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Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY SEPTEMBER 20, 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. Second reading of an Ordinance entitled, “ORDINANCE NO. \_\_\_, 2016, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2017.” Jamie Brinegar
- B. Second reading of an Ordinance entitled, “ORDINANCE NO. \_\_\_, 2016, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2017.” Jamie Brinegar

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled, “RESOLUTION NO. \_\_\_, 2016, A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AND ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THERON.” (Bartholomews on Sycamore LLC) Robin Hilber
- B. Reading of a Resolution entitled “RESOLUTION NO. \_\_\_, 2016, A RESOLUTION REVISING THE 9<sup>th</sup> STREET PARK AREA COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN.” ( Bartholomews on Sycamore LLC) Robin Hilber

- C. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2016, AMENDED FROM ORDINANCE NO. 5, 2016, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2016.” (Columbus Police) Jon Rohde
- D. First reading of an Ordinance entitled, “ORDINANCE NO.\_\_\_\_, 2016, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY.” (Washington – 12<sup>th</sup> Street Vacation) Jeff Bergman

**IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. Discussion: 2017 Budget - Jamie Brinegar
- C. The next regular meeting is scheduled for **Tuesday, October 4, 2016, 6:00 p.m. in City Hall, Cal Brand Meeting Hall.**
- D. Adjournment



Community Development

**MEMORANDUM**

**TO: Members of the Common Council**  
**FROM: Robin S. Hilber, Community Development Programs Coordinator**  
**RE: Economic Revitalization Area (ERA) designation for Bartholomews on Sycamore LLC**  
**DATE: September 12, 2016**

The following request for ERA designation will be presented to the Common Council at its Tuesday, September 20, 2016 meeting at 6:00 p.m.:

**Bartholomews on Sycamore LLC** is requesting ERA designation on property as shown on "Attachment A," said property to be used for future economic development. In October of 2015, an ERA was granted for a portion of this site. However, the project is being expanded from 34 on three parcels of land to 60 units on six parcels, necessitating an expansion of the ERA. In addition, a resolution is being presented to amend the 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan and expand the area on the west by one and one half blocks to include this redevelopment site for the purpose of providing additional affordable housing.

The designation of the expanded site as an economic revitalization area is included in the respective resolution. A copy of both resolutions and supporting documentation is attached.

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

Best Regards,

A handwritten signature in black ink, appearing to read 'Robin S. Hilber'.

Robin S. Hilber

Attachments

cc: Alan Whitted, City Attorney  
Jason Hester, Economic Development Board

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

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBUS ADOPTING  
AN AMENDMENT TO THE 9<sup>TH</sup> STREET PARK AREA COMPREHENSIVE  
NEIGHBORHOOD REVITALIZATION PLAN

*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 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan and has developed a proposed amendment to the 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan to address local redevelopment issues pertaining to affordable housing; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana desires to amend the 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan as provided in this Resolution;

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

1. The Amendment to the 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan 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 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan and the Amendment attached hereto in accordance with the 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization 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 \_\_\_\_\_ 2016, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

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

ATTEST:

