2011 Annual Report Columbus Redevelopment Commission

City of Columbus, Indiana

Submitted to:

Mayor Kristen Brown

City Council

Redevelopment Commission

By: C. Edward Curtin, FASLA Executive Director

Date: January 23, 2011



Redevelopment Commission Members

Richard Stenner, President
Matt Souza, Co-Vice President
Jim Lienhoop, Co-Vice President
Dr. George Van Horn, Secretary
Al Degner, Member
John Anderson, Non-Voting Member



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Total Funds

Fund #	Fund Name	Beg. Balance	Revenue	Expense	End Balance
239	Columbus Airport CTP	\$0.00	\$0.00	\$0.00	\$0.00
240	Columbus Downtown/Airport CTP	\$0.00	\$2,294,254.00	\$0.00	\$2,294,254.00
241	SRF Loan/Outdoor Cleanup	\$0.00	\$31,000.00	\$31,000.00	\$0.00
243	Columbus Redevelopment	\$2,716.60	\$13,106.82	\$11,024.99	\$4,798.43
244	Water Ski Park	\$0.00	\$0.00	\$0.00	\$0.00
250	Woodside NW	\$31,952.43	\$0.00	\$31,952.43	\$0.00
252	TIF Money	\$985,032.25	\$3,759,440.99	\$3,360,520.91	\$1,383,952.33
	Airport TIF (802.0001)	\$581,398.15	\$193,982.93	\$654,106.30	\$121,274.78
	Central TIF (802.0002)	\$362,767.44	\$3,503,497.06	\$3,073,914.61	\$792,349.89
	Cummins TIF (802.0003)	\$40,866.66	\$61,961.00	\$0.00	\$102,827.66
	Cole TIF (802.0004)	\$0.00	\$0.00	\$0.00	\$0.00
	Avaition TIF (802.0005)	\$0.00	\$0.00	-\$367,500.00	\$367,500.00
257	Outdoor Sports Center Bond	\$7,320,175.00	\$0.00	\$22,500.00	\$7,297,675.00
258	Redevelopment Bond '08	\$425.30	\$0.00	\$0.00	\$425.30
260	Sinking Outdoor Fund Payment	\$0.00	\$723,658.33	\$198,508.33	\$525,150.00
262	Woodside Bond Payment	\$81,072.22	\$133,000.00	\$80,824.94	\$133,247.28
263	Redevelopment Bond '08 Capital/tax	\$74,690.95	\$102,536.15	\$92,500.00	\$84,727.10
256	Jackson St. Bond Premium	\$634,507.13	\$700,392.51	\$633,047.75	\$701,851.89
254	New Commons	\$1,175,937.94	\$2,300,875.06	\$3,476,745.26	\$67.74
264	Commons Building Fund	\$351,547.52	\$0.00	\$351,547.52	\$0.00
265	Commons '09 Bond Payment	\$650,581.23	\$354,248.75	\$723,112.50	\$281,717.48
275	Escrow acct	\$636,608.68	\$4,930.42	\$500,000.00	\$141,539.10
		\$12,930,279.50	\$14,176,884.02	\$12,873,805.54	\$14,233,357.98
	Note: Tracking expense for avaition ac	count (moving of	f Ś b/w projects)		



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

With the help from Heritage Fund's continued community fundraising throughout the year, the Commons opened its doors to the public in May. We had a four day Grand Opening celebration from June 2nd to June 5th. The celebration included Neighborfest, Family events, parade, ribbon cutting, Chaos being turned on and Rock the Commons. The Commons has become home to two new restaurants in the retail space. They are Scotty's Burger Joint who has partnered with Hubbard and Cravens Coffee and Tea Company and Puccini's Smiling Teeth. Subway and Snappy Tomato have also signed leases for the food court space.

IV. Jackson Street Reconstruction

The curbs and sidewalks are open to pedestrian traffic. The street will be complete and open to vehicular traffic once the construction for the new Cummins Office building is complete as it street serves as a construction entrance.

V. Cummins Office Building

This 100,000 SF facility houses approximately 550 employees. In the summer, Cummins announced the expansion of its office building to accommodate 600 new employees. To facilitate the project, a new tech park was created and the Airport tech park was extended. They also announced the development of a new 800 space parking garage that will be located on the block between 6^{th} and 7^{th} and Washington and Jackson Streets.



