

# 2010 Annual Report

## **Columbus Redevelopment Commission**

City of Columbus, Indiana

Submitted to:  
Mayor Fred Armstrong  
City Council  
Redevelopment Commission

By: C. Edward Curtin, FASLA  
Executive Director

Date: January 4, 2010



**columbusindiana**  
unexpected.unforgettable.

### Redevelopment Commission Members

Tom Vujovich, President  
Richard Stenner, Vice President  
Dr. George Van Horn, Secretary  
Matt Souza  
Jim Lienhoop  
John Anderson

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## Total Funds

Beginning Year Balance	\$8,938,326.08
Total Revenue	\$8,096,416.69
Total Expenses	\$12,715,109.69
Ending Year Balance	\$4,319,633.08

## Executive Summary

### **I. Heritage Fund Community Foundation**

Because of the support of the Heritage Fund Community Foundation (HFCF) significant progress was made on a number of Columbus Redevelopment initiatives. As a direct result of the support provided by HFCF the Redevelopment Commission was able to support for the Commons Project and provide administrative support.

### **II. Columbus Area Economic Growth Council (CAEGC)**

Presentations were provided by Mayor Armstrong, Clerk / Treasurer Brenda Sullivan, Jack Hess from Chamber of Commerce, John Burnett from Community Education Coalition, Journal Communications, Inc., River Hills EDD & RPC, Bob Pitman and Ed Sullivan from the Senior Center, Lynn Lucas from the Visitors Center, Mark Pratt from Century 21, Amber Fischvogt from Columbus Enterprise Development Corporation, and Senator Greg Walker and Representative Milo Smith.

### **III. Commons/Commons Mall**

The construction is about 90% complete. The Green Roof has been installed. The Luckey Climber is nearly complete. Construction is expected to be complete by the end of February 2011 and open to the public by March.

### **IV. Jackson Street Reconstruction**

Jackson Street reconstruction was part of the Commons project. The curbs and sidewalks are complete and open to pedestrian traffic. The street will be complete and open to vehicular traffic in 2011 with the opening of the Commons.

### **V. Cummins Office Building**

This 100,000 SF facility is housing approximately 250 employees with an estimated 300 more employees in the first quarter of 2011. In November, Cummins made an announcement that they will be purchasing the First Financial building adjacent to their corporate offices that will house an additional 300 employees.

### **VI. Hospitality**

Candlewood Suites/Richard L. Johnson Meeting & Education Center is on hold due to financial reasons. A number of developers have expressed interest in site.

### **VII. Jackson Street Parking Garage**

Bistro 310 and The Garage Pub and Grill are located within the retail space and are doing well. Security cameras have been installed throughout the garage. There will be pay to park system put in place in 2011 which will be compatible to the system put in the 2<sup>nd</sup> Street Parking Garage.

### **VIII. 2<sup>nd</sup> Street Parking Garage**

This 700 space garage provides parking for the downtown workers, residents and activities. It is currently in use by Cummins Office employees. A pay to park system was activated in December. Cummins Office employees have around 500 spaces with a remaining 200 going to the housing tenants. The public will have access to the garage with the first 3 hours free and then \$1 per hour thereafter with a limit of \$8 per day.

**Housing** – The Cole project that will include 146 apartments, with a mix of 1 and 2 bedroom layouts. Commercial space of about 9,000 SF will be placed along Jackson Street. The anticipated value of this project is \$18million. The 15 month construction project will be completed by Buckingham. This project was made possible by the donation of property by ISMF. Construction is to start in the winter of 2011.

### **IX. Post Office**

We continue to work with the USPS on the project. However, this project will not move forward in the near future until a funding source for the project is identified.

### **X. Riverfront District**

A Riverfront District was established in April 2009 that allows for five 3-way liquor licenses within the area. A map has been developed consistent with Indiana Code. Preliminary guidelines have been developed. We have processed five applications of the five allowed by the City ordinance with more restaurants and businesses interested in obtaining a license. In December, City Council passed a resolution allowing for an additional five 3-way liquor licenses for a total of 10 riverfront licenses to be distributed within the riverfront district area.

### **XI. Indoor Sports Center**

In September there were proposals out for conducting a market feasibility study for the Indoor Sports Center. It was awarded to Market Feasibility & Advisors, a company based in Chicago, IL. A federal grant has been secured for remediation and a state grant has been requested.

