Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 1 of 9

Tom Vujovich - Chair called the meeting to order. The following members were in attendance: Matt Souza, and George Van Horn

Staff - Ed Curtin.

Guests – Terry Coriden, Dave Hayward, Jim Klausmeyer, Jim Clouse, & Paul Minnis

Minutes 1

Set aside approval of the minutes until the next meeting – all in agreement.

Request from Casa Verde to extend downtown EDTA to include 11th Street and Jackson Street

Jim Clouse – presenting Casa Verde

Ed – Casa Verde actually sits within the TIF area, does not sit within the ERA or the EDTA. Both of those would need to be extended to incorporate Casa Verde, needs to come before Redevelopment Commission before it goes to City Council. On City Council agenda for May.

Motion Matt Souza to approve as requested, second by VanHorn - APPROVED

Approval of Claims

Ed - 4 dockets of claims (details present in packet to committee).

Matt Souza - Are all the claims submitted as expected and for the amounts we expected?

Ed - Yes

Motion by Souza to approve as submitted, second by VanHorn – APPROVED.

- a. American Environmental \$2,100 General Fund (GF) professional services.
- b. Barnes & Thornburg
 - i. TIF Paid out of bond proceeds
 - 1. \$2187.00
 - 2. \$850.50
 - 3. \$529.65
 - 4. \$202.50
 - 5. \$1482.00
 - ii. Commons matters Paid by grant from ISMF
 - 1. \$622.00
 - 2. \$4727.50
 - 3. \$5539.39
- c. Christopher Burke
 - i. Parking Garage paid by grant from Cummins
 - 1. \$1222.26
 - 2. \$1563.00
 - 3. \$1354.00
 - ii. Parking Study paid out of bond for garage
 - 1. \$3906
 - 2. \$819.00
 - iii. Jackson Street Commons Mall Paid out of GF professional services
 - 1. \$60.50
 - 2. \$372.00

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm

April 14, 2008 at 1:1 Page 2 of 9

- d. CSO
 - i. Site Preparation
 - 1. \$7500.00 paid by grant from Heritage Fund
 - ii. Commons Mall paid as part of grant
 - 1. \$156845.00
 - 2. \$11855.47
 - 3. \$119267.03
 - 4. \$3288.48
 - 5. \$156807.88
- e. Don R. Scheidt \$6500 paid out of bond proceeds for garage
- f. F A Wilhelm \$705511.65 paid from bond proceeds
- g. Hotel and Leisure Advisors \$3750.00 paid by grant from ISMF
- h. IACT \$135.00 paid from GF professional conferences
- i. ICSC \$100 paid out of GF membership dues
- j. Koetter Kim
 - i. Commons Mall & Hotel paid by grant from ISMF
 - 1. \$77521.61
 - 2. \$63906.76
 - 3. \$9068.43
 - ii. Parking Garage paid by grant from Cummins Foundation
 - 1. \$11397.50
 - 2. 413893.39
 - 3. \$6982.30
- k. New Day Graphic Design \$3680.00 paid from GF professional services
- 1. O'Mara \$92997.00 paid from TIF bond.
- m. Patriot paid from grant from Cummins Foundation
 - 1. \$6928.20
 - 2. \$2363.40
 - 3. \$4328.20
- n. Republic \$30.48 paid from GF legal ads
- o. Winston Terrell paid by grant from Heritage Fund
 - 1. \$1200.00
 - 2. \$1200.00

Commons Agreement and Commons Resolution

Tom – Matt asked question for clarification and some tightening up of language requested at last month's meeting.

Ed – Terry was able to work with Matt to do that. Two things, one agreement overseeing demolition and construction of the Commons Mall and the second is actually the resolution and authorizing the Commission to do those work.

Tom – Matt, any questions following discussion with Terry on those two items.

Matt - No, no more questions.

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 3 of 9

Ed – Action to take would be moving to enter into the agreement with The Commons Board and you as President would sign, George would sign as Secretary, also signed by Commons Board officers. Second item would be to move to adopt the resolution, 2008, #2.

Motion by Souza to approve as explained by Mr. Curtin and submitted, second by VanHorn – APPROVED.

Master Lease Agreement for the 1st parking garage at 4th and Jackson

Ed – Basic intent is to enter into an agreement for one entity to oversee that entire building and that includes the leasing of the parking spaces and leasing of the tenant space, being able to enter into leases with both of those items. Columbus Downtown, Inc – nonprofit entity, all revenue generated off of the garage would end up passing through them back to the Redevelopment Commission. People with Columbus Downtown, Inc – Jesse Brand (Council appointee), John Burnett and Valerie Chowning(s/l). One appointed by the Mayor, one by Redevelopment Commission, one by City Council – one year or until replaced.

