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Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY NOVEMBER 1, 2016  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. None

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled, "RESOLUTION NO. \_\_, 2016, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBUS ADOPTING AN ADDENDUM TO THE GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY." (GATEWAY SENIOR VILLAGE) Robin Hilber
- B. Reading of a Resolution entitled, "RESOLUTION NO. \_\_, 2016, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AUTHORIZE THE CLERK-TREASURER TO AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE AMENDED CAPITAL BUDGET." David Hayward

**IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. The next regular meeting is scheduled for **Tuesday, November 15, 2016, 6:00 p.m. in City Hall.**
- C. Adjournment



Community Development

**MEMORANDUM**

**TO: Members of the Common Council**  
**FROM: Robin S. Hilber, Community Development Programs Coordinator**  
**RE: Addendum to the Golden Casting Foundry Site Redevelopment Options Study**  
**DATE: October 21, 2016**

Following is a history of the Golden Casting Foundry Site:

- 2006: The Golden Casting Foundry Site Redevelopment Options Study began with data being gathered about the area, interviews being conducted with key stakeholders, and public open houses being held to identify redevelopment opportunities for this 12+ acre plot of land in the heart of Columbus and, specifically, in the Lincoln-Central and 9<sup>th</sup> Street Park Neighborhoods.
- 2012: The study was updated and further public input was gathered. Options discussed for redevelopment of this area included an office park, mixed-use development, advanced manufacturing center, a dog park, residential development, and others. The surrounding area is a mixture of residential, business and industrial zones.
- October 2012: The Common Council formally adopted the Golden Casting Foundry Site Redevelopment Options Study as an initial redevelopment plan for this property through Resolution 30-2012. The adoption of this study and redevelopment plan were intended to provide possible future options for this property and in no way were to restrict the use of the property.
- 2012 – Present: Due to a heated housing market and a serious shortage of safe, available and affordable housing within the City of Columbus, a number of housing developments have been completed or are currently in development in this area. However, the need for additional housing is still great.

Gateway Senior Village is proposing a 54 unit development in this area which will add to the affordable senior rental housing stock which is in extremely high demand within the City due to supply constraints and fair market rental spikes. They intend to apply for Rental Housing Tax Credits through the Indiana Housing and Community Development Authority (IHCDA).



Community Development

The passage of the attached Addendum with a stated goal of the Plan being the implementation of affordable rental housing for lower to moderate-income households and seniors, will indicate the City's commitment to and support of this project and is necessary in garnering necessary points in order to be granted needed tax credits for this project to move forward.

Should you have any questions, please feel free to call me at (812) 376-2522.

Best Regards,

A handwritten signature in black ink that reads 'Robin S. Hilber'.

Robin S. Hilber

Attachment

cc: Alan Whitted, City Attorney

RESOLUTION NO. \_\_, 2016

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS  
ADOPTING AN ADDENDUM TO THE GOLDEN CASTING FOUNDRY SITE  
REDEVELOPMENT OPTIONS STUDY

*WHEREAS*, INDIANA CODE 36-1-3, *et seq.* permits any municipality in the State of Indiana to exercise any power or perform any function necessary to the public interest in the context of its municipal or internal affairs, which is not prohibited by the Constitution of the United States or by the State of Indiana, or denied or pre-empted by any other law, or is not expressly granted by any other law to another governmental entity; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, is the legislative body and is by law authorized to adopt ordinances and resolutions for the performance of functions for the City of Columbus, Indiana; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, has reviewed and considered the Golden Casting Foundry Site Redevelopment Options Study and has developed a proposed addendum to the Study to address implementation measures, especially those related to local redevelopment issues pertaining to affordable housing; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana has determined that the Golden Casting Foundry Site Redevelopment Options Study Addendum complements the adjoining 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan and is consistent with the goals and policies of the City of Columbus Comprehensive Plan; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana desires to promote the success of the Golden Casting Foundry Site Redevelopment Plan as provided in this Resolution;

*NOW, THEREFORE, BE IT RESOLVED*, by the Common Council of the City of Columbus, Indiana, that:

1. The Addendum to the Golden Casting Foundry Site Redevelopment Options Study regarding Affordable Rental Housing attached hereto as Exhibit "A" is hereby approved and adopted; and
2. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to assist with the administration of the Golden Casting Foundry Site Redevelopment Options Study and the Addendum attached hereto in accordance with the Plan, the Resolutions and Ordinances of the City of Columbus, Indiana, and applicable law.

*ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA*, on this \_\_\_\_ day of November 2016, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of November 2016, at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Clerk-Treasurer

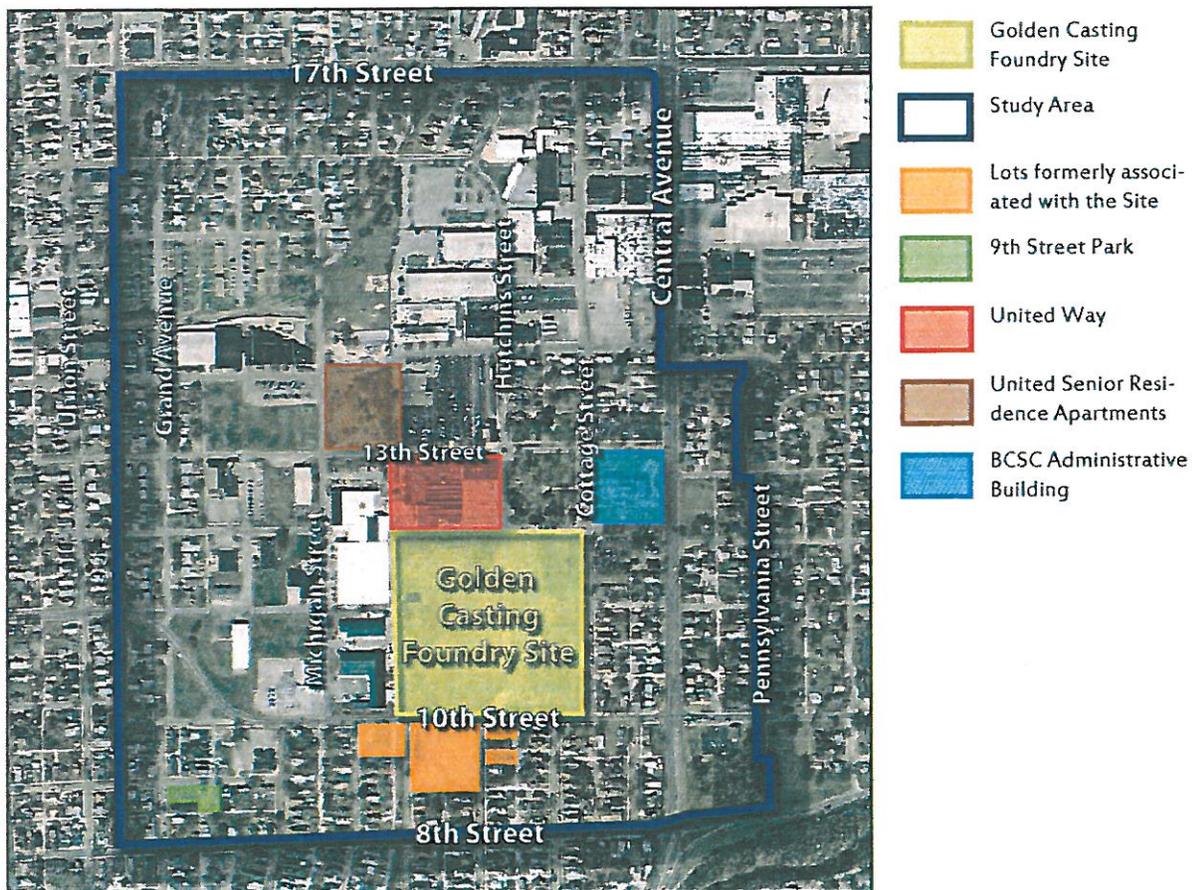
Approved and signed by me this \_\_\_\_ day of November 2016, at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
James D. Lienhoop  
Mayor of the City of Columbus, Indiana

## EXHIBIT A

### ADDENDUM TO THE GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY PLAN REGARDING IMPLEMENTATION OF AFFORDABLE RENTAL HOUSING DEVELOPMENT

The Golden Casting Foundry Site Redevelopment Plan was created to provide guidance for the development of the 12.4 consecutive acres where the original foundry was located as well as the surrounding area which has a northern boundary of Seventeenth Street, an eastern boundary of Central Avenue and Pennsylvania Street, a western boundary of an alley between Grand Avenue and Union Street, and a southern boundary of Eighth Street. Community involvement was an integral element of this redevelopment plan. Zoning, land use, and thoroughfare conditions were researched and analyzed to ensure best use, adequate parking and improvements, and to add to the economic vitality of the City and fit with the Comprehensive Plan.



