

COMMON COUNCIL
COUNCIL CHAMBERS
CITY HALL
DECEMBER 3, 2024

City Council President Frank Miller appeared in person and called a regular meeting of the City Common Council to order at approximately 6:00 p.m. in Council Chambers.

I. Meeting Called to Order

- A. Pastor Frank Griffin with Calvary Community Church provided the invocation.
- B. Councilor Josh Burnett led the Pledge of Allegiance.
- C. Roll Call was taken: Christopher Bartels, Elaine Hilber, Frank Miller, Jay Foyst, Josh Burnett, Tom Dell, and Grace Kestler were present in person. Jerone Wood and Kent Anderson were absent.
- D. Councilor Foyst made a motion to approve the minutes from the Common Council meeting on November 19, 2024, as presented. Councilor Hilber seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

II. Old Business Requiring Council Action

- A. Second reading of on Ordinance entitled "ORDINANCE NO. 51, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE PUBLIC SAFETY LIT FUND FOR THE BUDGET YEAR 2024." Eric Frey, Executive Director of Administration, presented this Ordinance. He explained the request is for \$80,000.00 in additional funds for Public Safety LIT (Local Income Tax) for excess fees at the Emergency Operations Center. There were no comments from the public. Councilor Hilber made a motion to pass the second reading and adopt the Ordinance. Councilor Dell seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

- B. Second Reading of an Ordinance entitled "ORDINANCE NO. 52, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE AMERICAN RESCUE PLAN FUND FOR THE BUDGET YEAR 2024." Eric Frey presented this

Ordinance. He stated the request is to utilize the balance of the American Rescue Plan funding. Eric indicated the funds were provided by the Federal Government to be used in a variety of different ways. The appropriation amount is \$1,979,242.00 and would be used for homelessness and affordable housing initiatives. Much discussion followed. President Miller opened the meeting for public comments. Sandra Bush, 3421 Grove Place, asked how many homeless are off the streets with all of the monies that have been spent to date. Eric stated United Way would be a better resource to answer this question. Discussion followed. President Miller closed the meeting for public comments. Councilor Hilber made a motion to pass the second reading and adopt the Ordinance. Councilor Burnett seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 33, 2024, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING A PROJECT AGREEMENT FOR A DOWNTOWN MIXED-USE DEVELOPMENT PROJECT AND AUTHORIZING THE USE OF CERTAIN TAX INCREMENT REVENUES RELATED THERETO." Heather Pope, Redevelopment Director, presented this Resolution and the following Ordinance (Item B) as the same time. She briefly discussed the project agreement request and provided an introduction of individuals presenting materials for this resolution. Matt Nolley with Rubicon provided details of the proposed mixed-use housing development and displayed renderings of the project. Andrew Lanam with Stifel Public Finance discussed a gap funding request and a minimum taxpayer agreement. He also provided several spreadsheets of housing project comparisons to identify recently incentivized housing projects in comparison to the current request. Brad Bingham with Barnes & Thornburg discussed the forgivable loan process and developer agreement. Ed Curtin with CWC Latitudes provided return on investment (ROI) assessment projections and discussed ancillary benefits of a housing development at this location. He also displayed an Economic Impact Report. Andrew Beckort, City Engineer, stated GAI Consultants have been selected to do a corridor study for the area, from the roundabout to 11th and Washington, and Washington to 25th Street. The study will look at safety for all road users, pedestrians, cyclists, motorists, etc. Jeff Bergman, Planning Director, discussed the City's Comprehensive Plan as it relates to the planned Rubicon development. Robin Hilber, Community Development Director, addressed the proposed development and how it seeks to satisfy housing stock needs identified in the recently completed Housing Study. Al Roszczyk, President of the Redevelopment Commission, stated the Commission fully supports this project. President Miller opened the meeting for public comments. Kerri Sinibaldi, 524 10th Street, referenced a floor display depicting the size and

mass of the development. She stated the project is too large for this property and offers zero setbacks. Kerri requested her email be entered into the record. Michael Mullett, 723 Lafayette Avenue, stated this is the heart of the historic district. He enjoys the values of the City, but the City should not give subsidies and tax cuts to billionaires. Michael suggested the City seek an alternative development for this location. He provided a prepared statement that he would like included with the minutes. Hutch Schumaker, 2335 Riverside Dr., reported he owns much commercial and residential property in downtown Columbus. He stated many people don't want to come downtown because there isn't enough going on in the area. Hutch indicated that density works and downtown Columbus needs a project like this. Richard Sprague, 2816 Riverside Dr., stated he and his wife own the property in question. He reported his entire life has been centered around the historic downtown district. Richard indicated the Washington Street property has been destroyed on the interior of the home. He believes this project is critical for the future of Columbus. Zach Patchett, 4721 Clairmont Dr., stated he has been watching this project for some time and suggested putting a different option in this area. He would like to see the community have input for projects such as this. Ike DeClue, Office of Downtown Development, fully supports this project and adding residential density downtown. President Miller closed the meeting for public comment. Much discussion followed. Councilor Hilber made a motion to pass the Resolution as presented. Councilor Miller seconded the motion. Roll call vote as follows:

Frank Miller	Aye
Elaine Hilber	Aye
Christopher Bartels	Nay
Grace Kestler	Nay
Tom Dell	Aye
Josh Burnett	Aye
Jay Foyst	Aye

Motion passed by a vote of five (5) in favor and two (2) opposed.

B. First reading of an Ordinance entitled "ORDINANCE NO. ____, 2024, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AUTHORIZING A DIRECT LOAN TO THE DEVELOPER OF AN ECONOMIC DEVELOPMENT FACILITY (11th & WASHINGTON PROJECT) AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH." Heather Pope offered no additional information. There were no comments from the public. Councilor Hilber made a motion to pass the first reading and place in proper channels. Councilor Dell seconded the motion. Roll call vote as follows:

Frank Miller	Aye
Elaine Hilber	Aye
Christopher Bartels	Nay
Grace Kestler	Nay
Tom Dell	Aye
Josh Burnett	Aye
Jay Foyst	Aye


Motion passed by a vote of five (5) in favor and two (2) opposed.

IV. Other Business


- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, December 17, 2024, 6:00 p.m.**
- C. Councilor Hilber made a motion to adjourn the meeting. Councilor Foyst seconded the motion. Roll call vote as follows:

Christopher Bartels	Aye
Elaine Hilber	Aye
Frank Miller	Aye
Jay Foyst	Aye
Josh Burnett	Aye
Tom Dell	Aye
Grace Kestler	Aye

Motion passed by a vote of seven (7) in favor and zero (0) opposed. The meeting adjourned at approximately 9:13 p.m.



Clerk of the City of Columbus



Presiding Officer