Terry – Any lease entered into by Columbus Downtown with any part of the parking garage is subject to your final approval. This group cannot do anything until you approve it. They have negotiated it and that is what it is designed to do, take you out of the bidding program, they do that. Everything that is entered into comes before you as your final approval. All the monies generated as a result of this arrangement are monies that will, after expenditures, come back and become part of the operational funds of the Redevelopment Commission. A significant portion of those funds will eventually be used to defray the costs of the bonds.

Tom – the actual negotiation between potential tenants of the downtown space controlled by the Redevelopment Commission, or under the guidance, all of that negotiation takes place between Columbus Downtown, Inc and the tenant, not with the Redevelopment Commission? Terry – Yes. Columbus Downtown, Inc – does it require any level of approval before leases are signed from the Redevelopment Commission or we're out of that completely?

Terry – I would envision that it would enter into a lease with that entity subject to the approval of the Redevelopment Commission at the bottom. We can do it any way you want to but that would be a recommendation that the party knows it is subject to your final approval.

Matt - At least in the beginning I might suggest that rather than looking at executed contracts that are then subject to our approval we look at contracts or negotiated arrangements before they're executed. If the volume is such or the nature of these is such that we get comfortable with the process then we need to move to approve them after they have been executed. I would rather not presuppose how that is going to work since we have never done that before. My preference is that we ask to see term sheets for example, arrangement between lessee and the entity before they are executed.

Tom – Terry, does this cause any concern?

Terry – No. If you would appoint someone as a liaison from the Redevelopment Commission, single person or no more than two, there are two or three areas that you are going to have concern about: What are you renting, the type of vendor, the length of the term and the square footage.

Matt - The liaison idea is an excellent idea, whether this is individuals or a committee.

Tom – At the outset what you would prefer to see is some higher level of involvement directly with the Commission?

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 4 of 9

Matt - Whatever direction the group chooses to go.

Terry – Consistent with the purpose of an Executive session, since we are going to be dealing with contracts, leases, etc. that we call an Executive session to discuss these potential leases rather than during regular meetings.

Ed – The parking spaces will be the most critical in terms of timeline, trying to get that information to the Commission before the meeting in May, should be on the 5th. You will have that for review so we can actually enter into those leases with all the parking spaces so they would be able to move in, start taking advantage of it in June or as soon as the garage is open. We are looking at the end of May being when the garage is complete, another week or two away from knowing that a little bit more definitely. Want to have time out accordingly to figure out when we can actually get people into the garage. We also need to consider having a grand opening for the garage. An opportunity may be Neighborfest, the first Thursday in June, 3rd or 4th of June, maybe we could piggyback onto that event. Today, we would need to move to adopt/accept this lease.

Motion by George van Horn to adopt the lease as submitted and procedurally to stay with the proposal as Matt stated. Second by Mr. Souza – APPROVED

Columbus Area Arts Council initiative for art around the Commons site – no action required

Ed – Arts Council presented ideal to provide temporary art on the construction fence and the barriers that surround the site and then also possibly on the big green box that houses Chaos. We are the acting agent for the Commons Board and wanted to make you aware of this idea. I have raised a number of things for them to be aware of, the importance of safety and visibility and timing of doing all that so it does not conflict with construction. I will work with them to incorporate art into the site while we have that under construction.

Tom – Ed is instructed that it is a good idea, follow through, provide guidance related to safety concerns and proceed.

Downtown traffic and parking information

David – Study of downtown traffic and parking situation, at your request. Jackson Street extended between 3^{rd} and 4^{th} – planned into design. Changes recommended – changing 4^{th} Street to 2 lane traffic between Jackson and Franklin, one section of 2 lots is one-way eastbound and 2-way traffic on either end of that, making section more viable for retailers.

Tom - That requires Council action by ordinance. David - Yes

Ed - By ordinance 4^{th} Street is actually supposed to be 1-way from about Jackson Street or maybe even Brown all the way over to Chestnut or California. David – I have heard that but I have not looked into that.

