



**Columbus Redevelopment Commission**  
**Regular Board Meeting**  
**July 21, 2014**

**6:00 PM**  
**City Council Chambers**

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**Minutes**

The Redevelopment Commission met in Regular/Special Session on Monday July 21, 2014 at 6:00 p.m.

**Call to Order:**

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

**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:**

2. Discussion of scope and associated costs of the First Phase of the State Street Revitalization Corridor Plan – United Engineering

Jeff Bergman, City Planning, offered a preliminary overview of the city's concept regarding the State Street redevelopment plan. Initially the city conducted a study for State Street from Central Avenue down to the edge of the city limits on State Street to the East. The plan encompassed the following:

- a. Details as to future land-use
- b. The development of strategies and projects for redevelopment improvement along State Street.
- c. For subareas:
  - i. Zone of influence
  - ii. Intersection of State Street at Central Second and Third streets

- iii. Transitional zones between Hawcreek to Cherry Street
  - iv. Industrial, commercial from Cherry Street to the end of the street i.e. city limits.
- d. Planned transitional zones from Hawcreek to Cherry Street.

Jeff reported the upshot of their work suggests the following improvements are both needed and practical:

- i. Sidewalk replacement and relocation. Present sidewalks are narrow, and in poor condition, there needs to be improved crosswalks
- ii. Intersection improvements, crosswalks, markings and generally improve the markings for pedestrians and vehicular traffic.
- iii. New people trail on the North side of State Street, eight-foot wide trail and three-foot separation area with State Street property.
- iv. Change the intersection at Central, Second and Third streets.
- v. Create gateway parks

Jeff also noted that INDOT has an overlay plan for State Street for next year and the possibility certainly exists for the city to take advantage of this overlay project and make necessary changes to State Street while at the same time capitalizing on some of the work the State will be performing and dovetail the cities improvements for this portion of State Street to take advantage of some economies of scale.

Beth Fizel, City Engineer, reported the city engineer's office issued an RFP earlier in the year for the design of the sidewalk and the people trail along State Street. There were three respondents and the one that the city has selected is United Construction. United has significant experience with development of the cultural trail in Indianapolis and is generally the better choice to design the project and ultimately construct it.

The representatives of United Construction presented the graphic concept plans and general cost estimates with respect to design and construction. They presented two essential scenarios; one is identified as the bigger phase 1 plan and the second is simply the sidewalk plan.

Jeremy Richardson and whatever the **other guys name is** presented the financial information with respect to the projects and the construction costs. (See Exhibit 1 attached hereto)

There was quite a lengthy and general discussion presented by United Construction regarding this project, the cost, financing sources, various scenarios that were considered, the effect on foot traffic, vehicular traffic all the while the project compatibility with State Street and the requirements of INDOT.

The Commission then heard from a number of people who are residents of the East Columbus area who offered a variety of comments. The first was Mr. Dascal Bunch who is a city Council member from the first District. He questioned the cost of the parks in the plan and thought that the Parks Foundation should be included in this design concept. He was most complementary to the concept design and thought that improvement of State Street was long overdue and fully supported the project.

Mr. Morris Percifield also lives in East Columbus and identified himself as a regular walker and user of State Street. He is most complementary with regard to the plan. He did note however that the People Trail apparently stops at or near Seventh and Central and there is little or no connection with State Street. He was concerned about the treatment of the intersection and the effect that would have on foot traffic.

Julie Bills, also a Columbus resident, reported she was very excited about the project, the changes in the plans and is most willing to work with whomever to assist in providing any additional input that may be necessary to fully develop this project.

Julie Aton also commented she would like to be involved in the planning process and to be called upon to resource as necessary. She also made a request for more community involvement as part of the design and construction process.

Tim Shuffett, City Council member, said the City would like to see a plan to go all the way to Lafayette Street and understands the cost of such a plan. He also commented that funding sources, timeliness and scheduling would be very important to coordinate with INDOT for this street improvement.

Gary Robbins also a Columbus resident commented that he likes what he sees with regards to State Street. He thought some project should include either a crossover or an underground passage from State Street to Central Avenue simply because of the volume of vehicular traffic.

