
Minutes

The Redevelopment Commission met in Regular Session on Monday, June 26, 2023 at 4:00 p.m.

1. Call to Order:

The meeting was called to order at 4:00 p.m. by the President. Roll call was taken. All other commissioners were present in person.

Attendees:

Commissioners:

Al Roszczyk, Pres. Kyle Hendricks, V.P Trena Carter, Sec.
 Shannon McDonald Cynthia Boll

Other attendees:

Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Project Coordinator; Grace Kestler, City Council Liaison via Webex; Jason Major, BCSC School Board Representative; Tom Dell, City Council Member, and Mary Stroh, counsel.

Discussion Items:

2. TIF Expansion Discussion – Heather Pope and Andrew Lanam

Heather opened discussion on the review of the TIF districts over the past few years. There are currently 6 TIF districts: Airport, Central, South Commons (The COLE), Cummins, Midtown, 2nd and Lafayette. Heather reviewed the proposal to consolidate some districts following the payoff of all debt affiliated with those projects. There was further discussion of properties that went through rezoning and no longer contribute to the TIF – these are being considered for removal. Heather also explained the proposed TIF expansion down the State Street corridor and on North side of Columbus that coincides with investment in those areas. Lastly, a new TIF district proposal was discussed for the area within downtown that is part of future planned development. The intention is to make these adjustments in a holistic approach and all at one time. Heather talked through the process and how this would proceed with anticipation of a Confirmatory Resolution as early as September. Al discussed the current expiration of the downtown TIF in 2035. The creation of the new districts would then extend the TIF expiration on those parcels. Al opened the floor for discussion. Rich Starkey from Barnes & Thornburg commented on how common the practice to re-calibrate and assess updates and changes is.

Jana asked about the life of the TIF areas and how these changes would impact them. Andrew noted that the existing TIF would remain the same. Any new areas would have their own lifecycle. Many of these expire around the 2035 range. Hutch Schumaker asked about the Cole TIF and Cummins TIF and if those funds could be used on State Street. Andrew clarified that if the Cummins and Cole TIFs are consolidated and the boundaries are expanded down state street, those funds are all then within the Central TIF. There was some further discussion on the current boundaries of existing TIFs. Al provided a map of the districts and proposals and indicated that grants between TIFs must benefit the granting TIF. Tom Dell inquired about expirations on a few TIFs and how they overlap. Andrew provided clarification on those. Al asked for further questions. There was no further discussion.

3. Office of Downtown Development/Façade Grant Discussion – Ike DeClue, Executive Director of ODD

Ike attended to provide an update on initiatives. Proposed Façade grants will benefit the downtown area by increasing enjoyment and accessibility. This would allow for advancing and preserving the downtown community structures. Preliminary plans for Columbus' program have been modeled and benchmarked against similar programs. Ike has been working with local design experts, Indiana Landmarks, and other subject matter experts. Heather provided some additional commentary on the façade program background. Heather noted that we have been working with Ike for a few months discussing façade opportunities. Over a year ago, CRC had begun research on how to setup grant façade programs and how it could be implemented. The ODD seems to be a perfect fit for this type of programming. There was discussion on the scope of these grants, incentives offered through the program, designations and partnering groups, geographical parameters, and the eligibility requirements. Kyle indicated that the biggest concern previously was that CRC can and should be partner but cannot be the administration portion of that. Ike commented on this being a priority for ODD and certainly a function that they would be comfortable with. Al asked for further questions. Tyler Hodge, Lucabe Coffee, indicated that he supports façade grants and the need to reinvest in the community. Tyler encourages consideration of expanding this program beyond the downtown. No further discussion.

Action Items

4. Resolution #20-2023 of the CRC to approve the project agreement with Flaherty & Collins for the mixed-use development located along Washington street, between 6th Street and 7th Street. Andrew Lanam, Stifel, Deron Kintner, F&C; Rich Starkey, Barnes & Thornburg.