David – When changes made, traffic signal at 4th and Washington will have to be upgraded to handle 2-way traffic. To do that you probably want to stay with the same architecture of the signal poles that are there and I do not believe those are readily available any more. We have signals at 4th and Franklin, 7th and Washington that have been flashing for a number of years and could be removed and signal poles moved to that location. That would probably help keep cost down also. A couple of other intersections need to be dealt with, 4th and Jackson. Currently Jackson Street stops approaching 4th Street but with that being a 4-way intersection with 2-way streets in all directions, we believe a 4-way stop would be recommended at that location which could help make that a better pedestrian environment. At 3rd and Jackson, with Jackson Street being extended, that traffic signal will need a little bit of work. That

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 5 of 9

intersection is controlled and operated by INDOT. They will have to approve whatever we do there. The City prefers fast arm poles rather than span wires and steel string poles, a little cleaner look. INDOT is trying to get away from fast arm poles these days, trying to work that out with them. The other change is on Washington Street, southbound approaching 3rd Street – occasionally traffic backs up in that block going back to 4th Street. We are recommending as part of the Commons project to add a right turn lane as you approach 3rd Street, which we believe will help accommodate some of that traffic and keep that from backing up. The other changes listed here are more future ideas that could be considered as you move further north or away from the Commons block. They are not anything that needs to be addressed at this time. One open question is still the transit stop – not aware of any decisions made. Temporarily at City Hall and there was talk of moving them to the new Senior Center when it is constructed and I think that is meeting some resistance or some difficulties, still needs more discussion.

Tom – Why doesn't INDOT allow pedestrian signals to count down.

David – Complicated story. Way timers are manufactured, normal pedestrian signal is controlled under the intersection, controller in a box that times everything out. At an intersection with compound timers this controller just tells that intersection this is the beginning of the walk cycle and then the timing takes place in that pedestrian signal itself. It actually learns the system and times itself so it does not go back through the controller. INDOT likes to have everything in that controller where they know what is going on.

Tom – A can't do it or they prefer you don't do it.

David – INDOT does not allow it on any of their streets, it cannot be done on 3rd Street or 2nd Street. It can be done at 4th and Washington. We think it is a good idea.

Tom – For the person who is trying to guess how much time I have in this cycle on one of our busiest streets, it is strictly a guess? YES They'll get a flasher.

David – The flashing Don't Walk is set up so that if you step off the curb just as that comes on you have enough time to cross the street at a normal walk, 3-4 feet per second but most people do not know that. That is where the count down timer is very valuable because it shows you exactly what you have left.

Jim – Information presented to Commission for this discussion. A tabulation of the public parking supply and demand as measured on March 13th through aerial photography. About 21-15 minute spaces scattered around the business district, occupied at 30 to 50% at time observed. There are 340-3 hour spaces, occupied in the range of 50 to two-thirds at time observed. There are 289 unregulated spaces, no time limits, occupied nearly 85% at both time intervals. Many of those spaces were occupied 100% of the time, mostly located up and down Franklin Street. Supply of on-street spaces is comfortable at the 3 hour limits but extended, unrestricted parking is at its practical capacity and many of the blocks are used 100% of the time.

Tried to determine potential parking demand currently and in future. Our first material previously sent indicated there might be a 1400 - 1450 space demand. We have garage #1 and garage #2 providing 900 spaces, leaving a shortfall of 400-500 spaces, if all demand happens. The revised table comes up with a similar number but both still an apparent need for additional spaces even after both garages are completed of several hundred more spaces. We tried to project parking revenue estimates for garage #1. Roughly 400-405 spaces, depending on space for vehicles to turn around, continuous ramp all the way up and coming back down the same ramp. Details provided in the packet. These are reasonable

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 6 of 9

numbers to start discussion from. Charges should be based on what the market will bear. Information provided shows range of revenue possible.

Tom – Public free parking located where? (Directed to information in packet) What is the process for leasing these spaces, pre-designate 75 spaces on the ground floor at this or open it up and let the demand dictate? To arrive at how many spaces you would have, do you base that on the applications you receive and say okay that's the number or do you set a number going in, we're going to have 75 premier spaces.

Ed – I have interest from the post office (75 spaces), one business downtown that wants 160, another interested in 100.

Ed – With the least expensive spaces being on the roof people are going to be more inclined to go out to those spaces. I think we would have to figure out how we would allocate spaces to any individual or office. A reasonable place to start would be all the people who have had spaces in that lot originally that they would have first crack at getting spaces in this garage if they wanted them. We have a waiting list for public spaces in the public lots to lease, we contact them to see if they have an interest and then open it up to everybody else who has an interest in getting spaces.

Ed - set aside a certain number of spaces for business that are building downtown, restaurants, some of your tenants that in the garage itself would want some spaces. Try to help them be successful.

Tom – To what extent can the Commission or Columbus Downtown, Inc enter into leases with specific tenants for X-number of spaces versus everything goes into a pool and it is strictly a lottery pick?

