

Minutes

The Redevelopment Commission met in Regular Session on Monday September 15, 2014 at 6:00 p.m.

Call to Order:

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

Attendees:

Commissioners:

Kristen Brown, Pres. Frank Jerome, V-P David Wright, Sec.
 Steven Scgalski Robert Abrams Russ Polling

Other attendees:

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

Discussion Items:

1. Update on Parking Garage Management & Operation – Gary Thompson, REI

Gary presented a new report format. Everyone agreed it was easier to read. There were no extraordinary notations or issues that he needed to report on. (Copies attached)

2. Proposed Changes in Operational Management of the Jackson Street Parking Garage – Steve Scgalski and Frank Jerome

Gary Thompson presented a four (4) page summary of the Jackson Street Garage Gate Activation Plan. Heather introduced the parking subcommittee members in attendance, Elaine DeClue, Frank Jerome, Steve Scgalski, Tom Dell and herself.

Also a letter was issued to the permit parkers at the Garage on September 5, 2014 outlining the proposed changes to the garage parking.

Heather reported six (6) replies to the letter, somewhere email, one was a phone call and then a letter from James Voelz, attorney at law. Three (3) of the respondents were opposed to unreserved parking.

Greg Scherschel offered two comments; one was that there would be a daily parking jam at exit because of the gates; and secondly, he was concerned that if there a no available spaces and you have a permit, then where do you park.

Gary address this by saying that there would be a pay on foot kiosk on the first floor. The patron simply appears, places his ticket in the machine, pays, gets an exit ticket and goes to their car. Once they get down to the lower level they put the ticket in the machine and the gate opens. He saw this as a 20/30 second transaction.

Then, as to available spaces, Gary said the monthly parkers will always have a space. They know the number of monthly parkers and once a pre-determined number of patrons enter the garage the sign will read full. But the garage will not be oversold as to the monthly patrons.

Doug Fauth, General Counsel at SIHO was present and was opposed to unreserved parking. He reported that it is necessary to leave during the work day and returning to the same space has value. He saw nothing wrong with the public parking on the upper floors and having the paying patrons park on the lower floors. Also, he commented that there is value in knowing your neighbor in a parking garage in terms of damage to your car.

Tom Dell member of the original Parking Study Group and Implementation Committee, suggested that we should follow the recommendations of the professionals, our parking consultants, and REI, who was selected to manage the garage.

Chris Asher, as of SIHO commented that parking in a reserved spot offered a sense of safety and security for her as she would know the owner and identity of the vehicle parked adjacent to her.

Gary then spoke of the implementation options, benefits to be derived. On page three (3) of his report he noted that there could be a projected increase in net income to the garage in the amount of \$8,000 by moving to unreserved parking.

The Redevelopment Commission was in favor of the recommendations of the Implementation Committee and asked that this item be placed on next month's agenda

as an action item. The Committee would like to see all downtown parking changes effective January 1, 2015.

3. Roundabout Landscaping Update – Heather Pope, Director of Redevelopment

Heather reported that she was directed at the last meeting to inquire of the fee for Michael Van Valkenburgh Associates, Inc. (MVVA) to update the landscaping plan of the round-a-bout. The original plan was completed by MVVA in 2007 when the round-about was originally constructed. MVVA issued a letter dated September 11, 2014 that requested a \$5,090 fee to commence the evaluation. Heather reported the mayor, as president of the Redevelopment Commission, directed her to engage MVVA, to complete a redesign landscape plan for the roundabout along with providing renderings at a slight additional cost.

4. 302 Washington Street RFP Responses – Heather Pope, Director of Redevelopment and Stan Gamso, Legal Counsel

Heather reported that no responses to the RFP were received. Discussion was held as to the next steps and process. Counsel was directed to see if other property disposal options could be employed.

5. Amphitheater Re-Design Update – Heather Pope, Redevelopment

Heather reported that she met with Westlake Reed Leskosky and they will be in town towards the beginning of October to receive public input. This is the first step of their services.

Action Items:

6. Resolution #18-2014 of the Columbus Redevelopment Commission to enter into a lease agreement with Bistro 310 as tenant in the Jackson Street Parking Garage – Stan Gamso, Legal Counsel

Counsel reported that the Bistro 310 lease expired on December 31st of last year, at the May 19, 2014 meeting of the Commission counsel was directed to negotiate a lease with Bistro.

He reported the copy of the document entitled *Lease Agreement - Renewal* is that document. The highlights are that the lease is a five (5) year term with one five

(5) year renewal. The monthly fee is now fixed at \$3,650 per month and the additional (percentage) rent over \$600,000 in gross sales has been eliminated.

Counsel presented a grid to the Commission demonstrating all tenants under control of the Commission and the monthly and square foot cost of rent for each. The negotiated rent for Bistro is \$11.60 per square foot.

Discussion was had, Russ moved and Steve seconded a motion to enter into the new lease. There being no further discussion the motion passed unanimously. Resolution #18 – 2014 attached hereto.

7. Resolution #__-2014 of the Columbus Redevelopment Commission to enter into a contract with United Consulting for Design services as part of the first phase of the multi-use people trail of the State Street Revitalization Project – Kristen Brown

The mayor noted that this did not required action tonight. Further she believed city council needs to address this.

Laura Garrett from Healthy Communities commented that the road diet discussion appears to be rushing the project. She questioned whether we are compromising the design need.

