



# Columbus Redevelopment Commission

Special Board Meeting

December 11, 2014

6:00 PM

City Council Chambers

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## Minutes

The Redevelopment Commission met in Special Session with the City Council on Thursday, December 11, 2014 at 6:00 p.m.

### Call to Order:

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

### Attendees:

Commissioners:

<input type="checkbox"/> Kristen Brown, Pres.	<input checked="" type="checkbox"/> Frank Jerome, V-P	<input checked="" type="checkbox"/> David Wright, Sec.
<input type="checkbox"/> Steven Scgalski	<input checked="" type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Polling

Other attendees:

City Council Members, Interested members of the public

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

### Discussion Items:

1. Crump Business Plan – Danielle McClelland, Bob Crider

On July 21, 2014 by Redevelopment Resolution 11-2014 Danielle McClelland was engaged to develop a business plan for the Crump Theater Project. This was based in part upon the recommendations of Jones & Phillips who had previously examined the physical structure and developed a renovation plan for the theater.

Subsequent thereto, the Redevelopment Commission, based upon recommendation from the Crump Steering Committee authorized the development of a business plan for future operation of the Crump Theater. Ms. McClelland was engaged to develop that plan.

Bob introduced Ms. McClelland and set out the history of the project. Copies of her report were presented to the Commissioner's prior to the meeting for their review.

Danielle noted that when she examined the theater, the Jones & Phillips study and other theater projects she was familiar with from around the state and she recommended a six-hundred (600) seat theater. This is greater than the number of seats recommended by Jones & Phillips.

The Crump plan should evolve from the rich cultural experiences the city has, it's architecture, arts, arts district, restaurants, parks and library.

The city is in need of a venue to develop new business, the arts, and designers all with a goal of creating an identity for the community.

The theater would offer a potential for revenue. It would be an enclosed space, with control, all with the goal of creating a planned public center to develop customer loyalty, ticket sales, events, etc.

She recommended a six hundred (600) to a six hundred and fifty (650) seat theater. This would attract national touring artists which are central for the success of such projects.

Further, she recommended the property be physically owned by the City and managed by a not-for-profit management company. This company should be composed of professional technical managers who develop at minimum one-hundred (100) days of use of the venue annually.

She also recommended retaining the heritage of the theater by showing at least six (6) films per year.

As to high value performers, the city should be aware that these performers demand higher value of the gross sales. The benefit would be that high value performers will general offer consistent growth within your arts community.

She presented the financial projections for the project and took the members through a seven (7) year business plan. She envisions the use of the theater to be anywhere from top named talent to that of local weddings and possible church services.



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Following a thirty minute presentation there were a number questions and comments from the public.

Concluding approximately thirty (30) minutes of public comments and questions the meeting was adjourned.

**Action Items:**

None

**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 7:00 p.m.

Approval of \_\_\_ day of \_\_\_\_\_, 2015 minutes.

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice-President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

Date: \_\_\_\_\_