

Columbus Redevelopment Commission

Regular Board Meeting

August 15, 2016

6:00 PM

City Council Chambers

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Minutes

The Redevelopment Commission met in Regular Session on Monday August 15, 2016 at 6:00 p.m.

Call to Order:

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

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. Garage Update – Gary Thompson, REI

Gary presented the financials for both parking garages. Jackson Street is better than budget in revenue for tenants and parking. Operating expenses are on budget. He did note one item, electricity, as being over budget.

The empty space count for Jackson Street during peak time, 1:30 p.m., is 178 empty unreserved/public spaces and 16 reserved empty spaces.

As to the Second Street Parking Garage, income is on budget as well as operating expenses. The empty space count was also presented.

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Gary also advised of changes that need to be made internally to the garage now that Second Street is two-way. Specifically, relocating the island in the garage, the gates and electronics as well as signage.

Then, he discussed some capital improvements, one being on the exterior near the elevator on Third Street. The sidewalk needs to be re-capped in a limited area.

In the Jackson Street Garage he has been soliciting quotes for new LED lighting as the garage is very dark, this is a safety issue.

REI is also pricing: the Alley/Walkway changes, updating the security cameras in the building. Presently there are 12 cameras and they want to take that to 24.

A problem has recently risen regarding the Second Street Garage in that people are jumping from the parking garage onto the Cole building. They are causing damage to the roof of the Cole and littering. Gary said they are looking at some fencing options to prevent this but he believes this will be expensive.

Action Items:

2. Resolution #20 - 2016 of the Columbus Redevelopment Commission to Improve County Road 450 South at Entrance to Woodside Business Park and Entrance to Faurecia Tech Center and Faurecia Columbus South Facility and State Road 58 at International Drive - Jason Hester, Economic Development Board and Heather Pope, Director of Redevelopment

Jason said that when Faurecia discussed expansion one of the issues they raised was road improvements on County Road 450 South. Jason worked with Indiana Economic Development Corporation to see what funding was available. The state offered an infrastructure Development Fund Grant in the amount of \$250,000; this was a matching grant to \$250,000.

The City Engineers office developed plans or improvements commencing at State Road 58 and International Drive and commencing east along CR 450 South at

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Old Lane, Faurecia Tech Center, Faurecia's Columbus South property all for an estimated \$550,000. The matching grant will cover up to \$250,000 of the project cost.

The Commissioners had few questions. There was no public input.

Upon call for a motion, Omar moved to accept Resolution #20 – 2016 to Improve County Road 450 South at Entrance to Woodside Business Park and Entrance to Faurecia Tech Center and Faurecia Columbus South Facility and State Road 58 at International Drive. Al seconded the motion. There being no further discussion and upon call for voice vote the motion passed unanimously.

3. Resolution #21 - 2016 of the Columbus Redevelopment Commission to Contract Service for a Geomorphic Assessment of the East Fork of the White River - Karen Valiquett, CORE Planning

Karen Valquett from Core Planning had a presentation to bring the Commission and public up-to-date on the progress of the Riverfront Committee's work and that of Core Planning.

She noted that a Wetland investigation had been performed. The dam was noted as being a Historical site because it has been tied to the Pump House.

The "Silver Jackets" and ad hoc committee of members from various state and federal agencies has looked at this low head dam and the removal of same. They have weighed in with various thoughts and ideas and are looking at this project as a milestone for low head dam removal around the state.

Karen advised that there are four (4) separate studies that need to be conducted in the river before the dam can be properly considered for removal: Bathymetric Survey, Sediment Sampling, Morphological Assessment and Hydraulic Analysis and Modeling. To commence this work she worked with the "Silver Jackets" who recommend the initiation of a Geomorphic Assessment of the River. The cost of said study will be some \$48,500.

Counsel inquired as to the contracting entity for this study and Karen said she thought it would be IUPUI Center for Earth and Environmental Science. That is still somewhat up in the air. Counsel suggested that the project can be approved and funding made available and that once the contracting entity is determined a contract can be set in place.

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Upon call for a motion, John moved to accept Resolution #21 – 2016 to Contract Service for a Geomorphic Assessment of the East Fork of the White River. Don seconded the motion. There being no further discussion and upon call for voice vote the motion passed unanimously.

4. Resolution #22 - 2016 of the Columbus Redevelopment Commission to Engage the Ohio River Foundation to Search, Apply for and Administer Grant Money to be used to remove the low head dam between the 2nd and 3rd Street Bridges - Karen Valiquett, CORE Planning

Karen also presented a request to engage the Ohio River Foundation to assist in locating and apply for a grant to be used to remove the low head dam.

She said the Ohio River Foundation became aware of the City's project and offered their assistance. They have located grants for dam removals in Ohio and Kentucky. This would be their first work on a similar project in Indiana.

Karen noted they had conducted due diligence investigations into the Ohio River Foundation and saw no issues. They will be contracted to locate grants, apply for same and eventually administer the grants once awarded.

There being no public discussion. Upon call for a motion Don moved to accept Resolution #22 – 2016 to Engage the Ohio River Foundation to Search, Apply for and Administer Grant Money to be used to remove the low head dam between the 2nd and 3rd Street Bridges. Al seconded said motion. There being no further discussion and upon call for voice vote he motion passed unanimously.

