

Special Meeting Minutes

The Redevelopment Commission met in Special Session on Monday July 28, 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.

Jayne Farber, Matt Janiak, Westlake and a very large crowd of interested members of the public

Discussion Items:

1. Presentation by Paul Westlake, principal-in-charge with Westlake Reed Leskosky, on redesign for the Custer Nugent Amphitheater at Mill Race Park.

Jayne Faber introduced the project and pointed out that approximately a year ago discussions commenced about renovating/replacing/updating the Custer-Nugent Mill Race Amphitheater. The amphitheater has been in place for twenty-one (21) years and it's time for some changes.

There have been no major enhancements to the facility since construction. Unfortunately it lies in the flood plan and has suffered the effects of flooding.

A year ago discussions commenced regarding fixing or mitigating the amphitheater. In April of last year, Letters for Requests for Qualifications were sent out

and a number of firms responded. Then in April of 2014 an RFP was issued and there were four (4) respondents selected for consideration. That list was reduced to three (3) and interviews were conducted. Following the interviews, Westlake Reed Leskosky was deemed the most qualified firm with the best concept design and ideas for this project.

Jayne listed six (6) issues that were tantamount to the committee

- Flooding impacts
- Programming capabilities
- Design philosophy and integrity
- Performer, audience, and staff shelter and overall experience
- Equipment protection and functionality (electrical, audio, lighting)
- ADA accessibility

The Amphitheater Steering Committee consisted of ten (10) members and they are:

1. Chuck Wells, Publisher of Home News Enterprise
2. Cindy Frey, President of Cols. Area Chamber of Commerce
3. Hutch Shumaker, Board Chair, Cols. Capital Foundation; President, Coca-Cola Bottling Company of Columbus.
4. Buck Ritz, Business Development Representative, Milestone Contractors
5. Tami Sharp, Program Director, Columbus Area Arts Council
6. Chris Crawl, Technical Director, Columbus Area Arts Council
7. Kathy McPeck, Program Director, Cols. Parks & Rec. Department
8. David Bowden,, Music Director and Conductor, Columbus Philharmonic Orchestra
9. Heather Pope, Redevelopment Director, City of Columbus
10. Jayne Farber, Arts District Project Consultant

Matt Janiak made the presentation for Westlake. He is a principal with the firm and has been with them for sixteen (16) years. He has acted as project director for over thirty (30) projects. He was part of the nine (9) person team who met with the Steering Committee.

Matt notes that Westlake has been in place since 1905, their specialty is theater projects. They are a full integrated firm with design and engineering. They have offices in New York, Phoenix, Washington, DC, Cleveland and Los Angeles.

He reported that based upon what he has seen, our present amphitheater could be modified or replaced to reduce costs to the performers and enhance community events. At present he did not believe it was a full use facility.

Matt presented a one-hundred and twenty-three (123) PowerPoint slide set. He said their design was governed by nine (9) criteria that had been identified. Those were:

1. Programming for audiences of 10,000.
2. Honor the integrity of the existing Saitowitz design.
3. Elevate the structure above the 100 year flood level.
4. Plan for increased programming.
5. Preserve the existing topography and hydrology.
6. Provide incremental development consistent with funding
7. Complement Mill Race Park and preserve the landscape & features.
8. Separate service and pedestrian movement systems.
9. Meet current code and regulatory requirements.

Utilizing the above, Westlake developed two (2) proposals. One was as directed in the RFP and the other was based upon feedback and discussions with the Steering Committee.

Their design ideas considered ticketing, concessions, equipment, electrical, seating, changes to the stage and flood plane considerations. Also, Westlake's staff spoke with representatives from Live Nation Entertainment, Inc. They received valuable input from this national production, promotion and entertainment company.

All the while Matt was presenting various slides and renderings of the design proposals developed by Westlake.

Matt said they estimated the cost of the project, with most optional features would be in the \$4.2mil range.

Public Comments:

Chuck Wells said consideration of large ticket events is very important. Presently the amphitheater is inadequate to provide for large groups. Further, the present facility is desperately dependent upon weather. So a change in the facility should accommodate weather needs as well.



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David Bowden said consideration of changes in the facility should accommodate the needs of the performers. He believes Westlake looked at those and he commended them for that. Further he wanted the audience to know, that Westlake's work to date including the designs have all been conducted on their dime at no cost to the City.

Cindy Frey said that her focus with the Chamber is to develop the quality of life in the community such that there are sufficient amenities that meet the needs of the City and will cause more workers to come to Columbus.

Chris Crawl commented that time and flood waters has taken it's toll on the amphitheater. He said after twenty (20) years it is need of an upgrade.

David Gregory said his production company could get acts in Columbus because of this cities unique geographic location to Cincinnati, Louisville and Indianapolis. There are always performers who would play a smaller venue on their way to a much larger one. He further noted that the revenue for the City could be quite substantial.

Dave Hayward wanted everyone to know that the only hill in Columbus is the one at the amphitheater and consideration should be given for the use of snow sleds on that hill in the winter months.

Overall there was good discussion, lots of questions and answers. There was a consensus among the Redevelopment Commissioners that this was a good project. The next steps as discussed would be to have a similar presentation to the City Council and solicit their response and ideas.

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 7:45 p.m.

President



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Vice-President

Secretary

Member

Member

Date: _____