

Columbus Redevelopment Commission  
City Hall  
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Tom Vujovich - Chair called the meeting to order at 1:28 p.m. The following members were in attendance: Rich Stenner, Matt Souza, Jim Lienhoop, George VanHorn,

Staff - Ed Curtin.

(\*\* - denotes questions)

Tom Vujovich - Welcome to Jim Lienhoop to Redevelopment Commission, as replacement for Corey Carr, appointee of City Council.

### Minutes

Minutes for review

- 11/19/07 – Motion by Souza and 2<sup>nd</sup> by Stenner - approval of minutes as submitted.

### Letter to Cummins Foundation for Design Fees for Commons Project

Ed – Copy provided – CSO Architects for Commons Project. Team of Koetter-Kim Architects from Boston and CSO out of Indianapolis. Intent is the Koetter-Kim would be the design architect and CSO with the architect of record. Normal type of arrangement that we have evolved to with the different projects in the community. Page 3 – breaks down fees between CSO and Koetter-Kim Architects. Would like to submit a letter to Cummins Foundation to request their support or cover the design fees for Koetter-Kim Architect (\$416,000). One question to clarify with CSO – if the reimbursable identified on last page, item 4.6 (\$125,000), if this is only for their portion or if that includes the Koetter-Kim portion. Asking Cummins Foundation to help fund that portion of the design fee and the expectation is that the rest of the fees would be paid for out of the total cost of the project.

Tom – difference between item 3 and item 5 on the agenda?

Ed – One is making sure that we can go ahead and submit the letter to Cummins for the request and then identifying CSO and Koetter-Kim as the architect for that.

Tom – First item is authorizing Tom to approach the Cummins Foundation for design fees? - Ed / Yes

Motion by Souza, 2<sup>nd</sup> by VanHorn – approved.

### Yes Cinema

Ed – Through Lincoln Central Family Neighborhood Center requesting a beer and wine permit. Asked for letter from Redevelopment Commission in that effort. Draft of letter and reviewed copy provided. Reviewed by Terry – consistent with prior discussion.

Matt - I'll make a motion to send this letter. The second part of the question that was invoked with various comments – does this establish a precedent and I think Terry said limit this to 501C3 and C4 organizations, if you do it in the future? I prefer to make a motion just on this letter and leave on the table the question about the precedent until we have time to think about it, decide whether or not we want to do it other cases.

Motion by Souza to approve the sending of the letter as drafted, 2<sup>nd</sup> by VanHorn – approved.

### Architect for Cummins

Ed – Goes back to letter from CSO. CSO and Koetter-Kim have been pretty heavily involved in The Commons project for the last year or so. I think they have put together a good proposal for how we can move forward with that particular project. This outlines a number of services that they have. I have questions for them and I do not know that Terry has had a chance to review it. I think contingent upon

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getting answers to those questions and Terry's approval of this, that we would recommend that we would go ahead and accept CSO's proposal for the project.

Tom – Questions?

George - Are we not required to bid out anything? This is over a million dollars.

Ed – For the design services we are not required to do that.

George - It's not based on a dollar amount?

Ed – Not for professional services. Any professional services we can select who we want. If it is a bid project, for actual construction or anything like that, anything over \$150,000 we have to bid that.

Tom – Ed, if you could explain the rationale behind this proposal.

Ed – Koetter-Kim started looking at the analysis with The Commons and a number of things going on downtown. They were also involved in looking at the idea of the Senior Center being located at The Commons and helped us through that process. In the meantime we have had a number of meetings that looked at what do we want with The Commons, how do we want to move forward and a committee with Bob Stevens and Cheryl Buffo, Tom, myself, David Doup, Sharon Renfro working on The Commons project. We asked for CSO's help in looking at some specific issues with the feedback that we got from the public about what they wanted. They helped us fine tune Koetter-Kim's design or concept to see if those things would actually fit on the site, how would they fit together. Koetter-Kim and CSO have been really working together to work through those issues and questions. Certainly the active desire is that once we actually begin on The Commons project we want to be able to move forward as fast as possible so we are able to get the building up and running as quickly as possible. That is the evolution of CSO and Koetter-Kim working together. Koetter-Kim would provide the conceptual design and design development; they would be the lead on those two pieces of it. CSO would then take the lead on the actual construction documents and be architect of record for the project.

Various - Tabled until next regular scheduled meeting or call a special meeting if necessary.

#### Garage Change Orders

Ed – Three, two of which Tom and Rich had helped us with. First is time and materials for foundation removals and having tanks removed, add of \$37,850. Tom and Rich have dealt with for the commission, need specific action to approve that one. Second, delete the painting of the ceiling. Issue is if spending \$91,000 to paint ceiling, prefer not to do it right now but if we have to in the future we can come back and do that and it would cut \$91,000 from the project. Fairly long list of times from value engineering standpoint that deleted \$113,000 from projection. B&C were the two that Tom and Rich had approved, bringing that information back to Commission. Time and materials piece for the foundation removal and tank removal.

Tom – According to our established policy I will suggest that the full Commission take A, B and C as notification. Rich and Tom will deal with the approval issue on A.

#### Claims

Ed – Information previously distributed, reviewed items as listed. Recommendation to approve claims.

Matt – I will excuse myself from action as you have a quorum.

Tom – All claims are consistent and anticipated? Ed / Yes Work was performed as agreed to as the agenda states.

