

# Columbus Redevelopment Commission BOARD MEETING MINUTES Monday, January 5, 2009

1:15 P.M.

#### **MINUTES**

### Call to Order

 Roll Call: Matt Souza, George Van Horn, Rich Stenner, Tom Vujovich, and Dr. Steven Champion

Absent: Jim Leinhoop

Guest: Tom Wetherald, Terry Coriden, Dave Hayward, Ann DeVore, Sharon

Renfro, Corey Carr, Mayor Fred Armstrong

### **Action Items**

2. Approve minutes—Motion for approval made by Rich Stenner and seconded by Matt Souza. Minutes are approved.

a. 12-1-08

- 3. Election of officers—Matt Souza motioned to nominate the committee officers. The officers are Tom Vujovich as president, Rich Stenner as vice president, and George Van Horn as secretary for the upcoming term. Seconded by George Van Horn. The officers are elected.
- 4. Resolution for Columbus Downtown Inc.—This is consistent with ISMF and the property they were providing for the Indoor Sports Complex so we can move forward with the project. Motion to adopt the resolution as submitted was made by Matt Souza and seconded by Rich Stenner. Resolution is adopted.
- 5. Resolution to proceed with Commons Project—This just needs to be in the form of a motion. The redevelopment commission in agreement with the Commons board is to be there agent as it relates to the Commons project. The commission would like to move forward with the project and take that request to city council at there next meeting on January 20<sup>th</sup>, 2009. It is also intended to request the city council to move forward with the \$9 million bond that is required to move forward with the project. Motion is for approval made by George Van Horn. Seconded by Rich Stenner. Motion is approved.
- 6. Marketing analysis—A grocery store has expressed interest in locating in the downtown area. In order to do facilitate that a marketing analysis has to be done for them to access the opportunity for them. There has been a request for the redevelopment to help fund the analysis. We would have the funds to do that but it maybe worth our while if we look at how we could split the cost between the redevelopment and the developer and local foundations. I recommend that we help fund it but not the whole analysis. This would give us a chance to have the analysis for other developers if the grocer decided not to follow through with the project. The developer showed excitement in what we are doing in the downtown area and are currently in the expansion mode. We could work with the developer and contact the foundation and in the worst case come back with a final recommendation at the meeting on January 20<sup>th</sup>. For today we are requesting authorization to move ahead with the market analysis with the total cost of \$6,000. The motion is to authorize payment up to \$6,000 for the market



# Columbus Redevelopment Commission BOARD MEETING MINUTES Monday, January 5, 2009

1:15 P.M.

- analysis. Motion was made by George Van Horn and seconded by Rich Stenner. Motion was approved.
- 7. Process for Change orders on 2<sup>nd</sup> Street Garage—We need to have a process in place that will allow us to react to those change orders in a timely fashion. I recommend that we do it similar to what we did for the Jackson St. garage. That is for the commission to authorize the president and vice president of the commission to evaluate those change orders for anything up to \$120,000. Anything above that would have to come to the redevelopment commission. This would allow us to deal with any of the small things that happen on the project and any of the big things would come back to the redevelopment commission. They would have to be ratified by the commission at some time. Motion to authorize the president and vice president of the commission to evaluate any change orders up to \$120,000 with ratification by the commission. The motion was made by Matt Souza and seconded by Rich Stenner. Motion was approved.
- 8. Change orders on the garage—We have two that has come up. The first one is for the elevator in the garage. The contractor recommended that we change the type of elevator being used. They recommend that going to a hydraulic elevator that would allow for deduction of \$150,000 from the project cost. I recommend that we accept the deduction of \$150,000 for the change in the type of elevator. The contractor has worked with those from the elevator companies and one of them was able to come up with a recommendation that saved the money on the project and it's a valued engineering piece that we consistently do on projects. According to the architect there is no change in the quality of the project. There are questions that need to be answered before voting. This issue was tabled until we find the answers to the questions raised. The second one is from a contractor about a duct bank that runs along 3<sup>rd</sup> St. that has to stay intact. We did not know that it existed and the footers of the garage would have got into the duct bank. In order to keep the duct bank intact we need a fair amount of stabilization that occurs. The project manager has provided a broken down estimate \$150,000. It is broken down by what is anticipated for cost. We have contingency for this issue. The bank is 6ft below grade but we have to go further below in order do the footer for the garage. If we don't provide stabilization for the duct bank the soils under it could erode and damage the bank. Any other development along 3<sup>rd</sup> St. will end up dealing with this issue. This depends on the type of footers and the depth of them. Motion is to authorize a \$150,000 change order. The motion was made by Matt Souza and seconded by George Van Horn. Motion is approved.
- 9. Claims—CSO is for the 2<sup>nd</sup> St. Garage and The Commons. Koetter Kim is for 2<sup>nd</sup> St. Garage and The Commons. Columbus Downtown Inc. is for the build out for the tenant space. Motion is to approve submitted claims. Motion was made by Matt Souza and seconded by Rich Stenner. Motion is approved.



## Columbus Redevelopment Commission BOARD MEETING

Monday, December 1, 2008 1:15 P.M.

### **Discussion Items**

10. Riverfront District – draft resolution & policy—We had a public meeting before the holidays to get feedback. During the meeting some restaurant and business owners thought that this would be beneficial to them and there business. Some thought we should be thinking more into events and attractions. Some thought we should have this as a liquor free zone. We are hoping to gather research from other communities that have a riverfront district. We are hoping to set a meeting to show this information when it comes available, hopefully within the first couple of weeks in the New Year. We are trying to get to where we have a final drawing of a map and final local rules by the commission meeting on January 20<sup>th</sup> so that they can accept it and then it would go to the second city council meeting in February. Once the city council establishes that district, anyone who wants to get a license can petition the redevelopment. If we say "yes" then we provide the letter and then it goes up to the Alcohol and Beverage Commission in Indianapolis.

### **Information Items**

- 11. Meeting schedule for 2009—Propose a meeting on January 20<sup>th</sup>, 2009.
- 12. Annual Report—Draft report. Any comment or questions contact Ed. We need to add Buxton to the goals.

### **Board Comments**

### Adjourn

Columbus Redevelopment Commission meetings are available for people of all abilities. The City of Columbus is working to comply with the Americans with Disabilities Act (ADA). Please assist us by letting us know if there are accommodations you may need to participate. If an accommodation is needed, please notify the Columbus Redevelopment Commission at least 48 hours prior to the start of the meeting, activity, or event. To request assistance, please contact our office at 812-376-2547 (voice), or 812-376-2579 (fax) or email at <a href="mailto:ecurtin@columbus.in.gov">ecurtin@columbus.in.gov</a>.