



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

1 of 8

Minutes

The Redevelopment Commission met in Regular/Special Session on Monday, March 16, 2015 at 6:00 p.m.

Call to Order:

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

Attendees:

Commissioners:

Kristen Brown, Pres. Frank Jerome, V-P David Wright, Sec.
 Laurie Booher Robert Abrams Russ Poling

Other attendees:

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

Discussion Items:

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

Gary presented their reports on the parking garages. As to the Jackson Street parking garage, the income was on budget. Operating expenses were \$5,339 under budget. He also presented the empty space count report and he noted that as of 11 AM in the Jackson Street garage there were 148 empty public spaces. He opined that there were a fewer number of empty spaces than before the gating system became functional.

As to the Second Street parking garage, that income is also on budget. The operating expenses were \$8,156.09 under budget. Regarding the empty space count, at 2 PM there were 167 empty spaces which are attributable to the Cole residents and there were seven empty spaces for the Commons tenants.

He also noted that as to the Jackson Street garage, now that the gates have been lowered and are functional, he said there have been a net of 14 new monthly renters. He also noted that there have been a number of transfers from unreserved to reserved spaces.

There was discussion about the pay stations and the panel and Gary noted that there is currently a pay in advance lane and he said that he has noticed so far this month that people have been paying their ticket at the drive out and that unfortunately is slowing exits from the garage. He said if we could educate people to use the pay on foot station which is located near one of the elevators, that would dramatically reduce the wait time for people exiting the building. He said he thought some signage and some education would be helpful. It has presently been generating \$831 per week for paid parking and that is above the estimated \$400 per week that was budgeted. Also a point of interest, 60% of the payments are by way of credit card and 40% are by way of cash and 60% of the payments are made in the pay lane exiting the building while only 40% are made on foot.

The average parking ticket on a daily basis is one dollar and 70 cents and he noted that 60% of the users of the garage are able to park at no cost.

2. Project Consultant Update – Doug Pacheco, Project Consultant

Doug reported they had three projects he needs to provide an update on:

Walesboro Airport-PM City Attorney Jeff Logston had met three times with the Aviation Board to receive their input with regard to an RFP that is in the works to be issued on the old Walesboro Airport facility. At the last meeting that was held on March 10, the Board wanted more time to consider the project development. Thus the Board will not be meeting until April to consider the draft RFP.

State Street Implementation Team-Doug reported that they met with the implementation team a number of times since our last meeting and there has been a revision in the scope of the work. There was a general consensus among the implementation team that the scope of work now accurately reflects the needs of the State Street project.

Second Street Property - He has been asked to prepare an RFI for the possible use and/or disposal of the second Street parcel. Whatever happens with regard to the site



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

3 of 8

will necessitate a recommendation from the Redevelopment Commission to City Council.

3. Orange Leaf Update – Heather Pope, Redevelopment Director

Counsel is asked to provide an update regarding Orange Leaf and he reported that a contract was signed by and between the President of the Redevelopment Commission and Orange Leaf on X date and that a preconstruction meeting took place or should have this morning March 16, 2015 and Mr. Russell the principal is planning on opening on May 1, 2015.

The Mayor then presented an aerial photograph of a 19 acre site S. of Water St. that was the former wastewater treatment plant for Columbus City Utilities. North there is a 1.5 acre and a 2.36 acre tract. She wanted the commission to know that it is her intent to submit a request to the City Council to reuse own all three parcels for commercial developers and it is her intent to make this site available as an extension of the Riverfront District.

Action Items:

4. Resolution #5-2015 of the Columbus Redevelopment Commission to engage United Consulting for design and engineering work on the State Street Corridor Plan – Doug Pacheco, Project Consultant

Doug reported that there has been a change in scope of work for the State Street Project and that has now been approved by the State Street implementation team. A brief overview is that will be an improvement project commencing from the intersection of Lafayette and Third Street down Third Street to State Street bridge cross State Street bridge and down to Indiana Avenue. On the south side of the street from the State Street bridge southeast to Indiana Ave. there will be a replacement sidewalk.

The plan is to construct a new prefabricated pedestrian bridge that will sit adjacent to the State Street bridge to the East for safer and more secure traverse over the bridge.

Dave Richter from United Consulting presented an overview of the project that they are being requested to perform engineering services for. They also notified the commissioners that the scope of the work and the cost of their services are set forth in the draft contract and attached exhibits.



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

4 of 8

There was general discussion with regard to the plan, work, pedestrian bridges, footpaths, the construction material and the overall plan for this project.

Concluding a lengthy discussion on this subject matter Russ moved to adopt resolution number five of the Redevelopment Commission to engage the services of United Consulting for the purpose of providing design work for the State Street implementation project consistent with the scope of work set out in draft contract all with a not to exceed fee of \$717,000. Dave seconded. There was no further discussion in the adoption of resolution and number five passed unanimously.

5. Resolution #6-2015 of the Columbus Redevelopment Commission to engage Landwater Group to conduct a floodplain mapping study on the Walesboro Airport Property – Jeff Bergman, Director of Planning and Doug Pacheco, Project Consultant

Jeff Bergman reported that there had been a floodplain mapping study previously presented by Christopher Burke Engineering and subsequent to that new floodplain maps have been introduced. At this juncture, the whole of the Walesboro Airport property sits in the floodplain. Jeff reported that a meeting took place with DNR, Landwater Group and Doug Pacheco to discuss new methods of modeling the water flow across the airport property.