VI. Hospitality

Candlewood Suites/Richard L. Johnson Meeting & Education Center was cancelled due to funding issues. It is now the location for the Cummins Office Building expansion. We continue to have interest for a hotel/convention center in Columbus.

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 2012 which will be compatible to the system put in the 2^{nd} Street Parking Garage.

VII. 2nd 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 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 \$18 million. 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 and is expected to be complete in March 2013.

VIII. Cummins Parking Garage

Cummins announced the construction of an 800 space parking garage in the block between 6th and 7th and Washington and Jackson Streets. They are currently in the process of getting all the proper permits in order to start construction.

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. There is a possible development opportunity if the distribution center closes.

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 eight applications of the ten allowed by the City ordinance with more restaurants and businesses interested in obtaining a license.



XI. Indoor Sports Center

We conduct a market feasibility study for the Indoor Sports Center thru Market Feasibility & Advisors, a company based in Chicago, IL. A federal grant has been secured for remediation and we have been working with IDEM Brownfields for a state loan for remediation.

XII. Outdoor Sports Centers

Field Sport Complex – The project was put on hold in the early winter until the court case is settled. Information requested by the judge was provided and a decision is not likely until January 2012. Both the plan commission and city council approved the rezoning and annexation of the property. The bonds were closed in December.

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

XIII. Blackwell Soccer Complex

The construction on the renovations started in early fall and was completed in about a month. This was phase 3 out of 4 phases of improvements. The improvements that were made were for irrigation, utility work, and earthwork.

XIV. Tech Parks

The existing Airport tech park has been expanded down Central Ave. to include portions of the downtown and a new tech park has been created downtown.

XV. Streetscape/Downtown Entry

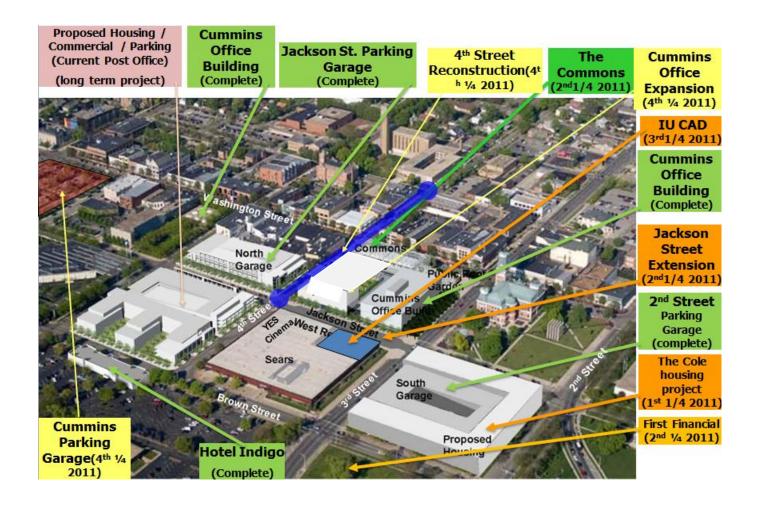
Plans to reconstruct 4th Street include installing pavers in the street, eliminating curbs and facilitating the closing of the street for event use or by the adjacent business owners for events they may want to have. The goal is to start construction in the spring of 2012.

XVI. Walesboro

We are working with the working group to discuss and solve any issues. One issue we are reviewing is rail access and how it could be implemented.



2011 Downtown Columbus





2011 Accomplishments

Columbus Area Economic Growth Council (CAEGC)

The Economic Development Board is completing their strategic plan.

The Economic Development Board held a business development trip this fall to China and Japan. EDB had their annual meeting October 10 at the Commons.

The Chamber also toured China in November.

The Chamber is working on its strategy and goals.

There is a Charter Airline considering offering service from Columbus to Detroit three days a week.

Education Coalition continued to work on early childhood development as well as project based learning as well as systems engineering.

Ivy Tech and IUPUC are interested in development of student housing in proximity to the campuses. They are also interested in the addition of sports facilities.

A working group of the Growth Council held discussions on a Columbus Economic Index in September.

As a reminder the following entities comprise the Growth Council: Chamber of Commerce, Economic Development Board, Education Coalition, Enterprise Development Corp., Visitors Center, Redevelopment Commission, City of Columbus, and Bartholomew County Commissioners.

Commons/Commons Mall

We gave tours to those who were interested in touring the Commons. Tours were provided to a variety of interested groups.

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

We will continue with completion of the punch list and any warranty items.

Heritage Fund continued with the community fund raising throughout the year.