After approximately 2 hours of public input comments and question-and-answer with United Construction, the Mayor noted that the Redevelopment Commission will be looking to City Council for further input on this project and for further direction. She also commented that

the cost of this project is such that City Council will be required to provide approval of any financing.

3. Update on Parking Garage Management and Operations – Gary Thompson, REI  
Gary presented the monthly financial reports and open space reports for the garages. There were no questions.

4. Parking Implementation Committee Recommendation – Dascal Bunch, Ken Whipker

City Council members Dascal Bunch and Kenny Whipker appeared on behalf of the Parking Implement Committee also present was Frank Jerome, City Council member and Redevelopment member who also served on the Parking Implementation Committee.

Dascal reported that since the last City Council meeting there's been a change with regard to the parking violation fine. The Council is planning on reducing the current 50-page ordinance to a two-page ordinance. Counsel would like to stay with a three hour free parking and the first violation of the parking ordinance would be fine free and the second would be \$50.

There was a presentation at the last City Council meeting and some merchants thought the \$50 fine was too much at which point Councilman Whipker commenced an investigation as to the finds by other cities in central Indiana. His findings are: Indianapolis \$20; University of Indianapolis \$10; Cincinnati, Ohio \$50; Lafayette, Indiana \$45; and Marion, Indiana \$45.

Councilman Whipker also discussed the issue of placement of kiosks within the city as opposed to parking meters, however, he said there is a substantial cost associated with kiosks. The focus, however, according to the Parking Implementation Committee, should be that of enforcement because it's a low-cost method to affect behavioral change regarding the parking public.

Consideration has also been given by City Council in that a parking fine will be viewed as an additional tax and they're very sensitive to that.

As to the parking garages, the Committee would prefer to leave any recommendations to REI as they are the garage management company and are best suited to make the necessary changes and recommendations based on their experience and the present operation of the city of Columbus parking garages.

5. Change the General Operation of the Jackson Street Parking Garage – Gary Thompson, REI

Gary presented a two-page document outlining REI's recommendations for the Jackson Street parking garage. In order to lower the gates and make the garage more efficient, he notes that it will be necessary to do the following:

a. Equipment changes:

The Second Street parking garage currently has three pay machines and he would like to move the pay on foot machine from the Second Street garage to the Jackson Street parking garage.

b. Wiring for the Jackson Street Garage

It will be necessary to install new wiring to power the pay on foot machine as well as provide sufficient connectivity between the two garages so that the computer systems can communicate with one another.

c. Evens Time programming

Evens Time will need to modify their computer software to accommodate adjustments being made on rate schedules and operational times of the garage before the gating mechanism can be put into full operation. Gary said there is certainly time to do that and does not want to order that software change until he's given specific direction from the Redevelopment Commission on the implementation of these changes.

Just on procedural matters he said it was necessary to order new programming tickets for the permit holders and there's a significant lead time on those. Additionally it will be necessary to have a signed package for the Jackson Street garage to advise people of the pay on foot machine that he recommends placing on the first floor that would encourage people to make the necessary payment prior to returning to their cars.

Also his signage will include new rates which will be posted throughout the garage.

He is recommending making adjustments in the cost and fees for the monthly parkers.

The Mayor inquired as to whether the subcommittee had made any recommendations or is making any recommendations as to the effect of this change upon the monthly parkers. She also thought that it would make some sense to have some input from these monthly parkers as to their views of these changes.

Mayor also opined that the effect of these changes could be reduced revenue for the garage and asked Gary if he would conduct a revenue analysis for everyone's consideration.

6. Jackson Street Garage Screen Update – Heather Pope, Director of Development

Heather Pope presented two photographs of the Jackson Street Parking Garage, one photo depicted the parking garage after construction and prior to installation of the new screens. The new screens have been paid for and provided by the Irwin Sweeney Miller Foundation. The screens were omitted from the original construction project as a cost reduction but the architects recommended the placement of those screens and the Irwin Sweeney Miller Foundation was kind enough to provide funding.