Jeff said DNR was receptive to the new modeling techniques that were being proposed any further indicated that there seem to be general agreement on everyone's part that the airport was most likely not in a floodplain and that it probably received the wrong designation as being in the floodplain.

To further expand upon that he also noted that alternative modeling methods are presently being supported by IDEM. He said what is being presented is a contract with Landwater Group to conduct an evaluation of the airport property and implement alternative modeling techniques. Cost of said services is \$30,000 pursuant to the attached contract. He estimated that from the time the work is finalized with Landwater Group and results are submitted to DNR and ultimately approved by FEMA, he expected the process to take between nine months and one year before any final approval could be issued removing the Walesboro Airport property from the floodplain.

There being a general discussion of this topic, the current estimate of appraisals of the site and the necessary cost to fill the site and raise it adequately to prevent it from



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

5 of 8

flooding is generally estimated that the cost to conduct a new modeling methodology would be substantially lower than the cost to fill site and a much more economical approach. There being no further discussion, Russ moved for the adoption of resolution number six of the Redevelopment Commission to engage Landwater Group to conduct a flood mapping study of the Walesboro Airport. Dave seconded. There being no further discussion the motion passed unanimously.

6. Resolution #7-2015 of the Columbus Redevelopment Commission to terminate the lease between the Columbus Redevelopment Commission and Maiani Restaurant Group, Inc. d/b/a Bistro 310 – Stan Gamso, Legal Counsel

Counsel advised the commission that the Bistro restaurant closed unexpectedly on December 19, 2014; that came just a couple of months after they had executed a new lease with the Redevelopment Commission.

Counsel had been directed to engage in discussions with the Bistro's principles and their attorneys and over the course of the last couple of months an agreement was reached, which is presented to the Commission this evening entitled Termination of Commercial Sublease Agreement whereby the lease by and between the Maiani Restaurant Group, Inc. DBA bistro 310 is terminated and there's a full and complete release by and between all parties with respect to each other. There are two provisions: one is that there will be some of \$7,000 paid to the Redevelopment Commission to cover outstanding damages and the second being the principles Bistro 310 will be allowed to hold a personal property auction on site and remove any and all unsold property at the close of business no later than March 24, 2015.

There being no further discussion on the topic, Russ moved for the adoption of resolution number seven to terminate the Maiani Restaurant Group, Inc. lease with the Redevelopment Commission pursuant to the terms and conditions of the Termination of Commercial Sublease Agreement as presented. Frank seconded said motion. There being no further discussion, the motion passed unanimously.

7. Resolution #8-2015 of the Columbus Redevelopment Commission to amend the Garage Pub & Grill Lease – Stan Gamso, Legal Counsel

Counsel advised that pursuant to the prior topic, the Bistro 310, Garage Pub Partners LLC wishes to purchase the walk-in refrigerator/freezer that was stored behind the Bistro 310 restaurant and that of Garage Pub Partners in a common area presently



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

6 of 8

under the control of the Redevelopment Commission. The Garage Pub's principal, Steve Leach was in attendance and reported that the acquisition of this freezer would be very beneficial to his business and he is willing to pay rent for the one hundred and twenty-six ft.² in the common area upon which the walk-in refrigerator freezer is currently situated.

The benefit to the Redevelopment Commission and thus the City is that the garage pub partners rent will increase \$126 per month as result of this amendment to the Garage Pub Partner's lease.

After parties heard from Mr. Leach and his plans and desires with respect to this parcel, Frank moved for the adoption of resolution number eight of the Redevelopment Commission to amend the Garage Pub Partner's lease. Russ seconded said motion. There being no further discussion, the resolution passed unanimously.

People Bridge - the Mayor then had United Consulting present two artists' renderings of a bridge that would sit behind the pump house that the city owns currently abutting the river.

Mr. Rector from United consulting explained the plan, evaluation and work that had been performed so far in developing this concept. The Mayor was inquiring of the commission members whether they had an interest in undertaking this foot bridge project. There is general discussion about the placement of the bridge, the soil, the obstacles and limitations on the placement of said bridge. The presentation yielded a roughly 600 foot bridge whose foundations and bases would be placed in the river that would connect the Third Street and the Second Street bridges. The estimated cost of this project is some \$1.4 million. There was general consensus among all the members of the Redevelopment Commission that this was a reasonable project.

8. Approval of Minutes: February 16, 2015 Regular Meeting
February 24, 2015 Executive Session

Regarding the February 16, 2015 regular meeting minutes, the commission members all acknowledged that they examined same. Russ moved and Frank seconded the approval of those minutes. There being no further discussion, the minutes were approved unanimously.



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

7 of 8

Regarding the February 24, 2015 executive session minutes the commission members all acknowledge they had examined same. Dave moved and Frank seconded the approval of those minutes. There being no further discussion, the minutes were approved unanimously.

9. Review and Approval of Claims

Heather presented four (4) dockets of claims to the Commission for consideration. The Commissioners had previously examined the claims, Russ moved and Dave seconded approval of same. There being no further discussion, claims were approved for payment unanimously.

Adjournment

There being no further business, Frank moved and the Mayor seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:59 p.m.

Approval of ___ day of _____, 2015 minutes.

President

Vice-President

Secretary

Member



Columbus Redevelopment Commission

Regular Board Meeting

March 16, 2015

6:00 PM

City Council Chambers

8 of 8

Member

Date: _____