### **XII. Outdoor Sports Centers**

**Field Sport Complex** – We are working with BCSC along with Parks and Utilities to develop two baseball and two softball fields at the sports complex. Ratio developed a master plan and the necessary construction documents for construction site south of City Hall.

**Borrow Site** – ISMF has authorized the use of up to 600,000 cubic yards of earth to use for the Field Sports Complex.

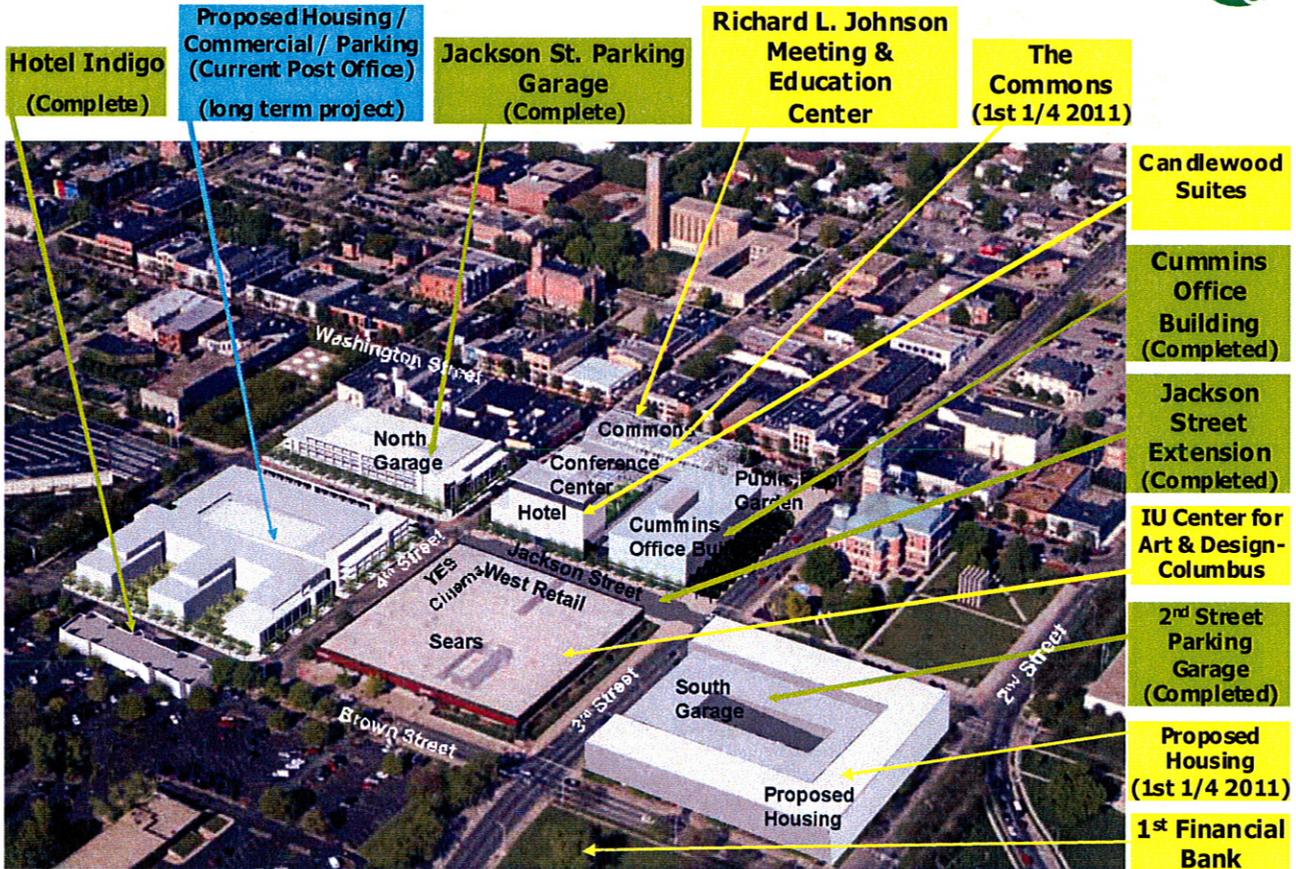
### **XIII. 4<sup>th</sup> Street**

Plans to reconstruct 4<sup>th</sup> Street include installing pavers in the street, eliminating curbs and facilitating the closing of the street for event use or by the adjacent business owners

for events they may want to have. Once the Commons project is complete and 4<sup>th</sup> street is reconstructed 4<sup>th</sup> Street would be converted back to a 2 way street.