The Commons and playground opened in the late spring.



A four day Grand Opening celebration, from June 2nd to June 5th, opening the Commons was successfully. The celebration included Neighborfest, Family events, parade, ribbon cutting, Chaos being turned on and Rock the Commons.



Scotty's Burger Joint announced their plans for moving into the retail space along Washington Street. They use approximately 5,500 SF. They also partnered with Hubbard and Cravens Coffee and Tea Company.

Hubbard and Cravens is adjacent to the Miller Tangemen Lobby in the Commons.

Puccini's Smiling Teeth announced their plans for moving into the retail space along Washington Street next store to Scotty's Burger Joint.

Scotty's and Puccini's started construction in the late summer and opened in the early winter and are doing well.



Subway and Snappy Tomato have signed leases for the food court space.

Jackson Street Reconstruction

Sidewalks are open for all pedestrians. The street remains closed to serve as a construction entrance until construction of the new Cummins Office building is complete.

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

Commons Mall—Sears Block

Indiana University announced a new Center for Arts and Design – Columbus. This is located at the NW corner of Jackson and 3rd Streets. Construction started in the late spring, early summer. Both professors were hired and have found housing in Columbus.

Construction was completed in the late fall. They have about 40 students.

President McRobbie dedicated the facility on the morning of October 31st.

Cummins Office Building

Cummins building houses approximately 550 employees.

Cummins announced the expansion of its office building at 3rd and Jackson to accommodate 600 new employees. This construction started this fall and will be approximately 135,000 square feet with retail along 4th Street.

To facilitate the project, a new tech park was created and the Airport tech park was extended. This enables the State to commit funds for the construction of the 800 space parking garage.



The 800 space garage is located on the block between 6th and 7th and Washington and Jackson.



Hospitality

The project located at the corner of 4th and Jackson Streets ended up being cancelled due to funding issues. It is now the location for the Cummins Office Building expansion.

We continue to have interest by hoteliers in developing a hotel/convention center in Columbus.

Parking Garages

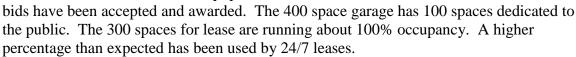
In 2010, an hourly based fee was considered and adopted by the commission and

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

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

The specs and notice to bidders were developed for the access and revenue control equipment and the



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

2nd Street Parking Garage

The garage has had a steady use by both Cummins employees and the general public.

The garage has a total of 700 parking spaces with Cummins employees leasing out a majority of the spaces.

Cummins Garage

Site clearing has started for the garage while the proper permits are put into place in order to start construction.

We are currently working on closing the bonding for the project.

Cummins received site plan approval from the Plan Commission in December.

Housing

Buckingham Development has been working towards developing The Cole, a mixed use development, which would wrap the 2nd Street Parking Garage on Jackson,







2nd 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.

Buckingham completed plans for HUD and have received the commitment letter from HUD.

Buckingham closed on the financing and the property in the fall.

The groundbreaking was in the morning of October 13th.

Construction is currently underway and is expected to be complete in March of 2013.

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.

With the possibility of the distribution center being closed this project/property may become an opportunity.

Riverfront

City Council approved increasing the number from 5 to 10 3-way liquor licenses in the riverfront district.

There have been 9 licenses approved by the Commission and that have gone through the state process to obtain their 3-way liquor licenses.

To date there has been eight businesses that have received their licenses: Tre Bicchieri, Bistro 310, Garage Pub and Grill, Smiths Row, Scotty's Brewhouse, Joe Willy's, FarmBrew and Fork. One business is in the process of receiving their licenses: 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

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.

The site was moved from IDEM state cleanup to IDEM Brownfields. This provided a more expedient response to cleanup of the property.

BCA and I met with IDEM to discuss the remediation project. As a result of the meeting it was determined that additional testing is





necessary to finalize the remediation plan and determine what if any material would need to be removed from the site.

As a result of the need for additional testing there will be a request for additional services to do the additional investigation at the site.

Additional testing has been completed and it has been determined we can treat the material on site.

We advertised for bids on the remediation of the site in May and awarded bids in June. The bids were again advertised for remediation of the site and again awarded in December.

The funds that were solicited were 0% interest for 20 years with the possibility of recouping those funds from past owners or their insurance carriers.

We closed on the loan in June.

The feasibility consultants had one-on-one meetings and completed a feasibility study which we accepted at our June meeting.

The property for this project was donated by ISMF.