Terry – Columbus Downtown, Inc (CDI) has that nonrestrictive capability without public domain, bidding, those types of restrictions and that is the reason we went in the direction that we did, that allows that capability. Your only limitation is going to be public feedback. You build that garage and lease it primarily to three entities downtown lots of people may be very unhappy. I think you fill up the outlying areas first before you fill in the garage with businesses. There is also the question of whether those lease/hold spaces are going to be 24/7 spaces, 5 work days from 6 to 6 and available to the general public after a certain hour at night.

Ed – When we went through the process with Bruce we had always presumed that there would be a portion would be 24/7, any of the other lease spaces would be from 9-5 or 8-5 and then the rest would be public spaces.

Tom – Jim, do you have any advice or recommendations on how other communities hand that kind of question, how you allocate these spaces to the community.

Jim/David - In Bloomington you do not have this issue. Studies show that you have occupancy less than 50% of the time in the parking garages in the last year or so. A lot of those spaces are leased 24/7, city considers them occupied but you don't see cars in them and the perception is they are available.

George – I do think public parking should be at no cost. This is a way to facilitate people coming downtown.

Ed – The biggest constraint was around lunch time with people trying to get in, get lunch. That is when we saw the heaviest use downtown. What is the timeframe you allow people to park in those spaces and it seems like an hour would be where we would want to try and target that so we get the turn over and we are not having people abuse it.

George - Enforcement issue, free public parking versus giving first hour free and then charging for subsequent hours at a pretty good rate, becomes self-enforcing then, have to pay to get out.

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 7 of 9

Dave - If you're going to go to dinner downtown you're going to be there more than an hour but after 5 o'clock everything in the garage except the 24/7 spaces would be free.

Tom – Two questions, it indicates that it is public parking, are we confident that we did not pick up any of the private lots in this? To what extent did we look at this data compared to the data that Walker put together a couple of years ago on the counts, is this it? Methodology for both studies as the same.

Discussion of various documents provided – occupancy varies from day-to-day.

Tom – Biggest impact we are going to seen on garage opening may not be along Washington Street and the immediate side streets but it may be in the neighborhood where we have residents who complain that the streets are full and they do not have any room to park. I would expect to see that improving dramatically as we take 400 cars off of the street. What's next?

Ed – Downtown meeting with business next Thursday morning and then kick off first general public meeting that same evening. What I would suggest that David or Jim talk about what they found, the direction that we are looking at.

Tom – Will we have identified by them a process and a timeframe in order to allocate the spaces?

Ed – Getting a meeting set up with the Columbus Downtown, Inc to discuss this information and rates and how we go about the process.

Tom – Are we going to distribute this information to The Republic in advance of that meeting?

Ed – We can, until it is actually adopted it is still in draft form. I think we need to get some feedback from the folk's downtown and the general public. That allows them to fine tune it some and then perhaps come back at the May meeting for final draft. We would take action at the May meeting, accepting the report and take what given us as the rate per month, etc. Our responsibility to take the action on street items, signalization, pedestrian crossings, etc. The public will have two opportunities to provide input next week, information presented at meetings in its draft format.

George - What would cause you to change the information in your report?

David/Jim - We will actually go through the garage and lay out where we think the different rate spaces would fit and those numbers may change. We may say instead of 75 spaces 24/7 on the ground floor we only have 56 or something like that. What fits within the structure in a logical way will probably change things. We started to do that and then changed directions a bit and did not have time to wrap that up. The two variables are rates and the number of spaces.

Tom – I'm not certain why we would not want to get the draft to Paul. This is the direction that we are heading and get that information out to the public in advance of those community meetings. At least they know what is in the report and what we are thinking about and what we want their opinions on.

George - If I come to a meeting to give you input and you hand me what you want input on, you want input now. My response is going to be I don't know, I have to go look at that. I'm not going to feel like I've had any input. The discussion for these meetings is location of spaces and cost.

Ed – If we are going to provide the report then the public comments will be on everything as we sit now. One would be to inform the public what we are doing, what is coming up and the second is to provide them the opportunity to provide comment about parking, streets, etc. We do not want them to feel out of the loop, try to keep them up to date on every activity we have going on. This will be one of those pieces so what we would typically do, trying to keep as simple as possible, walk them through this same information at the meeting so they have the opportunity to say this makes sense or no that does not make

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 8 of 9

sense or you need to think about this and what we have always done in the past is always consider the comments and if there are things that we think that we can address that make sense we do that. For instance, on 4th Street the idea was to provide angled parking along there while we have everything closed down or in the process of doing that to deal with the loss of spaces where the garage is going and we did that and it was a good idea to approach it that way.