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Clerk of the Common Council

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

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Clerk-Treasurer

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

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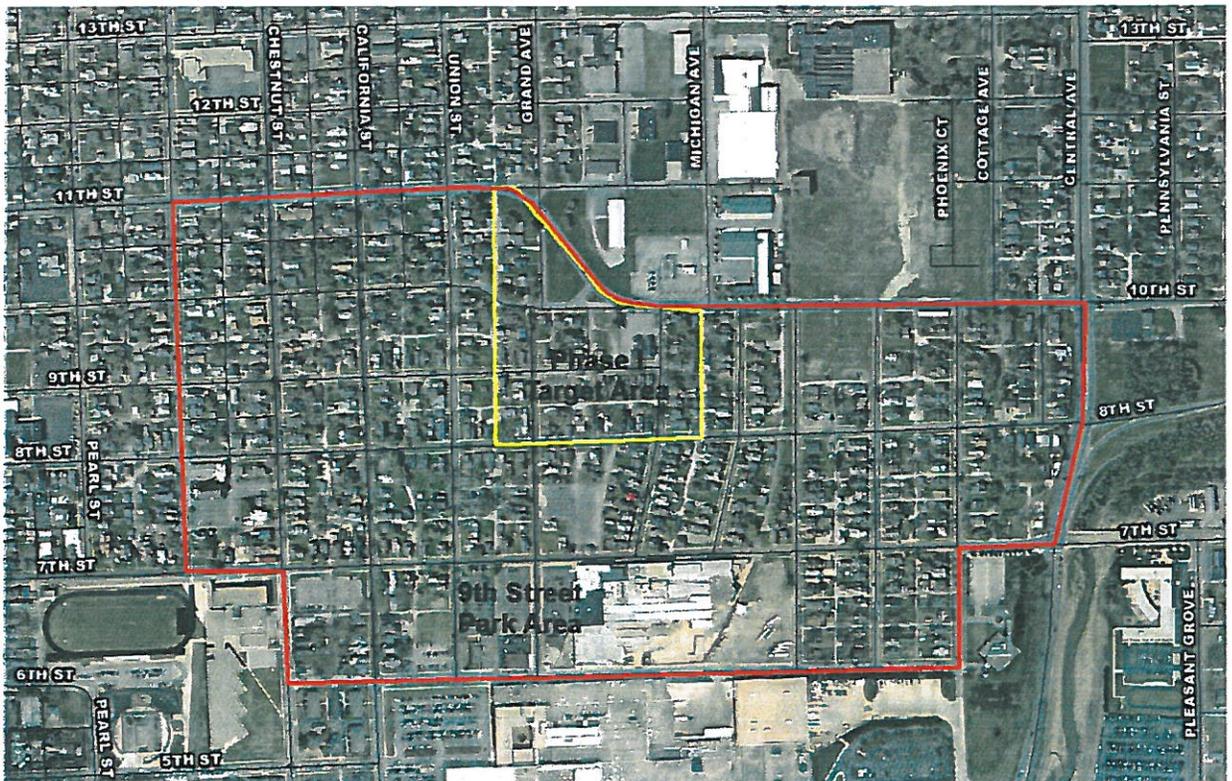
James D. Lienhoop  
Mayor of the City of Columbus, Indiana

## EXHIBIT A

### AMENDMENT TO THE 9<sup>TH</sup> STREET PARK AREA COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN REGARDING AFFORDABLE RENTAL HOUSING

The 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan, section 2 entitled “The Lincoln Central Neighborhood and the 9<sup>th</sup> Street Park Area,” last sentence of the last paragraph on page 2 reads, “The boundaries of the 9<sup>th</sup> Street Park Area and the Target Area are depicted in Figure 2-2, on the following page.” The description below is an amendment to these boundaries:

- The definition of the 9<sup>th</sup> Street Park Area has been expanded one and one half blocks west of the original area in the eastern portion of the Lincoln Central Neighborhood to encompass the area inclusive of St. Bartholomew Church. The City supports efforts to preserve St. Bartholomew Church as a Community Center for the federally-assisted affordable rental housing property known as St. Bartholomew Flats which will expand affordable rental housing stock in the area. The City supports 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, to ensure long-term affordability and up-to-date design and sustainability, with a goal of having the affordable housing stock maintained and regularly improved, redeveloped, and renovated. The expanded boundaries of the 9<sup>th</sup> Street Park Area and the Target Area are depicted in Figure 2-3 as follows:

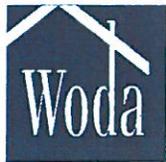


The Comprehensive Neighborhood Revitalization Plan lists on page 20 of the Comprehensive Neighborhood Revitalization Plan as its Strategic Vision that “The 9<sup>th</sup> Street Park Area will become a safe, attractive and welcoming neighborhood, filled with quality homes, neighborhood friendly businesses, affordable housing, and economic and educational opportunities for all.” Based on this vision, an action plan was established (page 20, Section 7.2) with four goals:

