

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

1 of 8



Minutes

The Redevelopment Commission met in Regular Session on Monday April 18, 2016 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Sarah Cannon.

Attendees:

Commissioners:

Sarah Cannon, Pres. John Dorenbush, V-P Don Trapp, Sec.
 Umar Farooq Robert Abrams Al Roszczyk

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Discussion Items:

1. Bikeshare Presentation – April Williams, Parks Foundation

April pointed out that she is the Director for Project & Resource Development for the Parks Board and she is a member of the Parks Foundation.

April presented a power point of the new ColumBike and Bikeshare program that is planned for inauguration on May 21, 2016.

The program calls for placement of bicycles throughout the community and will be available for rental by the public from kiosks. The cost of rental is \$8.00 for the day and the bikes must be checked in every thirty (30) minutes. The Foundation is also offering a one year pass for \$80.00. The Commission inquired about the viability of a

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

2 of 8



thirty (30) minute rental and the response was the limitation is designed to prevent theft.

The project started with a planning committee. A public survey was conducted and there was had some 4,455 responses to the survey. The responses drove the approximate locations of the kiosks.

The Parks Foundation was seeking approval from the Commission to place a kiosk along the west side of the Jackson Street Parking Garage facing the postal service. The area needed is some 5'8" in depth from the building and will extend some 62' in length. The kiosk will hold some seventeen (17) bicycles.

The plan is to have some eight (8) stations around town initially and there will be seventy-eight (78) bicycles issued.

Renters of the bikes will be required to execute a waiver of liability and indemnity agreement.

The Foundation will have a fleet manager whose job will be to ensure safety and cleanliness of the bicycles and to move them from station to station to ensure; 1) adequate inventory at the various kiosks and 2) to ensure available docking stations for return of the bicycles. There will be adequate staffing to ensure maintenance of the bicycles as well.

This project will cost the city nothing; it has been funded with private donations.

The Commission, by consensus, instructed counsel to work with the Parks Foundation to arrive at a suitable contract and return to the Commission at the earliest possible opportunity for adoption of the contract.

2. Water Street Property – Heather Pope, Redevelopment Director

Heather presented a satellite image of a 1.7 acre tract of ground that lies along the corner of Lafayette and Water Streets. The property owners had, through a realtor, approached the city to see if there was any interest in acquiring this parcel.

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

3 of 8



Presently the City has no immediate use for the parcel, however, the city does own a number of parcels boarding this property. Heather also presented a map depicting the zoning of this parcel.

Following discussion the public was asked to opine. The consensus of public input was that if there was no immediate need for the parcel it was probably not a good idea to acquire it.

The Commission then inquired as to the cost of an appraisal. Heather responded it might be \$2,500 to \$3,000. The Commission directed Heather to obtain a quote for the appraisal that would include possible uses for the site.

3. Presentation of CRC Financials – Andrew Lanam, Reedy Financial

Andrew presented a fourteen (14) page report for the Redevelopment Commission Financials as of April 12, 2016.

He noted that an April 1, 2016 report was filed according to Statute with the City Council and a report due on April 15, 2016 was filed with the Department of Local Government Finance (DLGF).

Additionally, there is a summary of each TIF district in the report. Andrew took the Commission through each TIF district, the expenditures, projected expenditures, the bonds, estimate revenue and answered questions for the Commission.

The Commission engaged in a number of questions and had a dialog with Andrew.

Andrew also provided the Commission with a summary of the 2016 Advance Refunding of the 2007 Series A1 & A2 bonds. He said the total savings realized from the transactions was some \$966,000 with \$159,000 in expenses. Overall this was a wonderful benefit to the Commission.

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

4 of 8



Action Items:

4. Resolution #6 – 2016 of the Columbus Redevelopment Commission to authorize the redemption of Redevelopment District Bonds of 2007, Series B (Woodside) – Andrew Lanam, Reedy Financial

Andrew also presented a summary of the Redevelopment district Bonds of 2007, Series B, he pointed out that this bond was callable as of January 15, 2016 and if the Commission elected to pay same off a savings of some \$86,020.00 could be realized immediately.

The Commission made some inquiries of Andrew. The Public comment favored payment of the bond and saving of the interest payments.

Concluding questions and public comments a motion was made by Don to approve Resolution 6-2016 of the Redevelopment Commission directing the redemption of the 2007 Series B Bond and also to direct the City Clerk Treasurer to take the necessary steps to pay this bond off as soon as practical.

The motion was seconded by Al. There being no further discussion the Resolution was passed unanimously.

5. Resolution #7 – 2016 of the Columbus Redevelopment Commission to enter into a contract with an elevator company for day-to-day operation and annual maintenance for all elevators in the Jackson Street Parking Garage and the 2nd Street Parking Garage – Gary Thompson, REI

Gary provided his monthly updates on both parking garages, income and expenses. Certain payments were made in January for the Jackson Street Garage that should have been made in December. That being the case the income will be overstated for this prior month and the balance of the year.

As to the 2nd Street Garage, it is on budget.