Tom – If we address this as a preliminary report that we want to adopt and there will be community meetings, first one with downtown businesses and then there will be a public meeting, is the public invited to the one with the businesses. What George and I are saying is that the report needs to get to Paul Menas(s/l) so he can get it reported in the newspaper in advance of that Thursday meeting. We may want to leave open the opportunity to have a second public meeting or third public meeting based on what we get out of those first two. Depending on what comes out of these first two, if there are things that we need to look at and then report back that last meeting could be opportunity to report that information back and gather in any other comments for people who were not able to come to the first meetings. I think as big as this is going to be, the majority of the commentary is going to center on the rates.

Ed – My only concern is we are trying to get people into the garage by June. We cannot wait past the May meeting, I don't think, I'm just concerned about not being able to provide rates to people because they're chomping at the bits to get their spaces. It is going to leave a really short amount of time to try and get through the process of dealing with over 300 spaces to allocate in the month of May. The sooner I can get started on doing this with those users of those parking spaces the better off that we are going to be.

George – More important in the long run is making sure we can provide adequate opportunity for public feedback and input now so that it is not something we are hearing about 2, 3, 4, 5 years down road.

Tom – As much as I would dislike it, if it meant that we left the garage open for two weeks and allowed anybody to park in it at no cost, I think I would rather do that and make sure that by the time the reporting gets done and the final analysis, the editorial is saying that the Redevelopment Commission did the right thing.

George - We are probably overlooking the fact that we will gather some public input from people who are not downtown businesses and we want to make sure that those people can provide input. There are a lot of people who just come downtown, those are the folks we want to come down, we need to make sure they have an opportunity to provide input too.

Tom – I would not have any problem saying we are opening the process of determining interest in leasing a space, rates have not been set at this point but we are wanting to begin to develop the list.

Beyond that the big issues is are we going to throw all of the requests into a hat and pull them out or are we going to be prepared to say we want to insure that the high impact employers in the downtown to the extent that they can get their people off the street and open up that parking for others, in which case you would say SIHO, we want to enter into an agreement. (We being CDI).

George – You have identified multiple issues and processes that we do not have anything on the table for? Whether we are ready in May or not is probably our fault. In terms of monitoring, in terms of rate setting, in terms of how we are going to design spaces, that is not stuff that I think the downtown merchants should decided, that seems to be that we or the other company ought to decide and that should be in place as we move forward. I do not think we can ask people to be interested in leases when we are not really sure how we are going to do anything. It sounds like we did not put some processes in

Columbus Redevelopment Commission City Hall April 14, 2008 at 1:16 pm Page 9 of 9

place that need to be in place before we can actually go forward, whoever the we is. Basically what I have learned today is that we have good information here but then we came up with a lot of "we don't knows". If we go out and gather public input when we don't know or at least have a direction or a plan going into it we could come out more confused that we are now. I do think there are some things that we do have to lead in terms of the process of how we are going to figure out who gets what space, which is something we have to move forward. To get input on something you do need to at least put something on the table. The table is clear. We could then end up with this is how we told you guys you should do it and you chose to do it differently. Right now we do not really have any plan. What I am sayings is - how are we going to take applications, how are going to list those spaces, how are things going to be monitored, do you have limits during the day, etc. It would seem like all those pieces are not decided by the general public.

Tom − I think we need to put that forward and unless there are compelling reasons coming from the public to alter it.

George – Same thing with rates. I'm a downtown merchant, I can tell you that \$80 is too high, \$40 is the way to go. Based on some sort of needs assessment we should have some reasonable rate we can move forward with. Typically you do not let your customers set your rate.

Tom – We have the merchant's meeting next Thursday morning and we have a public meeting that evening. Between now and then Ed can think more about that process, what David's help. What we propose on Thursday morning, not just information, but here's a process that we intend to follow unless we hear some compelling reasons not to. Based on feedback we will determine whether or not to have a third meeting.

Director's Report

Ed – Information provided to Commission in advance/explanations.

Lot of interest in restaurants looking to expand or move into the downtown area. Interest expressed in 3000 to 5000 square feet of office space. Cummins office building is supposed to start the foundation this week. Candlewood Suites to start in about a month with their foundation.

Tom – Survey work for the 2nd garage being so generously provided and the soil testing.

Ed – I have not gotten the proposals back on the soil testing yet. The survey meets what requirements we are going to ask for. I suggest that we go ahead and accept the survey. Mark Isaacs has done all the survey work for our parking garage, The Commons – we probably got it about as economically as possible because he already has all of his ground controls set up and was able to take advantage of that. Have to get the soil proposals back from Patriot and ATC? These have gone out, just need to get them back in and have them get started. I have gotten approval to go ahead and do the soil work.

Tom – No further discussion – meeting adjourned at 2:24pm.

Next meeting May 5, 2008