- Goal 1: Safe Neighborhood
- Goal 2: Welcoming Neighborhood
- Goal 3: Attractive Neighborhood
- Goal 4: Supportive Neighborhood

with each goal linked to at least one action step. The two primary partners – the Lincoln Central Neighborhood Family Center and the Mayor’s Advisory Council on Housing – play a leading role in overseeing the implementation of the revitalization plan and evaluating performance and progress. Under Goal 3 (Attractive Neighborhood), Action Step #3 is to “Implement Vacant Property Acquisition/Demo/New Construction/Rehab Program to create Affordable Rental Housing for Lower-income Households” and Action Step #4 is to “Promote Visibility of Program.” Potential Partners listed are: Housing Partnerships, Inc., Columbus Community Development Department, Heritage Fund – The Community Foundation, and IHCDA. Although potential developers are not listed as potential partners, it is noted that the Columbus Community Development Department, the Lincoln Central Neighborhood Family Center, and the Mayor’s Advisory Council on Housing view the St. Bartholomew Flats project as a high priority project. The preservation of the historic church and approximately 60 unit affordable rental housing project is supported by the City of Columbus as they seek Rental Housing Tax Credits, and all relevant written and documentary materials will be provided in order to rehabilitate and develop said property within this Economic Revitalization Area of the City.

It is understood that The Woda Group, Inc. will submit an application for RHTCs by November 7, 2016 and that, if approved by IHCDA, will start construction in 2017.



DEVELOPMENT  
CONSTRUCTION  
MANAGEMENT

September 9, 2016

Mayor James Lienhoop  
123 Washington Street  
Columbus, IN 47201

*Via E-mail*

RE: Economic Revitalization Area Designation and Tax Abatement for Real Property

Dear Mayor Lienhoop:

The Woda Group, Inc. (Woda) is a national developer of affordable housing proposing the adaptive reuse of the St. Bartholomew Church at the SEC of 8<sup>th</sup> and Sycamore Streets along with the new construction of affordable multifamily units on adjacent property on the eastern side of Sycamore Street. At present the St. Bartholomew's site consists of multiple vacant properties that have not been in use for years, as well as three single family dwellings that are occupied but in various states of deterioration. Our plan for these sites would preserve a historic structure and create 60 units of affordable housing, a critical need in Columbus, which has one of the tightest rental markets in the entire state. Redevelopment of these sites would create 2.5 full time equivalent positions for management and maintenance and have a total project cost of approximately \$9.7 million. At present these six parcels have an assessed value of just \$432,200.

As you may recall, last year the Council granted an ERA and tax abatement for this project when it simply consisted of the St. Bartholomew's site and 30 units. We have been able to secure site control of additional real estate that would enable redevelopment of the entire eastern half of Sycamore Street between 7<sup>th</sup> and 8<sup>th</sup> Streets and request that the expanded project site receive the same designation and support as last year's plan.

We request that consideration of the expansion of the ERA and tax abatement be placed on the Council agenda at the earliest possible date. If you should have any questions, please contact me at [nsurak@wodagroup.com](mailto:nsurak@wodagroup.com) or 202-489-8537.

Sincerely,

Nick Surak  
Vice President of Development

**FOR OFFICE USE ONLY**

- Economic Revitalization Area  
 Residentially Distressed Area  
 Economic Target Area     CTP     TIF

**SECTION A**

**APPLICANT INFORMATION**



This application **MUST BE** submitted along with all required attachments, including the appropriate "Statement of Benefits" Form(s) if requesting a tax phase-in ("tax abatement"). Please also submit a map and/or aerial of the property depicting where the project or investment will occur.