The study area consists of a mixture of residential, business, and industrial zones. A serious shortage of safe, available and affordable housing within the City of Columbus indicates that

additional housing along, or accessible to, the Central Avenue Corridor and the east-west artery of 10<sup>th</sup> Street will be advantageous for the City and its residents. The City of Columbus has prioritized this infill area for development of affordable and sustainable housing supply. The centralized location of the Golden Casting Foundry Site to the downtown area, schools, public transportation, and social service agencies makes this an attractive area for revitalization efforts. To this end, the City of Columbus supports the following goals:

1. A neighborhood area filled with quality homes, neighborhood friendly businesses, affordable housing, and economic and educational opportunities for all.
2. The availability of safe and affordable housing stock which is maintained and regularly improved, redeveloped, and renovated.
3. The implementation of housing development and revitalization plans to create Affordable Rental Housing, particularly for Lower to Moderate-Income households and Senior housing.
4. City support of efforts by owners and developers to utilize private equity, financial institution loans, state and federal governmental grants and loans, state and federal rental subsidies, the Rental Housing Tax Credit (RHTC) program, and other available financial resources, at the earliest available opportunity.

The City of Columbus is steadfast in its commitment to the on-going redevelopment of the Golden Casting Neighborhood of the City of Columbus. As evidence to support the development of additional safe and affordable housing, the City of Columbus supports the following projects that have been completed or are currently in development:

- **Central Park Place Apartments** Miller-Valentine Group (completed 2012)
- **9<sup>th</sup> Street Park duplex** Housing Partnerships Inc. (completed 2015)
- **Gateway Apartments** Housing Partnerships Inc. (completed 2016)
- **Ashford Park Apartments** Herman & Kittle (planned completion, 2017)
- **Gateway Senior Village** Housing Partnerships Inc. (planned completion, 2018)

**MEMO**

To: City Council  
From: David Hayward, PE, City Engineer  
Date: October 25, 2016

Re: International Drive  
Culvert Replacement

Late in September, we have discovered that a major culvert under International Drive has failed, due to rust and corrosion. This failure was not anticipated.

The culvert is 160 feet in length and is over ten feet deep. The culvert was a 77"x52" corrugated galvanized pipe. Any further collapse of this pipe could have caused the road to cave in and/or cause the area to flood.

The primary affected company is NTN. NTN operated three shifts six days per week. They have over 120 trucks in/out each day crossing the culvert. All truck traffic in and out of NTN must cross this culvert.

In order to repair this culvert as quickly and efficiently as possible and to stabilize the culvert, I recommended that the Board of Public Works and Safety declare an emergency in accordance with Indiana Code. That allowed us to streamline the bidding process and get the work done much more quickly. This process allowed us to complete Phase 1 of the repairs on October 14, 2016.

The remedy was a two-step approach. The first phase was to install a pipe liner to provide a reduced waterway opening while stabilizing the culvert to prevent a collapse. The cost of the first phase was \$62,122, paid from the Storm Sewer Operating budget.

The next and final phase will be to install a new culvert to provide the waterway opening needed and prevent flooding. We are currently checking utility locations to determine the most economical route and depth for the second culvert. The cost of the second phase is estimated to be \$80,000.

The requested use of capital funds will allow us to complete the repairs this year.

RESOLUTION NO. \_\_\_\_\_, 2016

**A RESOLUTION OF THE COMMON COUNCIL OF THE  
CITY OF COLUMBUS TO AUTHORIZE THE CLERK-TREASURER TO  
AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE  
AMENDED CAPITAL BUDGET**

**WHEREAS**, the Council previously designated specific capital improvement projects as the Capital Budget for 2016, and

**WHEREAS**, a situation exists which necessitates additional funding for repairs to a culvert under International Drive.

**WHEREAS**, it has been shown that certain existing appropriations have balances which will be available for use as follows:

CITY OF COLUMBUS Cumulative Capital Development Fund:

From: Debt Services 40259900 550000	\$86,547
From: Debt Services 40259900 550100	\$ 1,695
To: Debt Services 40231100 544200	\$88,242

**NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT** the International Drive Emergency Repair Project in the amount of \$88,242.00 is hereby authorized.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the City of Columbus, Indiana's Clerk-Treasurer is authorized to take any and all actions necessary to effectuate use of such funds.

**ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this the \_\_\_\_ day of \_\_\_\_\_, 2016, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

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Jim Lienhoop, Mayor  
Presiding Officer of the Common Council

**ATTEST:**

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Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

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Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at  
\_\_\_\_\_ o'clock \_\_\_\_ .M.

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Jim Lienhoop  
Mayor of the City of Columbus, Indiana