### XIV. Woodside/Northwest

The infrastructure is complete. Sunright and LHP are both up and running with Sunright advertising for new hires.



## 2010 Accomplishments

### Columbus Area Economic Growth Council (CAEGC)

Senator Greg Walker and Representative Milo Smith discussed the upcoming legislative session and prospective bills and impacts of previous legislation.

There was an update on soINbiz and entrepreneurial website to assist entrepreneurs in getting started.

The Lynn Lucas of the Columbus Visitors Center and Ed Curtin of the Redevelopment Commission reviewed past work and upcoming plans for the respective agencies.

Rod Blasdel covered activities at the Airport and their efforts to keep and grow their military business.

Covered activities at the South Central Indiana Economic Development Association and Susan Musleh presented information on a new product-Info Pod.

Jim Bickel covered the progress and status of the Columbus Regional Hospital.

Bob Pitman and Ed Sullivan presented the Senior Attraction Strategies.

Mark Pratt presented the current state of commercial and residential real estate.

### Commons/Commons Mall

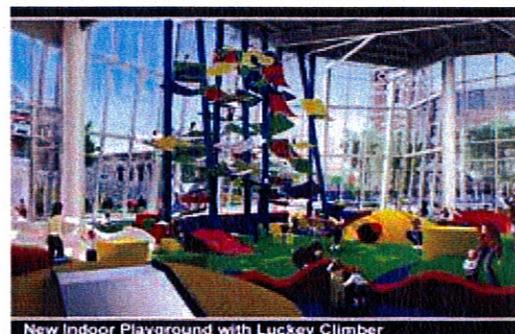
There was a topping out ceremony on February 12<sup>th</sup> and 13<sup>th</sup>, which allowed those the opportunity who wished to sign the last beam to be put in place. It was organized and coordinated by Warren Baumgart, Donna Stouder, Tammy Sharp, and Ms. Nay.

There has been numerous Commons Tours that have taken place over the past year for local businesses, organizations, and individuals.

A majority of the construction is complete. The final finishes are being completed. Work has started and is nearly complete on the Luckey Climber.

The Commons is set to be complete by the end of February and open to the public in March of 2011.

Taylor Bros. has provided onsite support with site visits daily, to document work progress and any issues that may arise.



A core group of Bob Stevens, Sharon Renfro, Cheryl Buffo, David Doup, Tom Vujovich, Sarla Kalsi, Chuck Wilt, and Ed Curtin met and continue to meet to work on the Commons.

Support by the Heritage Fund provided the opportunity to educate the community on the importance of the project.

Winston/Terrell Group provided this assistance. Heritage Fund continues with the community fund raising. The Cause in Common is expected to be very successful.

Because of the support by the Community, Mayor, City Council, Heritage Fund, ISMF, Cummins and many others this important community project began in 2009.



### **Jackson Street Reconstruction**

The majority of construction on Jackson Street is complete. While the sidewalks are open to pedestrians the street itself will not be open to vehicular traffic until the Commons is complete as the street will be used as a construction entrance during that time.

Kent Anderson, Steve Ruble, and I met with INDOT to discuss the 3<sup>rd</sup> Street and Jackson intersection to discuss timing of the state renovation of the signals at that intersection. Signals will be placed for the south bound traffic of Jackson Street and the existing poles will be reused. The state will redo the entire intersection as part of their intersection improvement program at a later time.

The property for Jackson Street was a gift to the City by ISMF.

### **Cummins Office Building**

As part of a significant commitment to Columbus and downtown, Cummins constructed a 100,000 square foot office building at the corner of 3<sup>rd</sup> and Jackson. The Cummins Office Building is complete and has approximately 250 people in the building. It is expected to have the building filled by the 1<sup>st</sup> quarter of 2011 with 550 employees.

The loading dock is open and fully operational for Cummins Office Building.