Outdoor Sports Center

The project was put on hold in the early winter until the court case is settled.

The case has been moved to Brown County and there was a hearing in December.

The information requested by Judge Monroe was provided. It is believed that Judge Monroe has 30 days to review, followed by 30 days for Griffin to provide a brief, followed by 30 days for the City to provide a brief, followed by 15 days for Griffin to rebut, then Judge Monroe will be able to provide a decision. He has 90 days to provide a ruling. A decision is not likely until January 2012.

The Commission made a recommendation to the Board of Works regarding the Outdoor Sports Complex to take the Shiel Sexton bid. It was taken under advisement by the Board of Works.

The City closed on the Bonds in December.

Plan Commission approved the rezoning and annexation at their April commission meeting.

City Council approved the rezoning and annexation.



JADYURF 2 Columbus Outdoor Sports Venue

The permit from DNR was granted in early fall.

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

The goal is to have the 2 baseball fields playable by spring of 2013 for North High School.



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

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.

There was a public hearing on the project in January at the County Building.

We received the INDOT permit for the project along with the permit from DNR.

We are working with IDEM on the permit for the project.

We are working with IDNR on the permit for the project.

Blackwell Soccer Complex

We advertised for bids and awarded the contract at the June commission meeting.

The construction started in early fall and was completed in about a month.

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.

Jansen and Spaan have been working on construction documents for this project.

The goal is to have the plans to the state for bidding and construction to start in the spring of 2012.





Walesboro

The working group met with Ratio to discuss the status and review options. One of the issues we are reviewing is rail access and how that could be implemented.



Downtown Development

Continue to meet with developers and business owners interested in bringing new projects to Columbus.

First Financial started construction on their new facility located on the block west of the 2nds Street Parking Garage in the summer. It is expected to be complete in March 2012. It will bring about 50 new employees to the community.

FarmBrew restaurant was selected for the old Senior Center property. They have signed a lease with the City of Columbus.

We have been approached about the development of the former St. Bartholomew property. We are currently working with the developer on opportunities for development. The commission was asked to expand the Central Area TIF to include this area. City Council postponed discussion of this item until the 2nd meeting in January.

We have been approached by a developer for a unique retirement model. This project could employ 150 people and be a total investment of \$18 million. We are currently working with the developer to find a location.

Administration

Throughout the year we have continue to meet with developers and business owners interested in bringing new projects to Columbus.

At the outset of the Redevelopment Commission, the City Council expressed the desire that at some point in the future, the Commission would be self-sufficient. That would entail the Commission paying for its staff. The issue has been that the Commission can't use TIF funds for administration but can be used for project related costs. Since over 99% of what I do is project related, I proposed to the Commission that I become a consultant to facilitate the wishes of the Council. I have been working with the Commission for a year and a half on changing my status from employee to consultant. To facilitate that change, my last day as a city employee was Thursday, May 5. A contract will be before the Commission on Monday, May 9 for their consideration to have me provide project management services for all the projects the Commission is involved in. This would enable the Commission to become substantially self-sufficient.

I presented about current and future activities to: Evening Kiwanis, Breeden, Plan Commission, PEO, The Republic, Rotary, and Morning Kiwanis.

I held an RAI outing in May. I took them on a tour of the city and gave a presentation on the current and future activities of the community.

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

Kristi has provided support to the Clerk / Treasurers office for Board of Works minutes.

Kristi continues to update the Columbus Redevelopment Commission website and perform administrative duties for the commission.



2012 Goals

Hospitality

Pursue the development of a hotel/convention center in Columbus.

Commons

Maintain a safe and accessible environment for the community of Columbus.

To participate in the development of the food court.

Jackson Street Reconstruction

Maintain a safe and accessible route for pedestrians while construction of the Cummins Office Building is being completed.

Cummins Office Building

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

Assist Cummins in the construction of the garage.

Economic Development

Continue to 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.

2nd Street Garage

Maintain a safe environment of occupants.

Maintain a safe environment for occupants and leaseholders.

Residential develop wrapping the garage.

Facilitate the leasing out tenant space along Jackson Street.

Assist in the construction of the apartment complex.

Sports

Indoor Sports Center

Complete investigation of site

Complete remediation



Outdoor Sports Center

Complete permitting

Complete earthmoving

Outdoor Sports Borrow Site

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.

To help businesses in obtaining riverfront licenses.

Support Projects

Streetscape/Downtown Entry

To have construction started in the spring.