
Minutes

The Redevelopment Commission met in Regular Session on Monday, October 16, 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 commissioners in attendance were present in person.

Attendees:

Commissioners:

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

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Project Coordinator; Grace Kestler, City Council Liaison; Tom Dell, City Council Member, and Mary Stroh, counsel.

2. Discussion Items:

Our River...Our Riverfront Project Refresh – Randy Royer, Hitchcock Design Group and Jason Larrison, JS Held.

Jason Larrison introduced the partners working on this project. Taylor Brothers has done some cost estimating as well. Bill Hopkins from Strand was present as well. Randy Royer described the area of the project and Jason described the history of the area and the dam. Both Randy and Jason went over a brief history of the area, the project, and the dam. Randy went into more detail regarding the structural concerns in the dam, the current breach and the damage currently. Randy also reviewed the prior concepts for the Riverfront project, dating back to 2004. In 2016, Hitchcock Design Group was brought in to do a master plan for the project focusing on the areas of safety, maintenance & repair, economic/workforce development, ecology, connections, compelling attractions, and captivating appearance. The master plan then resulted in new renderings in 2021 based upon the prior findings and inputs. The engineers focusing on the water pieces, S20, has designed the water ways to accomplish recreation but also improve the ecological concerns. Much of the last seven years has been spent working on the regulatory components.

Jason presented the overall project estimates. Requests for Proposals have been put out for a CMc This process allows a construction manager to manage and bid the process because of the specialized nature of this project. Responses will be received next week and then the review and interview process will begin. Jason then described what would be included in each of the planned improvements.

Al opened it up to commissioner questions. Trena asked about the ecological planning and the mitigation there. Jason described that there is period of time for that ecological components to get established and so the mitigation is to assist in that. Al clarified that the in-water feature is necessary not just for recreation but also to meet the requirements of DNR and USACE and the need to hold the water back as well. Further discussion of the economic impact this could have and the current desire to reconnect and restore riverfronts. Discussion on the update cost estimates. The same design but updated projections were presented. Is there data on how frequently parts of this would flood? A study performed indicated that less than 30 days of flooding on average in this area. The timeline on this project would be about 18 months. Some of that timing is because of DNR restrictions on when certain pieces of the project can occur. Al then opened it up for public comment.

Public comment regarding whether or not fishing boats would be able to navigate. Yes, this design would allow for that along with other recreational activities. This is built in on the fish passage side. Comment on the overall cost of the project and other comparable projects across the country. Further conversation about the costs of the project, the necessary mitigation for the process, and where these numbers come from. There are also a lot of restrictions and requirements that increase the costs as well. Discussed overall budget as well for the project. Kevina Schumaker asked about where the access points would be and how you would enter and exit the waterway. Heather announced that on Tuesday, November 14th, there is a joint meeting with the City Council and Redevelopment Commission where there will be further presentation on this and also James Lima is presenting on the economic impact of this project and the potential return on this investment. There was clarification that this has not yet been approved and that this is all just discussion. Grace asked what amount has been spent on this project already just to know the overall costs involved. That number wasn't available off hand. Tom Dell commented on getting the safety aspects taken care of can't be underestimated. It has been a long road and many of the approvals are contingent upon the current design. No further comment.

Action Items:

3. Approval of Minutes: September 19, 2023 – Regular Meeting Minutes

Review of the September 19, 2023, Regular Meeting Minutes was had, no corrections or changes were noted. Cindy moved and Trena seconded a motion to adopt the same. There being no discussion the motion passed unanimously.

4. Review and Approval of Claims

Docket of claims was provided. No further questions or discussion regarding those presented. Slight modification, there is an additional invoice that is August Mack's final invoice for the decommissioning of the monitoring wells on the brownfield site. Shannon moved and Trena seconded a motion to adopt the same. There being no discussion the motion passed unanimously, and all claims approved.


5. Project Update – Heather Pope

- 2nd Street Thoroughfare Project: Funding in the amount of \$1,395,600 (NTE) was approved at the September CRC meeting and the October 5th City Council meeting, both with unanimous votes. The contractor selection will be confirmed at the 10/17 BOW meeting. Construction will take place in the Spring of 2024 and conclude by August 2024. Landscaping would be planted in the fall of 2024. This project is currently being coordinated with the Taylor mixed-use development timeline and also with the INDOT road resurfacing scheduled to take place in 2025/2026.
- Tenant Activity: We have had recent conversations with the party interested in leasing the former Bucceto's space. Currently, they are reviewing the proposed lease. Once we have a formalized commitment, the future tenant will likely begin tenant improvements in the space, which they anticipate being completed prior to the end of the year. They are currently consulting with their architect on interior design and possible tenant buildout opportunities.
- The Taylor – Currently, the leasing office is open and accepting early lease applications and tours. The first round of leasing opened 63 units at the beginning of October. As of last week, there were already 40 units committed and 20+ residents have moved in to date.
- Housing Study – The RFP has been issued with a completion report expected in June 2024. We received 14 responses to the RFP for the parking study. This was an impressive response. Responses were due by October 2nd at 5 p.m. The next steps will be to create a shortlist of consults who will be asked to interview and from there a final selection will be made.
- State Street: There was a vehicular incident on State Street, which damaged an additional light post and multiple artistic panels. We are currently working with insurance on the replacement of these elements.
- Activations in Place: Activations in Place is a free, two-day event focusing on the work of the seven teams awarded the 2023 Exhibit Columbus University Design Research Fellowships (UDRF). The event will occur in multiple locations in downtown Columbus over two days, highlighting the Fellows' work and the expertise of nationally recognized experts. The innovative format will allow attendees to explore the temporary installations and much of downtown Columbus.

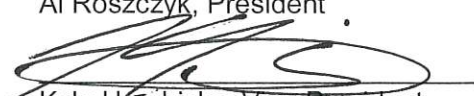
Adjournment

There being no further business, Trena moved and Shannon seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 5:16 p.m.

Approval this 20th day of November, 2023 minutes.



Al Roszczyk, President



Kyle Hendricks, Vice-President



Columbus Redevelopment Commission
Regular Board Meeting
Monday, October 16, 2023
4:00 p.m.
City Council Chambers

Trena Carter
Trena Carter, Secretary

S. McDonald
Shannon McDonald, Member

Cynthia Boll
Cynthia Boll, Member