



Minutes

The Redevelopment Commission met in Regular Session on Monday, December 18, 2023 at 4:01 p.m.

1. Call to Order:

The meeting was called to order at 4:01 p.m. by the Vice President. Roll call was taken. Commissioners in attendance were present in person, with the exception of Cynthia Boll who attended via WebEx.

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; Jason Major, BCSC School Board Liaison; and Mary Stroh, counsel.

2. Discussion Items:

No items for discussion.

Action Items:

3. **Resolution #32-2023 of the Columbus Redevelopment Commission to provide a grant to a Neighborhood Development Corporation, for the benefit of the Columbus Area Chamber of Commerce and Greater Economic Development Corporation, to assist in funding a rehabilitation of a commercial structure in the Central Economic Development Area – Cindy Frey, Chamber of Commerce President and Jason Hester, President Greater Columbus EDC.**

Cindy Frey and Jason Hester provided an overview of the space available for the Chamber and EDC. Their offices have been residing in a temporary space since their former building was destroyed by fire. They are pursuing the purchase of a building located at the corner of 3rd and Franklin. The intent is to purchase the building and then make improvements. The CRC funding request will help bridge the financing gap. A visual rendering of the planned building improvements was presented. Jason gave a brief overview of the investment made in the Central TIF that EDC has been involved with since 2005. The Chamber and EDC intend to work with Dunlap construction to renovate the new space.

Kyle opened it up to commissioner questions. Shannon asked about the timeframe. Cindy indicated that an RFP had been put out and received back. They are hoping to close by January 15th and then begin the renovation of the building. Heather discussed the 40/60 utilization split of the building between EDC and the Chamber and notes that it has been a long process to find a new location for these organizations. Trena asked about quoting for the project and if several quotes were received. Dunlap had previously quoted the work at a different location that did not proceed, so they were selected again to quote the new location. Jason also commented on how this building allows access and ability for the organizations to be co-located within the space. Grace asked about opportunity for co-working space. The new space does not have space for the co-working area but there will be three conference rooms available for use.

Kyle then opened it up for public comment. Having no public comment and no further discussion on the part of commissioners, Kyle called for a vote on the resolution. Cindy moved and Shannon seconded the motion to take action to adopt Resolution 32-2023 to approve the grant to the Columbus Area Chamber of Commerce and Greater Economic Development Corporation in an amount not to exceed \$400,000. Kyle took a roll call vote and the motion passed unanimously.

4. Resolution #33- 2023 of the Columbus Redevelopment Commission to approve a Downtown Improvement Grant to the Office of Downtown Development – Ike DeClue, Office of Downtown Development Executive Director.

Ike DeClue and Laura Miller presented the Downtown Improvements Grant concept. They have done a lot of research for this program and have explored what has worked in other communities around Indiana and the country. Qualifying projects would receive a specified grant amount with a 50/50 match. This program would be available for downtown property owners and business owners who have permission given by the landlord. The Office of Downtown Development has already received interest in the project expressed. They acknowledged the cost of maintaining the older buildings and the desire to attract and retain businesses within the downtown area. They have been working closely with J.P. Hall who has helped develop these types of projects across the state. One focus would be on igniting the downtown area with upstairs activation and vibrant buildings. Their grant approval is similarly structured to Heritage Fund grant review and approval. The maximum would be \$15,000 for a single grant. The primary improvement area has been identified, along with future development areas. They intend for the program to be evolving over time. Currently, there is a clearly defined structure in what projects qualify for this program. This would be commercial based initially with the potential to expand into residential down the road. The ask at this time is for \$250,000.

Kyle opened it up to commissioner questions. Grace asked if this is limited to exterior improvements or if interior improvements could qualify as well. It will be on a case-by-case basis but interior improvements could certainly be considered. Trena asked if J.P. Hall would be working on the application process. He is a consultant that is advising on the overall process and developing the program. Shannon asked about the benchmarking and what successes have been seen to really help activate a downtown area and make the community thrive. There are some specific items that have been identified. There is also some interest in doing empty storefront activation. One of the biggest impacting factors is upstairs lighting. 75% of the second floor areas are vacant and there is an opportunity to work on getting more lighting.

Kyle then opened it up for public comment. No public comment. Heather did note that as a part of the resolution, there is a requirement of an annual report back to the Commission on the status and how the program is going. Heather also complimented Ike for some of the interim activation initiatives such as seasonal painting on empty storefronts and the partnerships formed through the Office of Downtown Development as well.

Kyle indicated that he will be abstaining as he is a board member of the Office of Downtown Development. No further discussion on the part of commissioners and no public comment or questions. Shannon moved and Trena seconded the motion to take action to adopt Resolution 33-2023 to fund the Grant to the Office of Downtown Development in an amount not to exceed \$250,000. A roll call vote was taken and the motion passed unanimously, with Kyle abstaining.

