



Columbus Redevelopment Commission

Regular Board Meeting

April 21, 2014

6:00 PM

City Council Chambers

Minutes

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

Call to Order:

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

Introduction of Russ Poling

The Mayor introduced Russ Poling as a new city appointee to the Redevelopment Commission. Russ gave a brief overview of his career and background.

Attendees:

Commissioners:

<input checked="" type="checkbox"/> Kristen Brown, President	<input checked="" type="checkbox"/> Frank Jerome, Vice-President	<input type="checkbox"/> David Wright, Secretary
<input checked="" type="checkbox"/> Steven Scgalski	<input checked="" type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Poling

Other attendees:

April Williams, Parks Foundation; David Hayworth, Christopher Burke Engr., Beth Fizel, City Engineer; Gary Thompson, REI; Andrew Lanan, Reedy & Associates; Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Discussion Items:

- Update on Parking Garage Management - Gary Thomson

Gary presented the financial information on the Jackson Street Parking Garage. He reported there was an overage on labor expenses that was a result of the need to conduct snow removal earlier in the year. As for the Empty Space Count in the Jackson Street Garage, there were 19 spaces available at 1:30 p.m. for public access and only 1 space available at 1:30 p.m. for reserved parking.

As to the Second Street Parking Garage, there were no outstanding receivables. The income statements shows a \$20,000 overage payment that was a result of a late payment from last year. There is, just like the Jackson Street Garage, an overpayment in labor for snow removal earlier in the year. As to parking, Cummins utilizes all their parking spaces in the garage and as to the Cole reserved parking there is 161 open spaces at 2:00 p.m. daily. Gary points out that these are reserved spaced that could not be resold.

Financial reports were also presented and included as part of the public record.

2. People Trail Expansion across the REMC property site - April Williams and David Hayworth

April presented a Power Point slide presentation of the Parks Foundations plan to expand he people trail as well as a graphical map entitle *The People Trail Project*. Both were included as part of the public record. The overall plan of the Parks Foundation is to bring eighty percent (80%) of the public within three (3) blocks of the people trail within the city of Columbus.

The plan calls for the installation of a new piece of trail across the old REMC property site that is now owned by the Redevelopment Commission. The plan calls for extension from State Street to 3rd Street across the REMC site.

Dave Hayworth from Christopher Burke Engineering made a presentation of the project, the limitations and recommendations. General discussion ensued between the Commissioners, Mr. Hayworth and the public regarding this project.

The design plan calls for the creation of an easement across the southern boundary of the REMC site with the exception of the storage facility where a temporary route around that building will be made until such time as the building is razed.

The Parks Foundation would like the Redevelopment Commission to grant an easement across the old REMC site at next month's meeting so that construction of the latest addition to the People Trail may commence. April reported the project cost will be between \$180,000 and \$200,000, all paid by private donations.

The Commission heard from a number of the public in attendance who endorsed this addition.

Then, there was discussion about the value of the REMC storage building that was not previously razed, the cost, the analysis and

benefit of doing something with this building. No action was taken on this item.

Action Items:

3. Resolution 4-2014 to Reconstruct Roads in the Woodside Industrial Park - Beth Fizel, City Engineer

Beth Fizel, City Engineer presented to the Redevelopment Commission a summary and evaluation of the two (2) bids previously received for reconstruction of the road in the Woodside Industrial Park. She recommended adoption of the Milestone Contractors, LP bid in the amount of \$1,430,887.00 along with an appropriation of a twenty percent (20%) contingency for changes and cost overruns.

The summary and evaluation reports presented were included as part of the public record.

Following discussion by the Commissioners and with input from the public, Frank moved and Bob Seconded a motion to adopt *Resolution 4-2014* naming Milestone Contractors, LP as the successful bidder and allocating an additional sum of \$286,117.40 as a twenty percent (20%) contingency. There being no further discussion the resolution passed unanimously.

4. Resolution 5-2014 to Pay the annual debt service on Redevelopment Bond 2008 with Tax Increment Financing Revenue from the Central Allocation Area Fund - Andrew Lanam, Reedy & Associates

Andrew presented the history of the 2008 Bond that was used in part to finance construction of the Second Street Parking garage. He reported that in 2008, at the time the bond was issued there were inadequate funds in the Central TIF Allocation area to cover the debt service on the bond. As such, city council created a special tax levy designed solely for the purpose of covering the debt service.

Today, the annual debt service is almost \$90,000 per year. However, the Central TIF has sufficient monies to cover the cost of the debt service and he recommended payment of the debt service from the Central TIF funds. Andrew pointed out that payment of this obligation from the TIF funds would need to be approved annually.

Discussion was had between the Commissioners and Mr. Lanam. Eventually Frank moved to accept *Resolution 5-2014*, Steve seconded same. There being no further discussion, the resolution was adopted upon unanimous voice vote.

5. Review and Approval of a Revised RFP for Bids on the Vacant space in The Commons - Heather Pope, Redevelopment Director

Heather reported that the RFP to fill the vacant space in the Commons has not provided replies. It has been recommended by a realtor in Columbus that there should be the inclusion of a commission in the RFP to interest realtor to bring prospective clients forward.

A general discussion ensued about inclusion of a commission. The draft RFP amendment before the Commission has 3 ½ % for the first five (5) years of a lease. The Commission wanted to see that extended to be similar to the amount paid on the RFP that brought about Jordy McTaggart's in the Commons.

Frank Moved to approve the amended RFP with the exception of amending the Commission provision on page 3 to read 3 ½ % commission for a total term of ten (10) years occupancy where same is only paid at the time of lease execution and/or renewal execution. That way if a tenant is found and only wants a five (5) year lease with a five (5) year renewal option the commission would be paid on the first five (5) years and only on the second if the renewal option is executed. Similarly, if the prospective tenant chooses to execute a ten (10) year lease then the commission is paid at once on that ten (10) year term. The motion was seconded by Russ, there being no further discussion the Amended RFP along with Frank's oral modification was adopted unanimously.

6. Claims

The general claims were submitted to the Commission for consideration. Frank moved and Steve seconded a motion to pay the claims. There being no further discussion the motion passed unanimously with Russ abstaining.

A claim for the amended Remediated work plan was submitted by Bruce Carter & Associates. Frank moved and Steve seconded a motion to pay the claims. There being no further discussion the motion passed unanimously with Russ abstaining.

Adjournment

There being no further business, Frank moved and Russ seconded a Motion to Adjourn. Upon voice vote the motion passed unanimously and the meeting was adjourned at 7:35 p.m.



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Approval of ___ day of _____, 2014 minutes.

President

Vice-President

Secretary

Member

Member

Date: _____