange will require ZERO dollars out of their pocket and exchange would be a 1 for 1.
- c. Land currently owned by Teachers Retirement Fund and USPS has first right of refusal to purchase property for \$1,000,000 in 2010. USPS has contacted the City regarding its interest in the post office property.
- d. USPS to control design and construction.
- e. City to front money for construction. When USPS moves in, property would be transferred to the City.
- f. Council and counsel have received appraisal and lease and are currently reviewing.

II. Sports

a. Indoor Sports Center

- i. Developer to talk with potential investors and others that may have interest in use of facility.
- ii. Signed contract for one parcel and working through items on other two parcels.
- iii. Anticipate preliminary design in near future.

b. Outdoor Sports Center

- i. Requested property on north side of SR46 that is owned by ISMF which will provide a site where necessary fill is available for raising outdoor site as well as creating a secondary sport site for water skiing and wakeboarding.
- ii. Possibility of competitive ski lake(s) that would draw national events to Columbus.

III. Commons

a. Reconstruction

- i. Demolish the existing Commons.
- ii. Develop construction documents for new facility.
- iii. Begin construction by late summer.

IV. 2nd Parking Garage

a. Develop 2nd parking garage to support new office and development downtown

- i. Work with State and City Council to provide funding for a new garage.
- ii. Develop design of garage.
- iii. Get DLGF approval.
- iv. Develop construction documents for garage.
- v. Start construction by mid summer.

V. Support

With parking garage and hotel coming on line in near future, other projects will need to be undertaken to support these projects.

a. Streetscape/Downtown Entry

With Jackson Street opening, the traffic pattern will change with traffic coming off of 2nd Street Bridge. To reinforce initiative to achieve the core – looking at Jackson Street from Second to Fifth Streets will be important so we know what needs to be done with streetscape before projects are completed. Same will be true for Fourth Street from Brown to Franklin Streets. Christopher Burke to review and provide direction.

Construction documents to be developed for Fourth Street from Jackson to Washington Streets and for Jackson Street from Third to Fourth Streets so

Jackson Street may be completed simultaneously with hotel. Fourth Street would be completed with The Commons project.

b. Fourth Street – Two Way

Council action required – Engineering needed in concert with reconstruction of Fourth and Jackson Streets to complete projects.

c. Traffic Study

Christopher Burke is currently working on City of Columbus' Thoroughfare Plan and will include a proposal as part of the scope for that project. A consultant will be hired to implement necessary changes after overall traffic pattern downtown is determined.

d. Parking Plan

Comprehensive Parking Plan that includes all city lots, parking garage, and street parking, is needed due to garage coming on-line in May of 2008.