5. Approval of Minutes: November 18, 2023 – Regular Meeting Minutes

Review of the November 18, 2023, Regular Meeting Minutes was had, no corrections or changes were noted. Trena moved and Shannon seconded a motion to adopt the same. There being no discussion, a roll call vote was taken and the motion passed unanimously.

6. Review and Approval of Claims

A docket of claims was provided. A new claim was added and the claims were updated. The Thelma Johnson property closing did occur and was added. No further questions or discussion regarding those presented. Shannon moved and Trena seconded a motion to adopt the same. There being no further discussion, a roll call vote was taken and the motion passed unanimously, and all claims approved.

7. Project Update – Heather Pope

- **1821 Trail:** This project is officially completed with the installation of the East Plaza markers and collaboration plaque at the entrance of City Hall. Final retainage has been billed. Remaining dead trees will be replaced by the end of the year.
- **2nd Street Thoroughfare Project:** A preconstruction meeting was held with O'Mara for the project to discuss scheduling and construction timing. There have been multiple meetings with the project design/engineering firm, contractor, and the Flaherty & Collins Taylor project manager to continue coordinating the 2nd Street Thoroughfare project with the Taylor mixed-use development timeline and also with the INDOT road resurfacing scheduled to take place in 2025/2026. This project is on schedule to start in March, depending on the weather.
- **6th & Washington Development Mixed-use Development** – At the December 5th City Council Meeting, the project agreement and TIF District creation was approved for the Flaherty & Collins proposed mixed-use development at 6th & Washington Street. At the same meeting the City Council passed the loan agreement ordinance on first reading. On December 18th City Council will consider the required second reading of the ordinance. In early 2024, the final step is to bring the four-step TIF creation process back to the Redevelopment Commission for passage of the Confirmatory Resolution.

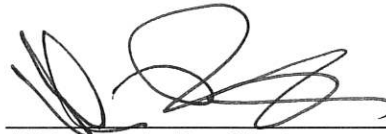
If all of the remaining pieces are approved as outlined, they should start construction by the end of next year (2024).

- **8th Street Gateway Project** – You will recall that the Columbus Redevelopment Commission approved an \$80,000 contribution to the Mill Race Park Gateway project. On Thursday, December 14th, a Bell Ringing Ceremony was held to signify the opening of this project. Flaminco has been re-installed at this location after being refurbished.
- **Ground Rules** – Exhibit Columbus featured several exciting installations downtown over the last few months. The exhibit concluded in November and the installations have been/are being removed and some are being reutilized in new capacities wherever possible. We are exploring the installation of parts of “Ground Rules”, which was located at the south side of the COB, to locations downtown as a method of temporary tactical urbanism. This is not a project Redevelopment is funding or can fund in the future, however, we are providing staffing to help facilitate the necessary approvals needed between the different departments and Board of Works. If approved at Board of Works, on December 19th, the temporary installation will take place in the spring.
- **Tenant Activity:** We have received preliminary renderings for the former Bucceto’s space from the prospective tenant that we have been working with. Working with designer to come up with these interior plans. Once we have a formalized commitment from the prospective tenant, we will execute the lease.
- **The Taylor** – Currently, the leasing office is open and accepting early lease applications and tours. The project is progressing ahead of schedule and the site project manager anticipates receiving their Certificate of Occupancy for all units by December 15th. They are currently 30% occupied when you consider all 200 units.
- **Commissioner Binders** – We will be providing updated binder material at the January CRC meeting. Although the 2024 meeting dates and times remain at 4PM during the 3rd Monday of the month, the January meeting is scheduled for Monday, January 22nd due to a holiday conflict.
- **TIF 101 Training** – The Commission has been invited to attend a TIF 101 information session on Wednesday, January 10th.
- **Thelma Johnson Property** – We have received a clear title on the property located at the corner of Lafayette and Water Streets. The Redevelopment Commission has executed all the necessary closing documents on our end. At the time of this writing, we are simply waiting on the seller to execute the necessary documents and wiring instructions to be sent to the Clerk’s office.
- **Annual Meeting** – The Redevelopment Commission is required to host an Annual Meeting each year. As we have done in years past, we will have our Annual Meeting in February as part of our regular February 19th CRC meeting.

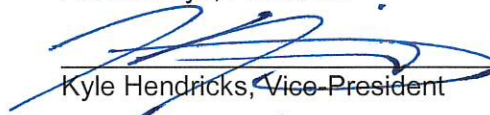
Adjournment

There being no further business, Trena moved and Shannon seconded a motion to adjourn. A roll call vote was held and the motion passed unanimously. The meeting was adjourned at 4:47 p.m.

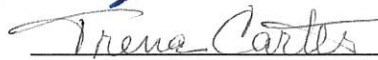
Approval this 22nd day of January, 2024 minutes.



Al Roszczyk, President



Kyle Hendricks, Vice-President



Trena Carter, Secretary



Shannon McDonald, Member

Cynthia Boll, Member