
Minutes

The Redevelopment Commission met in Regular Session on Monday, August 19th, 2024 at 4:01 p.m.

1. Call to Order:

The meeting was called to order at 4:01 p.m. by the President. Roll call was taken. Commissioners in attendance 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; Nichole Young, Community Development/Redevelopment Office Administrator; Jason Major, BCSC School Board Liaison; Grace Kestler, City Council Liaison, electronically, and Mary Stroh, legal counsel.

Discussion Items:

2. Housing Study Update – Robin Hilber, Director of Community Development

The Redevelopment Commission authorized funds for a housing study in 2023. Robin Hilber attended the meeting to provide an update on the study progress. The presentation will likely be mid-end of September. Most of the report is complete but the consultants are still finalizing the executive summary. There may be a need to extend the contract slightly for them to expand the recommendations provided in the plan. The last study was completed in 2012. The hope is that the new study will provide some actionable items to implement. The results of the study will be very useful with developers and grant applications. Paul Smith, Assistant Director of Community Development, has been involved as well. Heather thanked Robin and the Planning Department for assisting and leading this project. Al opened it up for questions.

Shannon echoed Heather's comments and appreciation and asked what is the plan to present findings to the public and how frequently should we be doing these studies? Robin indicated that there had been a suggestion to review in 5 years and thinks it possible that we might have another study performed in 5-10 years. When presenting to community, RDG will be making presentations of their findings, likely in the afternoon and in the evening. These dates will be shared when scheduled. Kyle mentioned that this is a huge topic in the community and that recording the presentation to be later viewed would be very valuable. Robin indicated that they are looking into that as well.

Al opened it up to public comment. Having none, he thanked the presenters.

Action Items:

3. Resolution #25-2024 of the Columbus Redevelopment Commission to amend the Central Allocation Area Confirmatory Resolution (Public Hearing) – Bradley Bingham, Barnes & Thornburg

Brad Bingham initiated the Public Hearing. This is last step to expand the Central TIF for the Toyota Manufacturing Project and associated infrastructure improvements. The process kicked off in May with the Declaratory Resolution. Brad reviewed the steps that have been taken and the outcome of the process. Notice has been published and the tax impact statement has been delivered to the impacted property owners. This is the final action to expand the TIF area. Brad invited questions. AI opened it up to the Commission for discussion. There was none.

Having no questions or comments from the Commissioners, AI opened it up for public comments. No public comment or question.

AI asked for approval of the resolution. Shannon motioned for approval of the resolution and Trena seconded. A vote was taken and the motion passed unanimously.

4. Resolution #26-2024 of the Columbus Redevelopment Commission to fund building improvements for the property located at 1350 Arcadia Drive per IC 36-7-14-39(b)(4) – Bryan Burton, Director of the Department of Public Works, Karen Walker, Force Design, Inc., and Jason Larrison, JS Held.

Heather gave an overview of the presentation and previewed the requests that are being made. Bryan gave an overview of the facility and what the relocation would provide. There would also be an addition of 10 service bays that would allow for storage of the buses as well. The team is currently making decisions on the fuel storage tanks as well. Karen reviewed several images of the site and the schematic design drawings. They have met with planning to ensure they are meeting all compliance issues and have also looked into expanding the People Trail and making some additional improvements in the future. Bryan reviewed how the current facility is laid out versus new facility layout. The maintenance area is separate from the offices. The public will go through the front area with the offices. There will also be a fence around the property and additional areas for specified purposes that the current facility space doesn't allow. Karen went through the schematic design for the addition and renovations to the existing structure. This building will also be handicap accessible.

AI asked about HVAC in the maintenance area. It is heated but not air conditioned because the doors are often open. The fuel capacity will be the same as they currently have. AI asked about cost difference in having fuel tanks above ground or underground. Bryan indicated that the biggest difference is the compliance for underground installation. It is a fifty percent cost increase to go underground. It is more functional to have underground because of the space taken up. Total estimated cost is \$6,113,407.00.

AI opened it up to the Commission for discussion. Kyle asked about the estimated cost of the Wash Building. Karen gave specifics on all the mechanics required for that facility as it is also very important for the Salt

Trucks because of the potential for rust. Al commented on thinking that the fuel tanks being located underground does seem to make sense given the benefits. A lot of costs are increasing as well. Shannon asked about potential for doing road improvements in the area. That has not gone further. Heather indicated that we are currently in process of rezoning. There has been conversation about pedestrian and bike pathways and trail connections between this property and the surrounding properties. Al asked if there was anything left out of the future proposal. We had discussed salt barn on the property but it is not a top priority at this time. Having no additional questions or comments from Commissioners, Al opened it up for public comments.

Tom Dell commented that this improvement is way overdue. Their department touches so many areas of the community. The city really needs to move this forward and highly recommends Redevelopment pass it along. Heather gave quick overview of the process and outlined the various components. Ultimately, this proposal will need City Council approval. Is on the City Council agenda on September 3rd, if approved this evening. Al mentioned that we were able to purchase the property for slightly lower than the average of the two appraisals performed. Mayor Ferdon noted the economic development impact that is done with this as well and the ability to provide high quality services. This is long overdue and a huge win for the city.

Brad Davis confirmed that City Council has to approve the purchase price and the cost of improvements. Brad asked if there had been further conversation about the County Salt Barn. Heather indicated that the discussions continue and working on an LOI. We hope to have some movement there. Brad asked what would happen to the old building? That is undetermined at this time. The salt facility will still be maintained and used there.

There being no further question or comment, Al asked for approval of the resolution in an amount not to exceed \$6,113,407.00. Kyle motioned for approval of the resolution and Cindy seconded. A vote was taken and the motion passed unanimously.