Company Name:	St. Bartholomew LP	Project Name (if applicable):	St. Bartholomews Flats
Website:	www.wodagroup.com	<a href="#">NAICS 6-Digit Code:</a>	
Proposed Site is/will be:	<input type="checkbox"/> HEADQUARTERS <input checked="" type="checkbox"/> SINGLE-LOCATION <input type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:			
Has the company <b>OR</b> any principal owner or officer filed bankruptcy in the past 10 years? <sup>1</sup> If YES, please attach an explanation of the circumstances.			<input type="checkbox"/> YES <sup>1</sup> <input checked="" type="checkbox"/> NO
Are all taxes current and paid with regard to the project property? <sup>2</sup> If NO, please attach an explanation of the circumstances.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <sup>2</sup>
Has the company been awarded local abatement or other incentive support in the prior 12 years? <sup>3</sup> Which years? <input type="checkbox"/> 2004 <input type="checkbox"/> 2005 <input type="checkbox"/> 2006 <input type="checkbox"/> 2007 <input type="checkbox"/> 2008 <input type="checkbox"/> 2009 <input type="checkbox"/> 2010 <input type="checkbox"/> 2011 <input type="checkbox"/> 2012 <input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input checked="" type="checkbox"/> 2015			<input checked="" type="checkbox"/> YES <sup>3</sup> <input type="checkbox"/> NO
Local Senior Official Name	Nick Surak	Title:	VP of Development
Name of Contact Person (For application and/or compliance follow-up)	Nick Surak	Title:	VP of Development
Email:	nsurak@wodagroup.com	Phone:	( 202 ) 489-8537

**SECTION B**

**LOCATION AND STATUS OF PROPOSED PROJECT**

<b>Township (District)</b> <input type="checkbox"/> Clay <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Hope <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Clifford <input type="checkbox"/> Flatrock <input type="checkbox"/> Jackson <input checked="" type="checkbox"/> Columbus/Columbus <input type="checkbox"/> Clifty <input type="checkbox"/> German <input type="checkbox"/> Jonesville <input type="checkbox"/> Columbus/Flatrock <input type="checkbox"/> Flatrock <input type="checkbox"/> Harrison <input type="checkbox"/> Ohio <input type="checkbox"/> Columbus/Harrison <input type="checkbox"/> German <input type="checkbox"/> Hartsville <input type="checkbox"/> Rockcreek <input type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Edinburgh <input type="checkbox"/> Hawcreek <input type="checkbox"/> Sandcreek <input type="checkbox"/> Edinburgh Annex/BCSC <input type="checkbox"/> Wayne	<b>What type of investment are you seeking support for?</b> (Check all that apply) <input type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input type="checkbox"/> Research & Development Equipment (SB-1/PP) <input type="checkbox"/> Logistical Distribution Equipment (SB-1/PP) <input type="checkbox"/> Information Technology Equipment (SB-1/PP) <input checked="" type="checkbox"/> New Building Construction (SB-1/Real) <input type="checkbox"/> Existing Building Improvements/Rehabilitation (SB-1/Real) <input checked="" type="checkbox"/> Eligible Vacant Commercial Building (SB-1/VBD) <input type="checkbox"/> Residentially Distressed Area Improvements (SB-1/Real) <input type="checkbox"/> OTHER: Please describe in Section C
<b>Zoning (Current)</b> <input type="checkbox"/> CD <input type="checkbox"/> CN <input type="checkbox"/> CO <input type="checkbox"/> CC <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> I-3 <input type="checkbox"/> CR <input type="checkbox"/> AV <input type="checkbox"/> AP <input type="checkbox"/> AG <input type="checkbox"/> Other: RE	
<b>Project Address:</b>	700 Block of N Sycamore Street
<b>Legal Description:</b>	
<b>Name of Titled Landowner:</b>	Bartholomews on Sycamore LLC, Joseph&Lisa Connor, Clara Claycamp, Ethel Jeffries
Have improvements or construction begun? (Real Property)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Has any of the proposed equipment been installed? (Personal Property)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Have you applied for and/or received a State of Indiana offer of incentives?	<input type="checkbox"/> Approved <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Not Applying <input type="checkbox"/> We would like more information about State of Indiana incentives
What factors of obsolescence or which hinder development will your proposed project/investment address? Check all that apply. For ERA requests, see <a href="#">IC 6-1.1-12.1-1</a>	<input checked="" type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input checked="" type="checkbox"/> Deterioration of Improvements <input type="checkbox"/> Economical Obsolescence <input checked="" type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input checked="" type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input type="checkbox"/> Other (Please describe in Section C)