Deron gave history of the site and the project and explained F&C's unique position because of The Taylor project providing an opportunity to recognize some economies of scale via the ability to run administration through The Taylor and also offer additional amenities. The initial plan

includes 50-55 apartment homes and anywhere from 2500-7500 square feet in commercial space. Deron explained the parking arrangements and allocation of spaces within the garage. Heather confirmed that Flaherty & Collins will purchase the land from Cummins and then the firewall is split between F&C and Cummins. Discussion was had about some of challenges associated with this particular parcel and limitations with space available. A provisional design and spec sheet was shared though it was noted it may alter slightly. Heather commented on requirement for this property that Cummins has to approve all design elements. Prior specs have already gone through that process and were approved by Cummins. Heather outlined the request before Commission. The total project is set at \$15 million. The gap ask is at \$5.8 million with possibility that there are funds set aside for buildout of potential commercial tenants. This resolution allows CRC to enter into negotiations on the project agreement. Modeled on The Taylor agreement and same requirements from the City. There was discussion of the separate TIF district. Rich Starkey spoke on the resolution and that it is approved as a forgivable loan. Heather and Andrew discussed the process of approval with the next step being to go before City Council on September 5th for the loan approval piece. Al inquired on the construction time frame if approved on proposed schedule. Deron indicated this is more of a 12 month construction time frame. Al asked for Commissioner discussion. There was none. Al asked then for further discussion from public/Webex. Many members of the public commented and asked questions. Much of the discussion focused on possible use of the site, feasibility of the housing, and the planned commercial space. Frank Miller suggested that CRC table this resolution until other members of the City Council have a better opportunity to learn more about the project. There was a request from Grace regarding the existing Flaherty & Collins project, related to an update on the grocery store. Frank asked about the economic impact of making this an office development vs a multi-family development. Al comments that there are already several vacant office spaces downtown. Deron further discussed the research conducted with the site selection and consideration as well as rental rates and availability. Kyle asked about what cost to developer is if we table this for a month. Deron indicated that costs are increasing and that there is a ceiling on what rent Columbus can pay. Tom Dell pointed out that this property has been sitting idle for years with Cummins wanting to finish up the project and complete the intended outcomes. Tom supports this project and noted that more people downtown drives business support downtown. There was discussion on the positive impact on retail and increased foot traffic in the downtown area.

Al asked for public comment. Public remarks were given regarding the availability of office space, commercial space, specifically restaurants, in the downtown area. Al gave further comment on the property ownership and opportunity for their approval. Discussion about tabling the vote was had regarding timing of meetings, what information is needed, and how that information will be provided. Public members further commented on the current downtown landscape and what is needed. Al asked for additional comments. Remarks were offered regarding affordability of downtown housing and availability of options also regarding the mix of offerings within the area relating to commercial, residential, etc. Heather provided further comment about the timeline of the project and how long the property has been vacant. Rich clarified the legal role of this approval and that the Resolution at hand only authorizes the CRC to continue in the negotiation process with Project Agreement discussions.

No further discussion. Al asked what commission wanted to do. Clarified the options: approve, deny, or table. Cynthia Boll asked, if tabling, what is to be accomplished between now and then? Andrew and Deron provided further information regarding specs and costs for retail space.

Kyle made motion to table the request for further action by this Commission on Resolution # 20-2023 to approve the project agreement. Al called for a second. Shannon Seconded. The motion passed with a vote of 3 to 2. Al voted Yes, Trena and Cynthia voted No.

5. Resolution #21-2023 of the CRC to contribute toward the construction of the 8th Street Gateway Infrastructure – Landmark Columbus Foundation, Laura Garrett.

Laura presented the request and explained the desire to make downtown more safely walkable. Laura gave a history of funding and the project and discussed additional partners. The project design is very similar to 5th Street and will address the key intersection and entrance to Mill Race park. There is a desire to create a more connected downtown and activate downtown. Bid have been received, and they have come in high - but Engineering is working to reduce additional costs. Laura believes that \$80,000 will support the project, for the most part. She is also hoping to include a sculpture pad, and has worked with CAAC on those specs. Cynthia commented on liking the opportunity and asked what will happen with the pedestrian crossings. Andrew Beckort notes that the City will re-stripe everything to high visibility striping and there will be full striping across the pedestrian crossings. Kyle asked about the maintenance of the space. Andrew and Laura note that it will be managed like the 5th Street crossing and have focus on low maintenance. Al asked for additional questions and comments. There were public comments in support of this plan: this will spruce up the pathway and pedestrian path; excited to see the outcome. Al asked for public comment.