### **Hospitality**

Candlewood Suites and the Richard L. Johnson Meeting and Education Center have been put on hold due to financial reasons. A number of developers have expressed interest in the site for a variety of possibilities from hotel and meeting space, to office building to housing. The site is privately owned by Commons Office Partners LLC.

### **Parking Garages**

There was a public meeting to solicit input on a proposed fee structure for both the Jackson Street Garage and 2<sup>nd</sup> Street Garages in March with 6 people showed up. Diane Robbins of the Kidscommons supported the hourly parking while others questioned the idea.

Other garages from Bloomington, Indianapolis, and Fort Wayne were examined, no garages provide free parking.

An hourly based fee was considered and adopted by the commission and recommended to Columbus Downtown Inc. The recommendation is the first 3 hours will be free and then an hourly fee of \$1.00 up to a maximum of \$8.00 would be charged.

### **Jackson Street Parking Garage (Old Garage)**

Security cameras have been installed in the garage and are available for the police to view.

The specs and notice to bidders are being developed for the access and revenue control equipment. The 400 space garage has 100 spaces dedicated to the public. The 300 spaces for lease are running about 66% occupancy. A higher percentage than expected has been used by 24/7 leases.

Bistro 310 and the Garage Pub and Grill are open and very successful.

### **2<sup>nd</sup> Street Parking Garage (New Garage)**

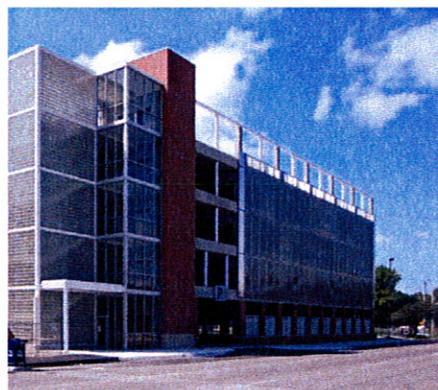
Construction is complete. The fire hydrant, Siamese connection and manhole have all been relocated as per plans.

Security cameras have been installed in the garage and are available for the police to view.

Currently the garage is in use by Cummins Office employees.

The gates have been activated.

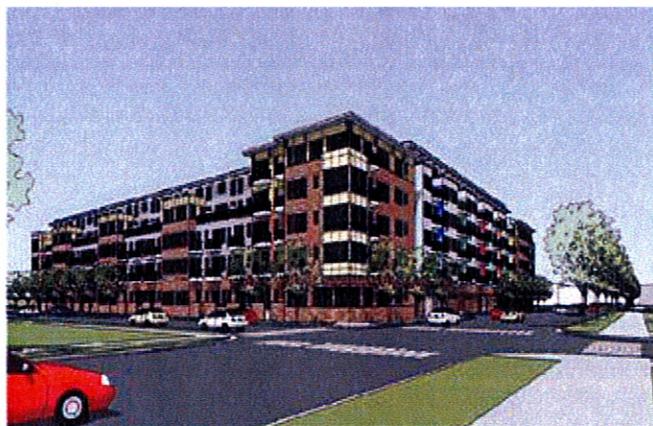
The garage has 700 spaces to accommodate the variety of development happening downtown. This is a critical piece of infrastructure. There were three drivers of this project: Cummins office, housing development on the garage block, and the conference and meeting space. The opportunity is to have parking available for out of town visitors.



### **Housing**

Buckingham Development has been working towards developing The Cole, a mixed use development, which would wrap the 2<sup>nd</sup> Street Parking Garage on Jackson, 2<sup>nd</sup> and Brown Streets with 146 apartments with a mix of 1, 2, and 3 bedroom layouts and about 9,000 SF of commercial space on Jackson Street. The anticipated value of the project is \$18 million.

Economic Development Bonds were approved by the Economic



Development Commission on June 15<sup>th</sup> and went to City Council on July 6 for first reading of an ordinance authorizing the use of Economic Development Bonds.

Buckingham completed plans for HUD.

Construction is anticipated to start early spring of 2011.

The traffic control boxes for the signal at 3<sup>rd</sup> and Brown appear to have been built on private property. It is believed that the control boxes are not in the ROW. We are working with INDOT to determine value and transfer property.

### **Post Office**

While we continue to have interest in this project for retail, housing and parking, this project has a longer lead time for development and will not move forward until a funding stream is identified.