**SECTION C PROJECT DESCRIPTION**

Please include any additional information that you think will be beneficial to the City’s understanding of this project. If submitting with an appropriately completed Form SB-1, this section can be left blank.

The applicant proposes the development of a 60 unit affordable multifamily property on the eastern half of the 700 block of Sycamore Street. In 2015, the applicant proposed a 30 unit project on the northern half of the eastern side of the street and was granted a property ERA and property tax abatement. However, financing from the Indiana Housing and Community Development Authority was not approved and the applicant is seeking to resubmit with the larger 60 unit proposal, which necessitates an expansion of the ERA granted last year. Over the course of the past year, the applicant’s proposal has received affirmative support from the City in the form of written support from the mayor, the grant of an ERA/tax abatement, and approval of a special use permit and zoning variances to allow this project to move forward – the current request is just to ensure the prior support offered covers the expanded project area.

The project offers multiple benefits to the City. To begin, the historic but currently vacant St. Bartholomew’s Church will be restored and adaptively reused as a community space and artist studio space. The project itself will provide 60 units of badly-needed affordable housing in Columbus, which has the tightest rental market of any municipality in the state. The project cost will total nearly \$10 million, providing a huge injection of funds into the local economy and more specifically into a neighborhood with little in the way of new investment. The completion of this project will also add 2.5 FTE jobs for property management and maintenance that would benefit local residents. Finally, the project dovetails with the goals of the Columbus Arts Council and Arts District (the project is within district boundaries) of providing attractive living and working space for local artists.

**SECTION D ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)**

<b>Current Land Value:</b>	\$300,000	<b>Current Building Value:</b>	\$300,000
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Calendar Year	Land/Building Purchase Price	Annual Lease Payment	Cost of New Construction or Improvements	Building Size (TOTAL SF)
THIS YEAR	\$	\$	\$	
NEXT YEAR	\$ 595,000	\$	\$ 6,800,000	64,000
YEAR THREE	\$	\$	\$	
<b>TOTAL</b>	\$595,000	\$	\$6,800,000	

**VACANT COMMERCIAL BUILDING STATUS (REQUIRED FOR FORM SB-1/VBD, IF APPLICABLE)**

Is the building zoned for either commercial or industrial purposes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has the building been vacant for at least one year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input type="checkbox"/> Other
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**RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)**

Has the area been designated a Residentially Distressed Area?  Yes  No

**SECTION E ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)**

Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	* <a href="#">IC 6-1.1-12.1-1</a> defines the types of equipment purchases that are “abatable” or not. Generally speaking, <b>manufacturing, R&amp;D, logistics,</b> and <b>I.T.</b> equipment that is newly purchased by the applicant (whether new or used) and/or if already owned by the applicant in another state (but not within Indiana) can be considered “new” and therefore “abatable”. Please consult a professional tax advisor for further guidance.
THIS YEAR	\$	\$	\$	
NEXT YEAR	\$	\$	\$	
YEAR THREE	\$	\$	\$	
<b>TOTAL</b>	\$	\$	\$	

**SECTION F ESTIMATE OF EMPLOYEES AND SALARIES**

**EMPLOYMENT & WAGES BY OCCUPATION TYPE**

Please provide the below requested detail for current and estimated new jobs and wages. For additional information, descriptions, and average wages for the below-listed occupations in Columbus/Bartholomew County, please visit Bureau of Labor Statistics, OES data at [http://www.bls.gov/oes/current/oes\\_18020.htm](http://www.bls.gov/oes/current/oes_18020.htm). For assistance determining "Blended" wages, please call 812-378-7300. **NOTE:** Applicant is NOT required to indicate salaries paid only to an individual person, so if only one job is to be employed under a certain occupation, the applicant may indicate "1" as that job number and mark "N.D." in the relevant wage column.

