Columbus Indiana Unexpected, Unforgettable,

Columbus Redevelopment Commission
BOARD MEETING MINUTES
Monday, December 19 2011

1:15 P.M.

MINUTES

The Redevelopment Commission met in an executive meeting Monday, December 19, 2011 at 12:00 p.m., at 123 Washington St. in the Legal Library, chaired by Rich Stenner. Other commission members present were: Matt Souza, George Van Horn, Jim Lienhoop, Al Degner and John Anderson. Also present were: Ed Curtin, Director and Terry Coriden, Attorney.

Matters discussed during the executive meeting were those matters previously advertised in the public notice. The board hereby certifies that no decisions were made and that only matters as advertised were discussed.

Call to Order

 Roll Call—Rich Stenner, Al Degner, Matt Souza, Jim Lienhoop, George Van Horn and John Anderson

Action Items

- 2) Award Bids
 - a. Access and Revenue Control Jackson Street Garage— Motion to award bid to Evens Time for the Access and Revenue Control – Jackson Street Garage for \$129,465.13 and accept the voluntary alternative of an added \$14,359 for a total of \$143,824.13 was made by Matt Souza and seconded by George Van Horn. Motion was approved unanimously.
 - b. Remediation of property at 1st and Lafayette.—BCA recommends rejecting the low bidder, BCA concluded that NSSC would be unable to meet the qualification and experience requirements of the specification for conducting in -situ soil S/S using augers or hydraulic excavator/blender because NSSC did not have the experience as a company or have a subcontractor capable of conducting the in-situ work. NSSC did not comply with the instruction to bidders by not providing information documenting their experience related to the in-situ remediation. Based on this information, BCA does not recommend the award of the contract to NSSC and recommends HIS as the lowest responsive bidder. HIS bid \$1,436,400.00 for the remediation work. Motion to accept

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the bid from HIS as the lowest and most responsive bid was made by Matt Souza and seconded by George Van Horn. Motion was approved unanimously.

3) Agreements

- a. Coriden Law Offices Commission was asked to ratify the agreement with Coriden Law offices for 2011. Coriden had provided the legal counsel for the commission as agreed to in the contract from 2010. Request died for lack of a motion.
- b. Parity Report Agreement Crowe Horwath—This is to allow Crowe Horwath to complete a parity report that is required in order to complete the bond process. The total cost of this report is \$3,000. Motion to approve the agreement was made by Matt Souza and seconded by Jim Lienhoop. Motion was approved unanimously.
- c. Barnes and Thornburg Remediation cost recovery This is to pursue any possible cost recovery for the remediation of the property at 1st and Lafayette The agreement is with Dave Gillay of Barnes and Thornburg. Gillay specializes in this work. Motion to approve the contract was made by Matt Souza and seconded by Jim Lienhoop. Motion was approved unanimously.
- 4) Christopher Burke Impacts to flooding of Outdoor Sports Complex – Peggy Shepard of Christopher Burke presented their findings on the impacts of the Outdoor Sports Complex on a 500 year event. They found it would likely impact some properties and buildings between State Street Bridge and the Louisville and Indiana Railroad bridge. Commission took the report under advisement.
- 5) Coop Grocery Recommendation The commission considered the request of the Coop for a loan of \$250,000. Motion to take the steps necessary to facilitate the loan was made by Matt Souza and seconded by George Van Horn. Motion was defeated by a vote of 3-2.
- 6) Claims—Motion to approve the claims was made by Matt Souza and seconded by Jim Lienhoop. Motion was approved unanimously.

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Discussion Items

 Financial Commitments — The commission had requested information on the financial commitments of the commission and CDI.

Outstanding Obligation	Funder	A	Comments	I made more a made	Parties	Tauma
Project	Funder	Amount	•••••••	Instrument	Parties	Terms
Commons Buildout	Heritage Fund	\$500,000.00	Though not specifically designated by HFBC, the funds were used to do the buildout of the Scotty's and Puccini's retail space.	Promissory note	Heritage Fund loaned money to CRC	Repayment starting in 2013 ending in 2016, \$125,000 per year
IUCAD	Cummins	\$500,000.00	These funds were used for the buildout of the IU CAD space.	Promissory note	Cummins Foundation loaned money to CRC	Repayment starting in 2013 ending in 2016, \$125,000 per year
Indoor	Heritage Fund	\$225,000.00	These funds were provided to CDI with the intent that they would be repaid when CRC had the available funds. See paragragh 2 in the promissory note.	Promissory note	Heritage Fund loaned money to CDI	As soon as practical by CRC
Indoor	Cummins	\$250,000.00	These funds were provided to CDI with the intent that they would be repaid when CRC had the available funds. See paragragh 2 in the promissory note.	Promissory note	Cummins Foundation loaned money to CDI	As soon as practical by CRC
Indoor	HF - Donor Specified	\$25,000.00	These funds were provided to CDI with the intent that they would be repaid when CRC had the available funds. See paragragh 2 in the promissory note.		IFF loaned money to CDI	As soon as practical by CRC
REMC	REMC	\$365,000.00		Promissory note	REMC entered into agreement with CDI	Would need to be repai within 3 years
воа	ВОА	\$367,500.00		Promissory Note	BOA entered into agreement with CRC	Would need to be repaid within 3 years
Total		\$2,232,500.00				,
Bond Payments						
Jackson Street Garage			Approximate January Bond Payment	Bond		
Jackson Street Garage	***************************************		Approximate January Bond Payment	Bond	***************************************	·····
Woodside NW		, ,	Approximate January Bond Payment	Bond		
Total		\$442,484.00				

Information Items

8) Staff Report—None at this time.

Board Comments

<u>Adjourn</u>