### **Riverfront**

There have been 5 licenses approved by the Commission and that have gone through the state process to obtain their 3-way liquor licenses.

We went back to City council to ask them to consider an increase in the number of licenses currently allowed. City Council unanimously passed the request allowing for an increase in the total number of licenses allowed to 10.

To date there has been four businesses that have received their licenses: Tre Bicchieri, Bistro 310, Garage Pub and Grill, and Fork. Two businesses are in the process of receiving their licenses: Columbus Cuisine and Simmons Winery.

Goals of this district are to create economic development, jobs and increase the tax base.

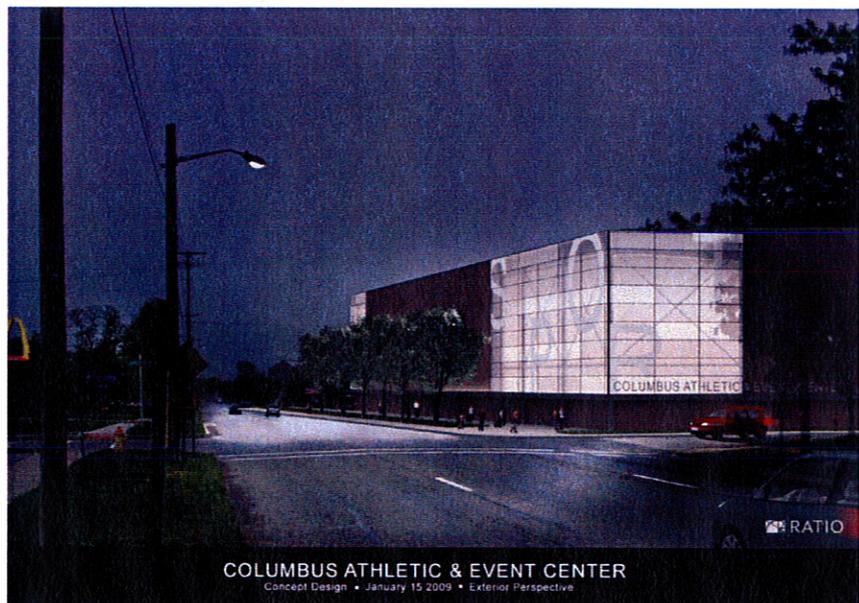
We have provided documentation to assist the applicants with their state filing.

### **Indoor Sports Center**

Project is set to start construction in spring of 2011.

Federal funds have been allocated for the remediation of the project. We have asked ARA to assist with the administration of the grant. BCA is working with the state and ARA to provide the necessary information.

We are soliciting funds to assist with any environmental



remediation that may be necessary at the state level. We continue to work with BCA on securing additional funds for the project.

BCA completed their on-site investigation and have set three permanent monitoring wells.

The Commission approved a resolution to request funds from the state revolving loan fund for remediation.

The feasibility consultants have followed up with one on one meetings and are working on a draft of the feasibility study.

Have received comfort letters for the project.

The property for this project was donated by ISMF.

### Outdoor Sports Center

We are working with BCSC, Parks, and Utilities to develop the first two ball fields at the sports complex.

The goal is to have the fields playable by spring of 2012.

The outdoor sports field complex would include baseball/softball field and turf fields for soccer, football, rugby and lacrosse.



There continues to be interest in developing a 2000-2200 seat stadium in the downtown area. Located approximately where the current treatment plant is.

Ratio was selected to assist with master planning the site and developing construction documents.

We went to Board of Works to recommend accepting Shiel Sexton bid for the project. That recommendation is currently under consideration.

### Outdoor Sports Borrow Site

With the gift of up to 600,000 cubic yards of fill for the outdoor sports complex from the property on the north side of SR 46 that is owned by ISMF.

Christopher Burke has been selected to assist in the master planning and development of construction documents for the project and the necessary documentation for getting permits for construction in the floodway.

Michael Van Valkenburgs office, which was selected, has developed a master plan for the SR site. We have a sports committee that will meet with the MVV team to provide input.