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Motion by Souza to approve claims with exception of F, 2<sup>nd</sup> Stenner – approved.

Tom – Item F – Irwin Union Credit Card payment. Matt Souza excuses himself from this action.

Motion by Stenner to approve, 2<sup>nd</sup> by Lienhoop – approved.

Discussion Items:

Ed – Phil Luzius of TLS. They have been working with us, information in packet, development of website. Starts as a redevelopment portal, our own website at this point which is Columbus Vision 20/20.com. General content includes strategic plan which PCI did, pictures of any significant projects. Links to other websites or web pages. Those break down into the downtown area, the 46 corridor, Woodside and Indianapolis Road. Correspond with areas where we have TIF district. Intent is the Redevelopment Commission has a vested interest in setting development happen in all those areas because of benefit from tax abatement roll off in each of those areas. We create a mechanism for business and individuals interested in locating areas that have information. Example, for the downtown area we would have an aerial photograph and be able to identify different businesses and their locations. They could have links if they so choose to their personal websites. The intent is to make people aware of the opportunities and all the things that are happening in each of those areas. We would do the same thing on 46, Woodside and Indianapolis Road. Each of those tends to have a little different character. We anticipate this ultimately becomes a template for how we look at beginning to expand throughout the community. We could look at a State Street corridor or US 31 or any number of other areas that we want to identify. Bringing you up to date with that project.

Displays

Ed – Had a lot of comment about people not really knowing what is going on downtown and trying to figure out ways to deal with that. Sharon and I talked with Tim Cooney at Advantage One who really has a whole different business on dealing with displays and that type thing. We will be working with him to create a couple of displays for us at a minimum that we are looking at more cylinder type pieces that have graphics and information around it. Be able to show the big piece but here are all the off shoot projects from Vision 20/20 and this is where we are with them. The intent is that we would be able to get something over at The Commons and the mall so that we can share that with people as they walk through the facility and as that building closes that we would be able to move one piece to The Visitors Center, one piece to City Hall or be able to move them to other locations if we need to and assist in helping people see what is going on. The other opportunity is to have some banners that we could initially hang in the building or along the fence for when construction is going on at the site. Tim and his staff are working on that right now.

Garage

Ed – Tom and I were just close to the site at a meeting this morning. They are looking at doing the first elevated pour of concrete tomorrow morning. I think about every five days after that or so they keep doing pours and moving that system around. Doing a really good job trying to keep the site clean and trying to be as good a neighbor as possible. They have been certainly very responsive to any questions or concerns that we have had throughout the entire construction process.

Director's Report

Ed – Busy month. Meeting last week with the folks interested in the ski lake. E-mails coming across, places to look at and some information they want to be able to share. Continue to meet with them to determine the extent of interest. Grown from even a ski lake to wake-boarding. The idea is that we may

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be able to develop something or a facility that could be able to hold national tournaments. Certainly collegiate tournaments. We found out at that meeting that IU has a ski team, Purdue has one, Ball State has one, none of them really have a home place to be able to do their tournaments. We may be positioned very well to do something like that. The other thing that we found is there is really nothing in the midwest like what we are contemplating. Tom asked the question if it's such a great idea then why hasn't anybody done it? The issue is if you have to move about a half million cubic yards of dirt, a lot of people are not lining up to take advantage of that opportunity. With what we are looking at with the outdoor sports complex needing that dirt, it gives us the opportunity to create that kind of a facility as a plus. Be happy to update you as we get more information.

Be making some presentations next week, one to the Columbus Service League and then one to Leadership of Bartholomew County.

A good meeting with the developer that is interested in the Golden Foundry site. Met with Matt Elgood and they are very interested in being able to move forward with that project. Met with Matt, the Mayor and other folks so that one is moving forward.

Tom – The other aspect of the ski lake idea is even if it is not practical to do ski lakes, the opportunity to get fill from that site that we need for the outdoor sports complex and creating a lake at the entrance to the community still is a win/win all the way around. Ski lake idea is an interesting one to pursue to see if it has potential or not. There certainly is a group of enthusiasts locally who are very anxious to see that happen. Whether it does or not I think we still have the opportunity to create a nice entrance to the community regardless.

#### Meeting Dates for 2008

Tom/Ed – Been meeting the first Monday of every month. Ed is double checking to see if these fall in holidays. Packet items in red are the proposed dates. The only one which would have been a first Monday would have been 9/1/2007 and that is Labor Day, would go to the 8<sup>th</sup>. All the rest of them are not on holidays. Unless there are objections we will keep to the first Monday of the month at 1:15. Any adjustment in this calendar, Ed will notify the commissioners and then send a copy of the meeting dates to Mr. Minnis(sp). Forward to The Republic – this is the formal notification to The Republic (representative present at meeting).

#### Nominating Committee Discussion

Tom – Report back in January regarding officers (President, Vice-President and Secretary). Matt Souza will chair this group.

Ed – Matt and I talked a couple of weeks ago about my evaluation. Talked about a couple of different things, a 360 evaluation and then a performance review. We did not get a chance to do that throughout the year. Ideally what would happen is this time around probably do a 360 evaluation and a performance review at the same time. Through 2008 stagger that so the 360 would happen in June or July and then the performance review would be at the end of the year. I will work with Matt to get all the information pulled together and get that out for everybody to begin that process.

Meeting adjourned 2:17 p.m.

Next meeting 1/7/2008