Gary presented an empty space count report for both garages.

He then notified the Commission that there are two (2) elevators in the 2nd Street Garage and one (1) in the Jackson Street Garage. He said these contracts

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

5 of 8



were up for renewal and he obtained quotes from three (3) companies, with whom he is familiar. He presented the quotations and a summary of each.

Gary was recommending to the Commission that they authorize him to contract with Murphy Elevator Company for both garages. He has experience with all three (3) companies. He told the Commission that he laid out all three contracts, examined all the coverage and services provided and noted the exceptions to each contract.

He also noted that there are a number of exemptions in all contracts for various services. He also sought from the Commission authority to expend upwards of \$3,000 as needed to cover emergency and contingencies that are not covered by the contract in order to 1) either remove someone trapped in the elevator, or 2) engage in such emergency services as necessary to ensure the elevators are fully functional as reasonably expeditiously as necessary.

Counsel advised that he had examined the proposals and all had certain exceptions but all only provided service during 8:00 a.m. to 5:00 p.m., business hours, so the contingency fund made sense as well.

He also advised the Commission that the contract the Commission had with REI would not allow REI to contract independently for such services as all contracts needed approval from this Commission.

Public comment was favorable. Upon Motion made by Umar and seconded by John, there being no further discussion, Resolution #7-2016 was adopted unanimously naming Murphy elevator as the selected contractor and allowing contingency fee of the amount of \$3,000 to REI to use for costs over and above the contracted services was also approved.

6. Resolution #7 – 2016 of the Columbus Redevelopment Commission to direct Legal Counsel to Negotiate a contract for a project manager for the Riverfront Revitalization Project – Stan Gamsso, Legal Counsel

Counsel presented a summary of the review of the RFQ responses from the two (2) respondents to this project, i.e., CWC Latitudes and Core Planning. The respondents are highly competent and most knowledgeable in their fields. Core Planning offered a project consultant who would be our point of contact and who had prior experience with DNR. Also, Core Planning has a large staff of engineers from

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

6 of 8



various disciplines who could act as assistants and the company could staff various aspects of the project internally. It was generally felt that they had a broader and deeper resource base in-house for this project.

The Committee thus recommended Core Planning as the project manager for this project.

It was also noted that because the project lies between the Second and Third Street Bridges and spans across the river various agencies would be involved, i.e., DNR, IDEM, The Army Corp of Engineers just to name a few. That for the first year of the project it is anticipated that there will be little to show the public because much work will need to take place in discussions with the various agencies to determine the extent of work that could be accomplished on that site.

Deb Kunce, principal of Core Planning was introduced. She discussed their firm, their work, and the services they could provide. She announced that Karen Valiquett from their firm has been selected to be the project manager. Mrs. Kunce also noted that Core Planning has been actively engaged on various projects for the Carmel Redevelopment Commission. She looked forward to working with Columbus.

The Commission asked Mrs. Kunce a number of questions.

Sarah commented that she thought a fee of \$90,000 was reasonable for the first year which would be some 10 to 15 hours per week as suggested by Core.

Upon question by the public, Russell Polling, David Jones and Ken Fudge all opined as to the process, the work and their assessment of lack of transparency.

John asked a question whether the members of the Public had any objection to the selection of Core Planning. No one did.

There being no further questions John moved that Resolution #7-2016 be adopted and that Core Planning be selected as the Riverfront Project Manager for an annual fee not to exceed \$90,000. Al seconded the motion. There being no further discussion the Resolution was adopted unanimously.

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

7 of 8



7. Approval of Minutes: March 21, 2016 Regular Meeting
March 25, 2016 Special Meeting

Review of the March 21 and March 25th Meeting Minutes was had; no corrections or changes were noted. AI moved and Don seconded a motion to adopt same. There being no discussion the motion passed unanimously.

8. Review and Approval of Claims

Heather presented two (2) claims to the Commission for consideration. The Commissioners had previously examined the claims, Don moved and John seconded to approve the claims. They were approved unanimously.

9. Committee Updates

Riverfront Revitalization – Sarah Cannon

Sarah commented that this had been addressed above.

Railroad – John Dorenbusch

John commented that the railroad has embarked on a \$100mil project to upgrade the rails such that train traffic through Columbus will increase from the present 3 to 4 trains per day to some 17 trains per day.

There is a Community Committee of some 12 people and recently they issued an RFP and received four (4) responses. They have appointed a sub-committee to examine the responses and plan on presenting to the Redevelopment Commission with two (2) for future consideration.

State Street – Umar Faroq and AI Roszczyk

AI and Umar reported that they have asked United to develop design proposals and schedules in order to establish the costs for the project. Also, they have asked United to develop some estimates of recurring maintenance costs based upon the selected designs.

Columbus Redevelopment Commission

Regular Board Meeting

April 18, 2016

6:00 PM

City Council Chambers

8 of 8



Adjournment

There being no further business, Don moved and John seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:25 p.m.

Approval of ___ day of _____, 2016 minutes.

President

Vice-President

Secretary

Member

Member

Date: _____