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Tom Vujovich - Chair called the meeting to order at 1:23 p.m. The following members were in attendance: Rich Stenner, Matt Souza, and George Van Horn

Staff - Ed Curtin.

Minutes

Minutes for review

- 10/1/07 – Motion Stenner and 2nd Vujovich - approval of minutes as submitted.

Commons Mall Discussion

Ed – presented plans for conceptual programming of the Commons and Commons Mall.

Ed presented a recommendation to the commission from Commons Committee that once demolition begins for Candlewood, which is not likely to happen until there is a signed deal with Candlewood, that we ultimately take demolition all the way to Washington Street as necessary to be able to complete the project for the adaptive reuse of the Commons. In terms of the steps that we would expect to take with this is – take our recommendation to The Commons Board who actually own The Commons, then with that recommendation they are going to meet on the 27^{th} of November, then we take that recommendation to City Council on December 4^{th} and then also to the Parks Department/Park Board meeting on December 13^{th} .

Tom – what you are asking of the Redevelopment Commission this afternoon is a recommendation to move forward with this proposal and that would go to The Commons Board first and then a joint recommendation from the Redevelopment Commission and The Commons Board to the City Council and to the Park Department? - Yes

Tom – what we would like today from the Commission is action, a recommendation.

Matt - the nature of the recommendation that you wish from the commission?

Tom – the recommendation that we would like from the Commission is to accept The Commons Committee's recommendation to us which is to authorize the partial demolition of The Commons space and presenting that to the Commons Board at their November 27th meeting at 4:00 PM.

Matt - asking us to authorize an action, which portion do we control?

Ed – I do not know that we control it but because our interest really is the entire downtown area.

Matt - not really authorizing something, we are delivering a recommendation? – Yes – I move that we recommend demolition of the piece described by Ed, from the west side of 4^{th} Street across to Washington Street.

Tom – in addition to that, I would like the Commission to authorize the chair and Ed to begin discussions with the Cummins Foundation to secure architectural funding for the design aspects.

Matt – I accept that as an amendment to the motion.

Ed – the only thing I would add is that you want to make that contingent upon Candlewood being ready to move forward, that is the trigger that starts the whole thing.

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Matt – the recommendation is contingent upon Candlewood's commitment to move forward with development, I'll accept that amendment to the proposed recommendation as well.

Rich - second

Tom – motion made with those amendments, seconded. No further discussion. MOTION APPROVED.

Property Acquisitions

Ed – Aerial information provided. Identifies indoor sports complex, that is bounded on the north by 2nd Street, to the west by Lafayette Street, to the east by REMC and to the south by the railroad. There are three properties that ideally we would be able to acquire for that project. What I would ask the commission to do today is to authorize Tom to negotiate for those properties. We currently have a benefactor that wants to remain nameless at this point that is willing to provide the funds to acquire those properties.

Matt - I move that we authorize the chairperson of the commission to enter into negotiations to acquire the three properties.

Rich - second

Tom – motion to authorize the chair to proceed with negotiations for the acquisition of the three properties for the indoor sports complex. Further discussion to clarify parameters of the property. MOTION APPROVED.

Approval of Claims

Ed – Items A through N, as we ramp up on the different projects we are incurring some additional expenses.

Matt - are any of these claims submitted under circumstances different than what you originally agreed to?

Tom - no, they are all under the existing conditions that we have become accustomed to. I would say, however, that item K will be deleted currently.

Matt - I absent exempt myself from voting on item F.

Tom – if you absent yourself from voting on item F we cannot pass, no quorum.

Ed – the Commission now has a credit card, it is with Irwin Union, it was to pay for the expenses of a conference that I went to; the three items were the hotel bill, a cab ride and one meal.

Tom – we can hold that item over if you would prefer?

Ed – there will probably be a late charge if held over.

Matt - Motion for approval of claims discussed with the exception of item F (Irwin Union) and deletion of item K. Second – Stenner.

Tom – motion made/second, no discussion. Claims approved for payment.

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Directors Report

Ed – Packet distributed.

- Rendering which shows what the job sign is going to be like at the parking garage, help people get a sense of what is they are going to be seeing as that project becomes complete. This is going to be placed at the corner of 5th and Jackson and 4th and Jackson. (discussion to clarify view specifics).
- Meet with Wilhelm on a weekly basis, every Wednesday at 1:00. They have begun providing us with copies of their schedule information shared regarding timeline, today, last week, etc. Already placing forms for the beams on the first elevated pour, expecting to have all the concrete poured by the end of January, expect to be completed by the end of April/middle of May. I will get you a copy of this as we have the meeting prior to the Commission meeting.

Tom – received several positive comments from people in the downtown neighborhood who have commented on how clean the site is, how clean the street is coming out of the construction site, they do a real good job of monitoring traffic and keeping the site and the streets looking clean.

Open Discussion:

Tom – had a conversation with Chuck Wells. Chuck raised an interesting question and issue having to do with Millrace Park. The question was whether or not there was anybody taking a look at how we utilize Millrace Park as a venue for concerts geared toward the young professionals and so forth. I had to admit that other than looking at Millrace Park as a site for sporting activities like lacrosse and rugby at one point there really has not been much of a focus at all on how do we better utilize Millrace Park as a downtown asset. Going back to the strategic development plan which again was based on taking advantage of existing assets and getting more out of them, I thought it was a real good point.

Ed – I've talked with Laura Garrett of the Parks Department. One of the issues with Millrace Park as a venue is the amphitheater is essentially an open air amphitheater. The idea was to look at a way to cover the stage so that you can really have events there rain or shine. That has been the little snagging point. Whenever Millrace Park gets booked for an event we have to double book The Commons because that is the rain location. If we can prevent that from happening in the future by providing a cover for the amphitheater then you can really make better use of Millrace Park as that outdoor venue for concerts and things like that. Coverage for the performing artists, not the participants. The Parks Department is looking at ways to find grant money to help do something like that.

Meeting adjourned 2:21 p.m.

Next meeting in 12/3/2007