



Columbus Redevelopment Commission

Regular Board Meeting

April 20, 2015

6:00 PM

City Council Chambers

1 of 5

Minutes

The Redevelopment Commission met in Regular Session on Monday April 20, 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

a. Gary reported that rental income for the Jackson Street garage was a positive \$2,526.73. He reported that is above but on budget.

As to the garage parking income, it is also above budget in that the operating expenses for the garage are slightly over budget in terms of \$1,257.13. Additionally, he said there are 10 new monthly parkers in the Jackson Street garage and he said that is higher than they initially thought.

As to the Second Street parking garage, their net income is on budget in the amount of \$8,562.70.



Columbus Redevelopment Commission

Regular Board Meeting

April 20, 2015

6:00 PM

City Council Chambers

2 of 5

The question was asked to Gary as to what complaints, if any, have been received since the gates have gone down and he responded initially he received a few complaints, but they added signage in an effort to explain the rates and hours of the garage and the net effect of everything is that the complaints are presently nonexistent.

2. Project Consultant Update – Doug Pacheco, Project Consultant

a. 2nd & Lafayette Property RFI

Appraisals have been completed on this parcel for the request for information (RFI). He reported they had a list of 15 or so companies that they wish to send the RFI to. The Mayor commented that she wanted to see the list of prospective respondents.

b. Walesboro RFP

The RFP was approved last Tuesday by the Airport Board. He said there will be some minor changes to the RFP before it is ultimately released and those changes are being considered by the Airport Board's attorney and the city attorney.

The flood mapping study is presently underway by Landwater Group. They initially estimated 90 days to complete their work and 30 of those days have passed, so he is anticipating receiving the final report within 60 days.

He said the proposal calls for the respondent to offer a purchase price on the property as it presently sits and also a price based on an adjustment to the parcel after Landwater Group's mapping study has been completed.

c. State Street Project

As to this project, the engineering and design work study is on the City Council's calendar for tomorrow night's meeting for potential approval.

4. Riverwalk Bridge Update – Doug Pacheco, Project Consultant



Columbus Redevelopment Commission

Regular Board Meeting

April 20, 2015

6:00 PM

City Council Chambers

3 of 5

No update was provided. Frank questioned why no update was provided and the Mayor commented that the city engineer's office had examined the proposals that were received and indicated that there were professional services contracts and thus Redevelopment did not need to approve a prospective bidder but rather that determination could and was made by the city engineer. Frank then inquired as to what relationship or relationships may have existed that resulted in the selection of the Riverwalk Bridge engineer and he wanted a more thorough examination of the RFP responses. Mayor commented that she would instruct Heather to produce a copy of those and Laurie also said she would like to see a copy of those as well. The Redevelopment Director was instructed to provide copies to Frank and Laurie.

5. 310 4th Street Tenant Proposals – Heather Pope, Redevelopment Director

Heather reported receiving two proposals, one was from *Flamme Burger* and the other from *240 Sweet*. She provided a brief synopsis as set forth in the responses. She also asked for a subcommittee to consider the proposals and the Mayor commented she wanted individuals who were not running for office to participate and therefore appointed Bob Abrams and Dave Wright along with Gary Thompson from REI to review the proposals and make recommendations to the Commission.

Action Items:

6. Approval of Minutes: March 4, 2015 Joint CRC and City Council meeting
March 16, 2015 Regular Meeting

Review of the March 4, 2015 and March 16, 2015 Meeting Minutes was had, no corrections or changes were noted. Russ moved and Dave seconded a motion to adopt same. There being no discussion, the motion passed unanimously.

7. Review and Approval of Claims

One claim was presented by Bruce Carter and Associates for the purpose of applying for a hazardous-waste license as a result of the Brownfield site. Russ moved and Frank seconded the motion to pay this claim. There being no further discussion, the motion passed unanimously.



Columbus Redevelopment Commission

Regular Board Meeting

April 20, 2015

6:00 PM

City Council Chambers

4 of 5

Heather presented seven (7) claims to the Commission for consideration.

There was quite a discussion regarding claims, more specifically the cost of some \$4,800 for a rendering that was prepared at the Mayor's requests by United Consulting for the Riverwalk Bridge. Frank had expressed concerns about who had ordered that rendering and why the Commission had not had the opportunity to consider same. The Mayor commented that she is the Mayor of the city of Columbus and the President of the Redevelopment Commission and she made the decision and now the work has been done and needs to be paid for.

As to that specific claim in the amount of \$18,045.00, on a motion made by Russ and seconded by Dave the payment of that claim that included the \$4800 cost for the rendering was approved for payment by the Mayor, Dave, Russ with Frank and Laurie voting not to pay same.

There were six other claims in the amount of \$466.67, \$35,128.81, \$4,672.80, \$100, \$2,203 and \$16.74. Russ moved and Dave seconded the payment of those six claims. There being no discussion the motion to pay said claims 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 7:20 p.m.

Approval of ___ day of _____, 2015 minutes.

President

Vice-President

Secretary



Columbus Redevelopment Commission

Regular Board Meeting

April 20, 2015

6:00 PM

City Council Chambers

5 of 5

Member

Member

Date: _____