Occupation Code	Current / Existing # Local FTE Jobs	Average Hourly Wage (no fringe or O.T.)	Estimated # New Jobs	Average Hourly Wage (no fringe or O.T.)	Blended Average Hr. Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2014
<a href="#">11-0000</a> Management Occupations		\$		\$	\$	\$	\$49.34
<a href="#">13-0000</a> Business and Financial		\$		\$	\$	\$	\$25.33
<a href="#">15-0000</a> Computer and Math		\$		\$	\$	\$	\$31.33
<a href="#">17-0000</a> Engineering Occupations		\$		\$	\$	\$	\$32.32
<a href="#">41-0000</a> Sales and Related		\$		\$	\$	\$	\$11.52
<a href="#">43-0000</a> Office and Administrative		\$	1	\$ ND	\$	\$	\$14.53
<a href="#">49-0000</a> Maintenance and Repair		\$	1.5	\$ ND	\$	\$	\$19.90
<a href="#">51-0000</a> Production/Manufacturing		\$		\$	\$	\$	\$14.61
<a href="#">53-0000</a> Transport/Material Moving		\$		\$	\$	\$	\$14.73
All Other Jobs (Not Counted Above)		\$		\$	\$	\$	N.A.
<b>TOTALS &amp; BLENDED AVERAGES</b>		\$	<b>2.5</b>	<b>\$11.00</b>	\$	\$	<b>\$16.22</b>

**ESTIMATED EMPLOYMENT BY YEAR, PAYROLL, & EDUCATION REQUIREMENT**

CALENDAR YEAR	STARTING # F.T.E. JOBS	PLUS NET NEW F.T.E JOBS	TOTAL F.T.E. JOBS	EST. % TEMP/LEASE	TOTAL EST. PAYROLL	EST. % NEW JOBS TO REQUIRE 2-YR DEGREE	EST. % NEW JOBS TO REQUIRE 4-YR DEGREE
THIS YEAR		+	=	%	\$	%	%
NEXT YEAR	2.5	+	=2.5	0%	\$57,200	%	%
YEAR THREE		+	=	%	\$	%	%
YEAR FOUR		+	=	%	\$	%	%

**Benefits & Other**

<input checked="" type="checkbox"/> Health/Medical <input checked="" type="checkbox"/> Dental/Vision <input checked="" type="checkbox"/> Life Ins. <input checked="" type="checkbox"/> 401K/Retirement <input type="checkbox"/> Tuition Reimbursement <input checked="" type="checkbox"/> Paid Vacation/Sick/Personal <input type="checkbox"/> Other	Approximate Fringe Value (per hour)?	\$	/hr
What percent of your workforce resides (or will reside) within the county?			100%      79% AVG

**SECTION G APPLICANT CERTIFICATION**

I hereby affirm under the penalties of perjury that the representations in this application are true and complete.

