

Minutes

The Redevelopment Commission met in Regular/Special Session on Monday May 19, 2014 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.
 Steven Scgalski Robert Abrams Russ Polling

Other attendees:

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

Discussion Items:

1. Crump Steering Committee Update – Bob Crider, Cindy Fry

A summary outline was presented and is attached hereto.

Bob commenced his discussion by thanking the Redevelopment Commission for funding the study and the public for all their participation and comments.

Jones and Phillips conducted a broad study of performing arts with a focus on programming as part of their efforts. When compared with other communities around the country, the City of Columbus has the ability to support the arts.

Theater size was considered as important to supporting the arts. Two sizes of venues were considered, a 450 seat performance venue and a 1,200 seat touring venue.

Utilizing the information from the Jones and Phillips study the Crump Steering Committee considered a number of scenarios. Costs and operating budgets were foremost. Then during the study, Sears announced their departure from the downtown, thus opening up another item or venue to study.

Both Bob and Cindy were most appreciative and thankful for the people who attended the various public meets, sent email input and responses and especially to the newspaper for publishing information throughout the process.

The Committee now offers the following recommendations:

Renovate the Crump Theater to a 450 seat capacity theater with a full production stage. Expand the east wall of the building into the parking lot adjoining the building. Close the south alley and expand the stage area into the alley. Preserve the existing lobby as is.

The cost of this proposal is some \$11 million. As to the operating budget, initial projections suggest that there would be an annual short fall of some \$17,000 but it is thought this can be made up through annual fund raising.

The Committee based the above recommendation upon the following: there is great public support for renovating the Crump. It should be noted that there is nothing specific as to the renovation, however the various management alternatives should be given consideration. Further, economic impact of tourism on the community and the quality of life in the city were also considered.

Such a theater was identified on the Jones and Phillips study as missing from our community.

Cindy Fry gave a historical overview of the Crump from the 1880's and noted that the same conversations we are having today about the Arts in our community existed in the late 1800's and early 1900's, i.e., how to get people interested and involved in the arts in Columbus.

Also, the Jones and Phillips study pointed out that communities around the country, of our size, do have a singular forum for performing arts. We do not.

The committee members then requested that a detailed operations, ownership, booking, strategy and staffing plan be developed that would be the business plan and roadmap for operating the Crump. They estimated this study for the business plan to cost some \$20,000. They also pointed out that they have not identified any one person or entity who they would recommend at this time to perform that study. It is anticipated that any study would take between sixty (60) to ninety (90) days to complete.

The Commissioners engaged in a discussion of the options, programming and the business plan. Public comments were received by four (4) people, all of which were favorable to the project.

The Committee Members are planning a presentation of their recommendations to the City Council on June 1st.

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

Gary presented the monthly financial reports and information on the garage operations. For ease of review Gary will create a variance report that he will include next month. He thought that might be easier to examine and understand. Also, next month, he will present a capital maintenance plan as there are certain issues he is seeing in the garages that now require attention.

3. Parking Implementation Committee Update – Dascal Bunch, City Council President

The Parking Implementation Committee met a number of times to consider the recommendations in the Parking Study as conducted by Nelson Nygaard. Dascal presented a slide presentation (attached) and provided a summary of the recommendations.

Enforcement. The Committee recommends stepping up enforcement of the parking in the downtown, not as punishment but as behavior modification such that the downtown parkers use the garage and parking spaces turn over regularly.

After discussions with the police department, it is being recommended that the police department procure a hand held computer for the use by the parking enforcement officer. Such a device would constantly update information regarding parked cars, license numbers, and issuance of tickets. Such a device will be funded by City Council and will be addressed in their next budget review. Also, they have concluded it will be necessary to re-write the ordinances to change the fines for

violation of downtown parking. The plan is for the first violation to be free and a second or subsequent to be significant.

The Committee, in discussions with the police department, have concluded that another enforcement officer is also needed. Council will also look into funding that role.

There was no public input.

4. Bistro Lease Renewal – Stan Gamso, Counsel

Counsel presented a slide showing the rents, contracts and square footage cost for the various tenants in the Commons and Jackson Street Parking garage.

Counsel was seeking direction from the Commission as to a new rent for Bistro.

General discussion was had, the Commission was in consensus that the Bistro lease should be a fixed dollar amount with no percentage as that has been difficult to enforce and collect. Also, a fixed monthly lease amount is easier for all parties to track and compute.

Direction to counsel was to follow-up with Bistro's principal to develop a lease consistent with their revenues and rents paid by similar tenants.

5. 302 Washington Street Tenant Proposal – Heather Pope, Director of Redevelopment

Heather reported that one (1) response to the RFP to fill 302 Washington Street was received. That sealed proposal was received at the Clerk Treasurer's office at 4:05 p.m. on the 19th of May 2014.

Upon opening the responsive proposal Heather reported it was submitted by Dancing Goat Coffee, LLC. A brief summary of the proposal is for that of a coffee and smoothie shop. Heather stated she would convene the tenant review committee to consider the proposal. Also, the Redevelopment Commission needed to appoint two (2) members to that committee. Russ and Bob volunteered to joint that committee.

Action Items:

7. Riverfront Liquor License Request by Henry Social Club – Heather Pope

Heather reported a request was made by Henry Social Club for a Riverfront Liquor License. She reported the application was in order and a copy of same had been distributed to the Commissioners prior to the meeting.

The proposal was properly submitted. The Commission had a general discussion regarding the proposal. There was no public input.

Frank moved and Russ seconded a motion to approve a Riverfront Liquor License for Henry Social Club. There being no further discussion, the motion passed unanimously.

8. Approval of Minutes:

Minutes from the March 24, 2014 Special Meeting were considered. Frank moved and Russ seconded a motion to approve and adopt same. There being no further discussion the motion passed unanimously.

Minutes from the April 14, 2014 Special Meeting were considered. Russ moved and Frank seconded a motion to approve and adopt same. There being no further discussion the motion passed unanimously.

Minutes from the April 21, 2014 Regular Meeting were considered. Frank moved and Russ seconded a motion to approve and adopt same. There being no further discussion the motion passed unanimously.

9. Review and Approval of Claims:

Five (5) claim dockets were presented for review. Russ moved and Steve seconded a motion to approve same. There being no further discussion the motion passed unanimously.

One (1) claim was submitted from Bruce Carter and Associates on the REMC remediation site for \$13,963. This had to do with probes and monitoring wells on the old waste water treatment plant site. Russ moved and Steve



Columbus Redevelopment Commission

Regular Board Meeting

May 19, 2014

6:00 PM

City Council Chambers

6 of 6

seconded a motion to pay same. There being no further discussion the motion passed unanimously.

Adjournment

There being no further business, Russ moved and Steve seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:45 p.m.

Approval of ___ day of _____, 2014 minutes.

President

Vice-President

Secretary

Member

Member

Date: _____