Julie Aton said she is worn out on this issue. There have been long term discussions regarding State Street modifications. She noted that after all this work it now appears the Commission wants to go with the minimalist plan. She noted that we have spent lots of time and money and now appear to want to go with a lessor plan.

She questioned the lack of implementation group as recommended by the Lakota Group study of State Street. She thought the Commission should consider State Street as another Gateway into the city and we should act accordingly.

Frank Miller from City Council commented that this project is not on the City Council agenda for the following night's meeting. Further, the larger width of the people trail is not a topic for Council. But, he did note that Council did want State Street to be a "Front Door" to the city as well.

He also opined that the project has not been fully vetted and should not move to council until it has been.

The Resolution was not considered for passage.

8. Resolution #__-2014 of the Columbus Redevelopment Commission to enter into a contract for a Project Consultant to the Redevelopment Commission – Heather Pope – Director of Redevelopment

The mayor introduced Doug Pacheco to the Commission. She said his resume was included in their pre-reading material. She thought Doug could act as a project coordinator/consultant to the Commission and relieve some of the pressure off Heather. The work for Doug would be Downtown Development Projects, Walesboro Airport Industrial Park Project and State Street Revitalization Project. The draft contract presented is similar to Jayne Farber's.

The mayor further noted that Heather is quite constrained with her present work load and cannot get to some of these projects. Also, the Walesboro Airport Industrial Park will need to be some form of a public private partnership and that will take some time to develop.

Frank Jerome said he was shocked to see this contract since there had been no discussion of the need prior to this meeting. Also, he commented that there was a need then way has this not been opened to more than one person.

He said we objected to the process and wanted a more open dialog and process.

Frank also noted that until tonight it has not been brought to the attention of the Commission that there was a resource shortage.

General discussion was had by and among all Commissioners regarding this request and contract. Also, the Commission was unhappy that only one (1) candidate was presented.

Russ and Steve volunteered to get together and work with Heather to develop criteria for the position and advertise the job to achieve a list of possible candidates for this position.

The Resolution was not considered for passage.

9. Approval of Minutes: August 18, 2014 Regular Meeting



Columbus Redevelopment Commission

Regular Board Meeting

September 15, 2014

6:00 PM

City Council Chambers

6 of 7

Review of the August 18, 2014 Regular Meeting Minutes was had, no corrections or changes were noted. Dave moved and Russ seconded a motion to adopt same. There being no discussion the motion passed unanimously.

10. Review and Approval of Claims

Heather reported there were two (2) Bruce Carter & Associate claims for \$14,828 and \$3,044 for the remediate parcel. Motion was made by Russ and seconded by Dave to pay the Bruce Carter Associates claim. There being no further discussion the motion passed unanimously.

Heather reported there was four (4) regular monthly claims. Motion was made by Russ and seconded by Frank to pay the ongoing monthly claims. There being no further discussion the motion passed unanimously.

Adjournment

There being no further business, Russ moved and Dave seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:55 p.m.

Approval of ___ day of _____, 2014 minutes.

President

Vice-President

Secretary

Member

Columbus Redevelopment Commission



Regular Board Meeting
September 15, 2014
6:00 PM
City Council Chambers
7 of 7

Member

Date: _____

RESOLUTION NO: 18-2014

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
RENEW LEASE WITH BISTRO 310
FOR AND ON BEHALF OF
THE COLUMBUS REDEVELOPMENT COMMISSION

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code § 36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, the Redevelopment Commission is the owner of a parking garage, affectionately known as, The Jackson Street Parking Garage.

WHEREAS, there are two (2) restaurants located on the ground floor of that property presently occupied by *The Garage Pub* and *Bistro 310*.

WHEREAS, the lease for Bistro 310, initially entered into on October 7, 2008 was a five (5) year term.

WHEREAS, the Bistro 310, desires to renew said lease upon the same terms and conditions except for the monthly rent.

WHEREAS, the Redevelopment Commission finds that the continued presence of Bistro 310 is a benefit to the City of Columbus downtown, The Jackson Street Parking Garage and the public and patrons of downtown dining.

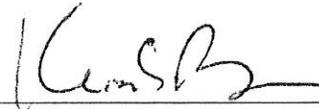
WHEREAS, the Redevelopment Commission having negotiated with the principals of Bistro 310 have arrived at a mutually satisfactory Lease for the space known as 310 Fourth Street, Columbus, IN and desires to enter into same.

NOW, THEREFORE, BE IT RESOLVED:

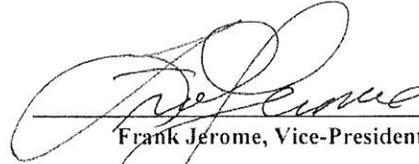
1. The City of Columbus Redevelopment Commission having examined the draft *Lease Agreement – Renewal* that sets forth the terms and conditions of the relationship by and between Bistro 310 and the Redevelopment Commission now finds the document meets the needs of the community at large, the City of Columbus, needs of downtown Columbus, the patrons of downtown dining and the Redevelopment Commission.

2. The President of the Commission, or her designee, is hereby authorized to execute the attached *Lease Agreement – Renewal* for and on behalf the Redevelopment Commission.

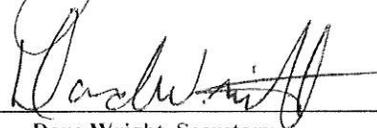
Adopted this __15th__ day of September, 2014.



Kristen Brown, President



Frank Jerome, Vice-President



Dave Wright, Secretary