Signature of Authorized Representative 	Title Vice President of Development The Woda Group, Inc.	Date 9/6/16
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**DON'T FORGET YOUR ATTACHMENTS!**

- Form(s) SB-1  
 Cover Letter  
 Map or Aerial  
 Bankruptcy Explanation (if applicable)



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20 <u>    </u> PAY 20 <u>    </u>
<b>FORM SB-1 / Real Property</b>
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS.**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-7

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>Bartholomews on Sycamore, LLC; Clara Claycamp, Joseph &amp; Lisa Connor, Ethel Jeffries</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>8th and Sycamore, 715 Sycamore Street, 705 Sycamore Street, 822 7th Street, Columbus, IN 47201</b>		
Name of contact person <b>Nick Surak</b>	Telephone number <b>( 202 ) 489-8537</b>	E-mail address <b>nsurak@wodagroup.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body	Resolution number
Location of property <b>Eastern 1/2 of 700 block of Sycamore Street</b>	County <b>Bartholomew</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Vacant school, vacant church, vacant parking lot, three occupied homes.</b>	DLGF taxing district number
	Estimated start date (month, day, year) <b>10/01/2017</b>
	Estimated completion date (month, day, year) <b>10/01/2018</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>2.50</b>	<b>\$57,200.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		<b>432,200.00</b>
Plus estimated values of proposed project	<b>6,800,000</b>	
Less values of any property being replaced		
Net estimated values upon completion of project	<b>6,800,000</b>	

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits  
Project would redevelop six parcels consisting of 4 aged structures, one historic church that would be preserved and reused, a vacant parking lot and create 60 units of multifamily housing. The new property would require 2.5 FTE employees, who in addition to an hourly wage would be eligible for health care, retirement, and other company benefits. This is a high impact project that would bring much-needed affordable housing to a high cost market with very low apartment vacancy.

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year) <b>9/8/16</b>
Printed name of authorized representative <b>Nick Surak</b>	Title <b>VP of Development, The Woda Group, Inc.</b>

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution passed or to be passed under IC 6-1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_
- B. The type of deduction that is allowed in the designated area is limited to:
  - 1 Redevelopment or rehabilitation of real estate improvements  Yes  No
  - 2 Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. Number of years allowed:
 

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1-12.1-17?
  - Yes  No
  - If yes, attach a copy of the abatement schedule to this form.
  - If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number (     )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1-12.1-17 below.)

**IC 6-1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**PROPERTY TAX ESTIMATES  
10 YEAR PROPERTY TAX ABATEMENT**

**ST. BARTHOLOMEW FLATS**

**Building and Site Improvements:** **\$6,800,000**

**COLUMBUS CITY Total Rate 2015 Payable 2016 (Not to exceed 2% Property Tax Cap)**

\$2.5396 per \$100 AV 2.5396%  
NET TAX RATE 2.000000%

	<u>Year 1</u>	<u>YEAR 2</u>	<u>YEAR 3</u>	<u>YEAR 4</u>
Net Assessed Value *	\$5,440,000	\$5,440,000	\$5,440,000	\$5,440,000
Taxes W/O Abatement	\$108,800	\$108,800	\$108,800	\$108,800
Abatement Percent	100.00%	95.00%	80.00%	65.00%
Unabated Assessment	\$0	\$272,000	\$1,088,000	\$1,904,000
Unabated Taxes (Estimated Payments)	\$0	\$5,440	\$21,760	\$38,080

	<u>YEAR 5</u>	<u>YEAR 6</u>	<u>YEAR 7</u>	<u>YEAR 8</u>
Net Assessed Value *	\$5,440,000	\$5,440,000	\$5,440,000	\$5,440,000
Taxes W/O Abatement	\$108,800	\$108,800	\$108,800	\$108,800
Abatement Percent	50.00%	40.00%	30.00%	20.00%
Unabated Assessment	\$2,720,000	\$3,264,000	\$3,808,000	\$4,352,000
Unabated Taxes (Estimated Payments)	\$54,400	\$65,280	\$76,160	\$87,040

	<u>YEAR 9</u>	<u>YEAR 10</u>	<u>YEAR 11</u>
Net Assessed Value *	\$5,440,000	\$5,440,000	\$5,440,000
Taxes W/O Abatement	\$108,800	\$108,800	\$108,800
Abatement Percent	10.00%	5.00%	0.00%
Unabated Assessment	\$4,896,000	\$5,168,000	\$5,440,000
Unabated Taxes (Estimated Payments)	\$97,920	\$103,360	\$108,800