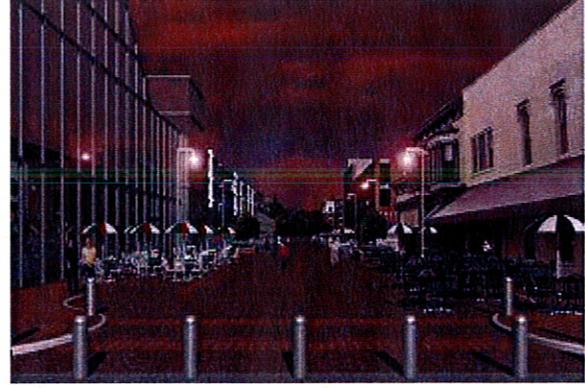
Cummins Foundation has agreed to loan the Commission funds to move the fill from SR 46 to the Outdoor site should those funds be necessary.

### Streetscape/Downtown Entry

Janssen Spaan has been selected to develop design and construction documents for this project and is currently developing concepts for those two blocks.

Kent Anderson has submitted an application for construction funds for the 4<sup>th</sup> Street reconstruction project and received preliminary approval.

Steve Ruble, Kent Anderson and I met with INDOT for a preliminary scoping meeting.



## Walesboro

The selection committee for the Walesboro consultants met and selected Ratio. A scope of work and fee has been developed. The contract for Redevelopment Commissions has been approved. The intent is to provide a plan for development of Walesboro as a premier industrial site.

## Downtown Development

Cummins announced they are buying the First Financial buildings and will move 350 new employees into those facilities.

First Financial will also be bringing 50 new employees to the community and will be developing the block west of the 2<sup>nd</sup> Street parking garage.

Requested for proposals have been drafted for the Senior Center, REMC, and Engineering Building.

## Administration

The last Thursday of every the month, we have a downtown merchant meetings to update downtown businesses on the various projects.

I presented about current and future activities to: Evening Kiwanis, Entrepreneurial Network, Breeden, Columbus Museum Arts and Design Committee, Board of Aviation, Utilities and Public Works Directors, Women's Democratic League, Plan Commission, and Morning Kiwanis.

I participated in the Healthy Communities Summit.

I participated in the Arts and Design committee discussions.

I attended a symposium on financing at Barnes and Thornburg.

Kristi Putnam has provided support to various departments for updating their web information.

Kristi has also started providing support to the Clerk / Treasurers office for Board of Works minutes.

## **2011 Goals**

### **Candlewood Suites/Conference Center**

While not the project of the Redevelopment Commission, it is our goal to facilitate the development of this project.

### **Commons**

Continue to provide oversight of the project and work through any unexpected issues that arise.

Continue with the construction to meet budget and schedule and open the building in March.

### **Jackson Street Reconstruction**

Complete the reconstruction on time and within budget.

### **Cummins Office Building**

Maintain a safe and accessible routes to their building throughout construction of the surrounding projects.

### **Economic Development**

Participate in the development of a master plan for Walesboro for industrial development.

Continue to work with Economic Development Board on opportunities for Columbus and Bartholomew County.

### **Jackson Street Parking Garage**

Install access and revenue control and institute a fee base parking system

Maintain a high level of leases.

Maintain a safe environment for occupants and leaseholders.

## **2<sup>nd</sup> Street Garage**

Institute a fee base parking system

Maintain a safe environment of occupants.

## **Residential develop wrapping the garage.**

Facilitate the start construction on apartments in the spring

Facilitate the leasing out tenant space along Jackson Street.

## **Sports**

### **Indoor Sports Center**

Reach agreement with IDEM on remediation of creosote site.

Complete investigation of site

Complete remediation

Start construction of Columbus Athletic and Event Center

### **Outdoor Sports Center**

Complete planning, zoning and annexation process

Complete permitting

Complete earthmoving

Have building pad construction complete for the four-plex of ball fields

### **Outdoor Sports Borrow Site**

Complete planning, zoning and annexation process

Complete permitting

Complete earthmoving

## **Post Office**

No activity planned – but that hasn't stopped us before.

## **Riverfront District**

To create economic development, jobs, and increase the tax base.

Complete the last license applications

## **Support Projects**

### **Streetscape/Downtown Entry**

Develop a streetscape plan for Jackson Street and 4<sup>th</sup> Street.

### **Fourth Street – Two Way**

Pursue converting 4<sup>th</sup> Street to a two-way between Jackson and Franklin Streets.