

Columbus Redevelopment Commission

April 10, 2007

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Tom Vujovich - Chair called the meeting to order at 9:06 a.m. with the following members in attendance: Corey Carr, George Van Horn, Tom Vujovich

Staff - Ed Curtin.

Minutes

Copies of minutes from previous three meetings – to be reviewed at May meeting.

(** - denotes questions)

Action Items

Amendment to Central Economic Development Area – Woodside Northwest Resolution

Ed – Woodside Northwest – copies provided Woodside NW should have been annexed into the City on 4/9/2007. The expectation is that this property will be developed as industrial. There is already interest shown in developing that. Corey helped with rezoning of 105 acres in that quadrant. The intent is to incorporate Woodside NW as part of the TIF central area.

Corey – including this in the TIF area is important so that we can provide public support for infrastructure that makes the whole development financially feasible and will energize the private investment for development and new companies that will locate there. One of the things we have been cautious about from a redevelopment standpoint and we want to continue here is to TIF only the real property improvements for the allocation district so that the personal property which usually anywhere from 50% to two-thirds of a new investment when a company comes to town, the bulk of their investment is in personal property. By including just the real property allows us to assist with the infrastructure, let the bulk of the investment fall to the taxing roles and the assessed evaluation personal property which then falls to the taxing jurisdictions, schools, city and county. It is a good balance that allows everybody to win. We create industrial land that will bring additional future development which will increase assessed evaluation and again go back to the taxing jurisdictions and support the schools.

Public Input – No Comments Received

Moved by Corey Carr and seconded by George Van Horn – Adopt resolution as written to incorporate the 100+ acres of Woodside Northwest into the TIF district - APPROVED

Approval of Claims

Ed – All are work that we have requested and/or advanced for. Claim from Thornburg – understanding is that claim is for project that will ultimately be a bond project, get reimbursed out of that bond. Suggestion to not pay at this point but wait for bond issuance and pay at that point.

Questions from committee members received data to support claims.

- a. 2 claims from DCI
- b. Claims from Christopher Burke
- c. Claim from Koetter-Kim

- d. Claim from Sharpnack / Bigley
- e. Claim from Barnes /Thornburg
- f. Claim from Indiana Association of Cities and Towns.

Moved by Corey Carr and seconded by George Van Horn – Motion to pay a, b, c, d, f as designated above - APPROVED

Information Items

Ed – Directors report provided, spread sheets discussed, other items reviewed in detail.

Parking Garage – continue to move forward with design. Expect to get elevations back this week for visions. Revised floor plan and working with parking garage consultant to refine that part. Meeting with Heritage Fund next week to discuss some grant requests made. Information included regarding finances in packet.

Tom - Did we request hiring of a structural engineer? - Ed - YES, work was subcontracted.

Sports Complex – Scheduling conference call towards end of this week (myself, Tracy and out-of-town parties), talk about where we are with some of the questions they have and some of the information they were going to be providing to us. Intend to move that piece forward.

Traffic study – 4th Street 2-way – looking down the road as the garage gets finished and some of the work on The Commons property really makes sense to look at that area as the entertainment district, some infrastructure improvements that need to be made to facilitate that. Currently there are sections of 4th Street that are 1-way. Would ultimately need to go back to City Council to ask to change that by ordinance and make it 2-way. In doing that, looking also at opening up Jackson Street, really want to do some things to facilitate businesses being successful and having what they need – wider sidewalks, seating, elements of that nature. Work with Kent Anderson the MPO Director to request a grant for funding those improvements. Request has been made of Kent for an update on this process. Looking at what we need to do to make those streets successful. 4th Street may have to be done in conjunction with the mall project as opposed to the parking garage depending on funding.

Parking – one of the things that we would like to do as we move forward to the garage is look at all parking downtown, not just at the parking garage as the only piece that we have to deal with. We really need to look at how we deal with parking on all city lots, how we look at parking on the city streets so that it is really dealt with as one piece as opposed to separate pieces. We would like to get a consultant to help us look at what is the best way to handle parking throughout the downtown area.

Tom - The piece of the parking issue relative to the construction of the lot, you've had your second meeting with downtown business people? Ed - YES – the first one there was some concern raised that we were not providing enough 3-hour parking so worked with Steve Ruble and Jeff Bergman to look at what else we could do and actually work with Sharon Renfro and Jim Norris to look at how we use the buses and if there are areas along The Commons that we would be able to incorporate for angled parking and initially Jim felt we would be able to move one or two of the buses to Washington Street, currently 15 minute spaces in front of the

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mall, a loading area on the north side of The Commons mall on 4th street that we would be able to do angled parking there that makes it a little bit easier to maintain the traffic on 4th street, gets us about 15 spaces and also looked at adding some angled parking in front of the Post Office, talking with the Postmaster about the impact that would have. We would maintain actually some 15 minute spaces, give us another 10-11 angled spaces in front of the post office. Net is we still lose a few spaces but there is just nowhere else to get parking unfortunately. The other things that we anticipate doing are providing all the businesses downtown with a map that shows where all parking is because we know typically north of 6th Street there is parking available. We have a park and ride program, we expect to send notices to those folks that occasionally get tickets and just make sure that they are aware of the park and ride program so that their workers downtown, we want to help avoid getting tickets that use the system that we have in place. Also provide some flyers to those businesses that they can hand out to customers if they have a problem trying to find a space that provides information to them that they can take with them as well. Attempt to make it as painless as possible.

Special meeting – if needed, 4/26/2007 @ 1:15 p.m.

Meeting adjourned 9:31 a.m.