5. Review and Approval of Claims

A docket of claims was provided. No further questions or discussion regarding the claims. Trena moved and Shannon seconded a motion to adopt the same. There being no further discussion, a vote was taken and the motion passed unanimously, and all claims were approved.

6. Discussion of BOT Process – Jason Larrison, JS Held.

Jason presented that City Council approved the BOT procurement process. The next steps are to put out an RFP or an RFQ for a developer. A contractor could be the developer. This has to be advertised like all other public projects and there is a committee that reviews the submissions. There is then a negotiation period regarding the overall project and what fits within the budget. Once the developer is selected, and a best and final proposal is created, it must be advertised and there is a public hearing before approval of the contract. Through the interview process, the budget is discussed and negotiated. Al asked how the contracts are awarded to a developer versus a contractor. It used to be that contracts were awarded to specialized developers, but has since opened up to general contractors as well. The payment process is negotiated through the contract as well. The construction period is estimated at 9-12 months. Shannon asked about

contingencies in BOT. Jason indicated that some of those contingencies are dependent upon where design process is. There are contingencies through the process. Heather noted that there will be a design contingency with this project because we are only through the schematic designs. Al opened it up to questions and comments. Karen noted that there would likely be a construction contingency for the unknown aspects of the existing structure. No further questions or comments.

7. Project Update – Heather Pope –

- **Our River...Our Riverfront** – The value engineering process is concluding and we anticipate the release of revised bid packages in September. This timeline indicates bid receipts in October, which will allow for construction contracts to be issued in 2024.
- **Walesboro Infrastructure Improvements** – To support growing industry at Walesboro, the CRC executed Resolution #6-2024 to fund design work and a cost estimate for the Deaver Road infrastructure improvements. At the time, the proposed improvements were more narrowly defined, but have since expanded to include all of the following: road frontage widening, realignment of CR 225 W, a pedestrian crosswalk across Deaver Road, intersection improvements at CR 175 W and Deaver Road, a new sanitary sewer line from CR 150 W to Toyota's new facility, the realignment of International Drive at the "S" curve (on the west side of I-65), intersection improvements at CR 450 S and CR 175 W, CR 300 W improvements (now that both sides of the road are incorporated into the City's jurisdiction) and realigning CR 150 W to CR 175 W. American Structurepoint was selected to complete this design work. Because of the additional infrastructure work that is needed in the area, the cost for design work will exceed the original \$50,000 NTE amount approved in March. At the September CRC meeting, we will see a revised request for additional funding to support the increased scope of design and engineering work. There are some additional improvements that have been identified.
- **Downtown Entrance Plaza** – Merritt Chase is consolidating feedback from the engagement session and working toward integration into their design concepts. Tentatively, they are planning to host a supplemental public engagement session on Monday, 9/16 following the September CRC meeting.
- **EV Charger Updates** – Electron Charger is beginning the installation of EV chargers in the Jackson Street and 2nd Street Garages. On August 13th, they began the process of mounting panels and laying conduit for the chargers. We hope to have everything transferred to the larger panels by end of August.
- **BCSC Workforce Development Grant** – In 2016 the Columbus Redevelopment Commission and School Corporation started a partnership through a workforce development grant opportunity. Specifically, the Redevelopment Commission grants (on an annual basis) to the following three programs: Transition Planning, iGrad and S.T.E.M. These program help prepare our youth to enter the workforce. Each year, BCSC reports on the prior year's activities and program successes and requests funding for the following year of programming implementation. At the September CRC meeting, BCSC will request TIF funding in the amount of \$1M to support these initiatives for the 2024/2025 school year.
- **Columbus Downtown 2030 – Bonnie Boatright.** The RFP went live on July 26th. It was sent to 17 urban planning firms and is being publicly advertised. Since then, 9 additional firms have expressed their interest. We get the sense that we will receive proposals from all firms, and some may work together. There is a virtual call this Wednesday to answer questions. Proposals are due back on September 16th. At that point, we will shortlist down to 4-5 firms and interview those firms. We hope to select in mid-October and come to Redevelopment for approval October 22nd.

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- **Downtown Improvement Grant – Ike DeClue.** ODD has had several applications for downtown improvement grants. They are in discussions with other owners/potential owners and have had several inquiries about building maintenance. ODD is looking to have some education for building maintenance best practices. Additionally, the new Pizza location downtown is planned to open up later this fall. ODD is talking to co-working business potentially looking to move to Columbus. They are seeing lots of interest in downtown.

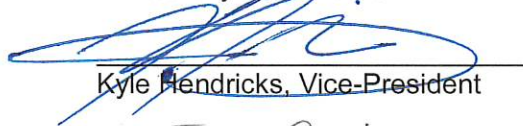
Adjournment

Al asked for further questions or comments. There being no further business, Al asked for a motion to adjourn. Kyle moved and Shannon seconded a motion to adjourn. A vote was held, and the motion passed unanimously. The meeting was adjourned at 5:04 p.m.

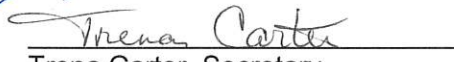
Approval of the minutes this 16th day of September 2024.



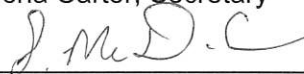
Al Roszczyk, President



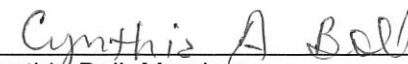
Kyle Hendricks, Vice-President



Trena Carter, Secretary



Shannon McDonald, Member



Cynthia Boll, Member