No further discussion on part of commissioners and no public comment or questions. Trena moved and Cynthia seconded the motion to take action to adopt Resolution 21-2023 to authorize the commission to approve the request not to exceed \$80,000. The motion passed unanimously.

6. Approval of Minutes: May 15, 2023 – Regular Meeting

Review of the May 15, 2023 Regular Meeting Minutes was had, no corrections or changes were noted. Shannon moved and Kyle seconded a motion to adopt the same. There being no discussion the motion passed unanimously by roll call vote.

7. Review and Approval of Claims

Docket of claims was provided. Kyle moved and Cindy seconded a motion to adopt same. There being no discussion the motion passed unanimously via roll call vote and all claims approved.

8. Project Update – Heather Pope

- **Consulting Services:** Recent project discussions have encouraged the CRC to begin exploring fiscal and economic impact analyses resulting from redevelopment projects. This came about as we were looking at the value of investing in large projects such as NexusPark, and what is the return on these types of projects. The Hotel/Conference Center project provides another opportunity for a deeper return on investment analysis. The questions have been asked: What is our return? Is there a way to support these discussions by diving into additional economic impact analyses for our projects? The CRC has had exploratory conversations/interviews with a few reputable firms regarding reporting on key metrics which could include: return on investment, ancillary benefits, quality of life impact, spending habits/visitor spend, assessment values, employment impacts, direct and indirect impacts, supplier activity, etc. We are expecting a proposal back that we can review and bring before the commission to proceed with these studies.
- **Housing Study:** There has been a lot of discussion recently regarding updating the City's housing study conducted in 2012. The Planning Commission and Community Development is currently putting together the scope and a team for this project. They will come before the CRC with a proposal to fund the housing study. This would be a permitted use of TIF funds. Likely a member of the CRC will be asked to be involved in the study.
- **Multi-Family/Urban Grocer** – August Mack was on site in May to remove the monitoring wells installed as part of the Brownfields site remediation efforts. This allows F&C to proceed with work on the parking lot.
- **POW/MIA/Law Enforcement Plaza and Robert D. Garton Veterans Downtown Entrance Plaza** – The City of Columbus, Redevelopment Commission, and Landmark Columbus Foundation will be seeking design qualifications for the redesign of this entrance plaza. Currently, the CRC and Landmark are working through the RFQ documents and proposed timeline.
- **2nd Street Thoroughfare Project:** AZTEC has submitted their 60% plans. This project will provide some lane narrowing, on-street parking, landscape bumpouts, for safe navigability. Currently, we are on track to release the project for bids in July with an awarded contract in early fall of 2023 (pending funding approval by the CRC and City Council).
- **Our River...Our Riverfront:** On May 11, the Columbus Riverfront Team submitted their responses to the prior round of inquiries by USACE received on April 11th. We submitted our IDEM permit at the same time, which by state statute will result in a definitive permit

response within 90 days. We remain optimistic that we will receive our USACE and IDEM approval soon!

- **Tenant Activity:** No commitments on the Subway space have been made to date, but we have received much interest in the location and a business proposal. The Bucceto's space is currently vacant; however, we do have an interested tenant. A draft lease is under review and we hope to begin lease negotiations in the upcoming weeks.
- **Workforce Development:** Looking forward, BCSC will attend the August CRC meeting to present their request for Workforce Development funds for the 2023-2024 academic school year.

There was no further public comment or questions.

Adjournment


There being no further business, Trena moved and Shannon seconded a motion to adjourn. The motion passed unanimously via roll call vote and the meeting was adjourned at p.m.

Approval this 17th day of July, 2023 minutes.

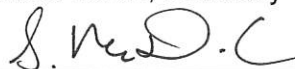


Al Roszczyk, President

Kyle Hendricks, Vice-President



Trena Carter, Secretary



Shannon McDonald, Member



Cynthia Boll, Member