Mrs. Pope publicly thanked Sarla Kalsi, president of Irwin Sweeney Miller Foundation for this kind public gift.

**Action Items:**

7. Resolution #11-2014 of the Columbus Redevelopment Commission to engage Danielle McClelland to complete a detailed Business Plan for the Crump Theater – Bob Crider Crump Steering Committee Representative

Bob Crider from the Crump steering committee reported that the committee had been asked to develop a business plan for the operation of the Crump and as such they had spoken with Danielle McClelland who has developed previous business plans for community theaters. He has presented a contract in the amount of \$18,000 for Ms. McClellan's work. It is the intent of the plan and Ms. McClellan to provide a final result and deliverables pursuant to the proposed contract within approximately 6 weeks from commencement of work.

Discussion by and between the commission members was had along with public input of Ms. McClellan's work and findings. It was agreed that the draft contract that she submitted did not provide for a public presentation as the members thought that was reasonable and such should be included.

The commission then opted to approve Ms. McClellan's contract as presented and authorize the President of the Redevelopment Commission to execute an addendum for additional cost to cover a public presentation of Ms. McClellan's business plan.

Motion was made by Russ to adopt Resolution #11 and to accept Ms. McClellan's contract as presented for the sum of \$18,000 and authorize the President of the Redevelopment Commission to execute an addendum to this contract at such time as it is prepared to cover the additional costs associated with a public presentation by Ms. McClellan. Motion was seconded by Frank. Following additional public input the motion passed unanimously.

8. Resolution #12-2014 of the Columbus Redevelopment Commission declaring a portion of Middle Road, a portion of Poshard, a portion of Cunningham Drive and Whitney Drive needing redevelopment to further benefit the economic growth of the Airport Area and fund the reconstruction of portions of these roads and recommendation to the Board of Public Works and Safety to enter into a contract with Milestone Contractors – Beth Fizel, City Engineer

Presentation was made by Beth Fizel, City Engineer, regarding the full depth reclamation project on certain streets in the airport TIF area. She said she previously discussed this work with Milestone Contractors who had performed similar work at the Woodside Industrial Park and Milestone is prepared to provide the same services for some \$286,117.40.

Following comments from the airport director, the Mayor and members of the public, Frank moved to adopt Resolution #12-2014 for the full depth reclamation of certain streets within the airport TIF allocation area for a sum not to exceed \$286,117.40. Russ seconded the motion and including public input the motion passed unanimously.

9. Recommendation of the Tenant Review Committee on proposal to fill tenant space #108 (302 Washington Street) – Russ Polling and Bob Abrams

Russ and Bob both reported that they were on the tenant selection committee along with two members from City Council and two members from the Commons Board. They examined Mr. Roggow's proposal and reported that it was the conclusion of the committee the proposal did not meet the necessary criteria as established by the selection committee. Also, there was concern about Mr Roggow's financial viability. As a result they could not recommend to the Commission that it proceed further under Mr. Roggow's RFP. They did however recommend that a new RFP be issued and that the process be recommenced.

The Mayor opined that she did not believe this was the appropriate time to reissue the RFP. Discussion followed by and between the commission members. Russ then moved to reopen the RFP and reissue same. Dave seconded the motion and upon vote, the motion was passed unanimously.



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10. Approval of Minutes: June 16, 2014 Regular Meeting

Review of the June 16, 2014 Regular 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.

11. Review and Approval of Claims

Heather presented four (4) claims to the Commission for consideration. The Commissioners had previously examined the claims, Frank moved and Russ seconded the motion to pay claims. There being no further comment or public input upon voice vote the motion passed unanimously.

One additional claim was presented by Bruce Carter and Associates. Russ moved to pay the BCA invoice, Dave seconded. Upon voice vote the motion to pay passed unanimously.

**Adjournment**

There being no further business, Russ moved and Kristen seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:50 p.m.

Approval of \_\_\_ day of \_\_\_\_\_, 2014 minutes.

\_\_\_\_\_  
President

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

\_\_\_\_\_  
Secretary

\_\_\_\_\_



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Member

\_\_\_\_\_  
Member

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