5. Resolution #23 - 2016 of the Columbus Redevelopment Commission to Review Response to Request for Proposal by Lucabe Coffee Co. for 310 Fourth Street Space and/or Commence Negotiations to Contract prospective tenant - Heather Pope, Director of Redevelopment and Stan Gamso, Legal Counsel

Heather presented that the 310 Fourth Street space has been sitting vacant for about two (2) years now. We had showed the property a number of times this summer and one prospective tenant was Lucabe Coffee Co. So, for the third time an RFP was issued in early July and forwarded to prospective tenants and only one response was received, that was by Lucabe Coffee Company.

Tyler Hodges and his wife Alyssa introduced themselves and presented their proposal with regard to the site.

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They presented their target market, ideas to engage the community, food considerations and space utilization. They also discussed briefly their financial plan and funding.

They are asking nothing from the Commission other than a lease. Once a lease would be agreed upon they anticipate being open for business in January of 2017.

There was public input as to this response. Representatives from Gramz Bakery were on hand and inquired of the Hodges if they would interfere with Gramz business. Mr. Hodge did not believe so as they were focusing more on specialty coffees.

Other members of the public commented that a place to go to moms to chat with other moms was inviting.

Other comments challenged financial viability, amount of monies that the Hodges may have raised and generally went to questions of their financial strength. John commented that all of that will be vetted out during the negotiation process.

There being no further public discussion. Upon call for a motion John moved to accept Resolution #23 – 2016 to Review Response to Request for Proposal by Lucabe Coffee Co. for 310 Fourth Street Space and/or Commence Negotiations to Contract prospective tenant. Umar seconded said motion. There being no further discussion and upon call for voice vote the motion passed unanimously.

6. Resolution #24 - 2016 of the Columbus Redevelopment Commission Recommending that the Common Council of the City of Columbus Increase by Five (5) the Number of Municipal Riverfront Alcohol Permits within the Riverfront District - Stan Gamsso, Legal Counsel

Counsel presented a history and summary of Municipal Riverfront Alcohol Permits. He also advised that at present nine (9) of ten (10) allocated permits are being used and there is pending an application for the last.

It was recommended that the Commission similarly recommend to City Council the expansion of the number of licenses by an additional five (5).

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There being no public discussion. Upon call for a motion Al moved to accept Resolution #24 -2016 to Recommend to the Common Council of the City of Columbus that it Increase by Five (5) the Number of Municipal Riverfront Alcohol Permits within the Riverfront District. John seconded the motion. There being no further discussion and upon call for voice vote the motion passed unanimously.

7. Approval of Minutes: July 18, 2016 Regular Meeting

Review of the July 18, 2016 Regular Meeting Minutes was had; no corrections or changes were noted. John moved and Al seconded a motion to adopt same. There being no discussion the motion passed unanimously.

8. Review and Approval of Claims

Heather presented four (4) claims to the Commission for consideration. The Commissioners had previously examined the claims, Umar moved and John seconded to approve the claims. There being no discussion the motion passed unanimously.

Committee Updates

Railroad Community Committee Update – John Dorenbusch

John reported that there has been lots of work on the Rail Road Committee. There are six (6) crossings of interest in Bartholomew County. They are: 200 South at Southside School; Spear Street, near the softball/baseball diamonds at the fairgrounds; St. Road 46 and 11, 5th Street, 8th Street and 11th Street.

In addition there were two (2) other intersections along State Road 46 that were studied, Carr Hill Road and Johnson Boulevard.

The present condition with traffic delays will only worsen over time with the forecast increased rail traffic.

John also noted that the present limiting factor for train speed is the bridge over the Flat Rock River. That is scheduled to be replaced. It's age and bridge style (girded) prevents the rail road from using low profile cars. The bridge is scheduled for replacement in 2017.

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The Committee and consultants are focusing on St. Road 46 and 11 at present.

There is a universal measure of service called Level of Service (LOS) that is used to assess delays. The transportation system assigns a grading system for all intersections, A through F. A being the best.

State Road 46 and 11 Intersection is presently rated as a "D" and "F" depending on the time of day. Between 4 and 6 p.m. daily 46 and 11 is rated a "D". Southbound down State Road 11 is classified as an "F" today. All of this is before additional rail traffic is considered.

John said the full Committee will meet near months' end to consider various options.

Riverfront Committee Update – Sarah Cannon

Sarah reported that Karen covered all the details she would have reported.

State Street Update – Umar Farooq & Al Roszczyk

Al reported that the last meeting of their Committee was held August 1st. Presently Phase I is in the final design stages.

The amended United Contract to alter the route down California and 5th Street was approved by City Council.

On August 10th a meeting was held to discuss the gate way needs.

Bridge plans are presently with INDOT for review.

A request for bid will be issued September 6th for Phase I work with intent to accept a bid by September 27th. It is estimated that the Phase I work will be completed sometime near June of 2017.

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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 8:20 p.m.

Approval of ___ day of _____, 2016 minutes.

Sarah Cannon, President

John Dorenbusch, Vice-President

Don Trapp, Secretary

Al Roszczyk, Member

Umar Farooq, Member

Date: _____