10 Year Total without Abatement \$1,088,000

10 Year Unabated Taxes (Estimated Payments) \$549,440

**10 Year Abated Taxes (Estimated Savings) \$538,559**

\* Assumes Net Assessed Value is approximately 80% of estimated real property cost improvements

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

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON**

**BARTHOLOMEWS ON SYCAMORE LLC**

**Lot 1 – St. Bartholomew Church Subdivision (R/219B)**

**Parcel #03-95-24-410-014.800-005**

**Lot 2 - St. Bartholomew Church Subdivision (R/219B)**

**Parcel #03-95-24-410-014.801-005**

**Lot 3 - St. Bartholomew Church Subdivision (R/219B)**

**Parcel #03-95-24-410-014.802-005**

**Lot 4 - Sims 1<sup>st</sup> - Lot 52**

**Parcel #03-95-24-410-014.700-005**

**Lot 5 - Sims 1<sup>st</sup> - Lot 51 except 40'**

**Parcel #03-95-24-410-014.600-005**

**Lot 6 – Sims 1<sup>st</sup> - E 40' of Lot 51**

**Parcel #03-95-24-410-014.500-005**

**WHEREAS**, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

**WHEREAS**, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community, particularly in challenged central-city neighborhoods; and

**WHEREAS**, Indiana Code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

**WHEREAS**, the Columbus Common Council desires to establish an additional "economic revitalization area" within the city of Columbus; and

**WHEREAS**, a certain area legally described and shown on Exhibit "A", which is attached hereto, in the City has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

**WHEREAS**, The Woda Group will acquire from Bartholomews on Sycamore, LLC, vacant, underdeveloped real estate shown on Exhibit "A", the former Saint Bartholomew Church and School, and intend to redevelop the said real estate as

affordable rental housing and as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

**WHEREAS**, the said site is zoned as RE (Residential Established)/with MX-OL (Mixed Density Overlay) according to an official zoning map of the City of Columbus, State of Indiana, which permits the development of multi-family residential on a limited basis by right and is otherwise a conditional use; and

**WHEREAS**, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 60 one- and two bedroom units of affordable housing and create 2.5 full-time equivalent employees. The proposed redevelopment would have an approximate total budget of \$9.7 million.

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:**

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said economic revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. The Columbus Common Council hereby further declares the term of said property tax abatement amount of the deduction awarded shall be in accordance with I.C. 6-1.1-12.1-17 and negotiated at the time the Common Council approves the Statement of Benefits for said project.

Section 6. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

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

\_\_\_\_\_  
James D. Lienhoop, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

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

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

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

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

**Exhibit "A"**

**Legal Description of Bartholomews on Sycamore, LLC**

**Lot 1 - St. Bartholomew Church Subdivision (R/219B)**

**Lot 2 - St. Bartholomew Church Subdivision (R/219B)**

**Lot 3 - St. Bartholomew Church Subdivision (R/219B)**

**Lot 4 - Sims 1<sup>st</sup> - Lot 52**

**Lot 5 - Sims 1<sup>st</sup> - Lot 51 except 40'**

**Lot 6 - Sims 1<sup>st</sup> - E 40' of Lot 51**



ORDINANCE NO. \_\_\_\_\_, 2016

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA  
AS AMENDED FROM SALARY ORDINANCE NO. 5, 2015 AND  
ORDINANCE NO. 27, 2016

WHEREAS, the Police Department has made certain changes in the services it will provide through its employees; and

WHEREAS, the Police Department has made certain organizational changes in the way it provides services through its employees; and

WHEREAS, the work title of employees should appropriately reflect the duties they perform; and

WHEREAS, the General Fund of the City of Columbus is able to accommodate this employee salary without an additional appropriation;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA that the 2016 Salary Ordinance be amended to reflect the following changes:

Section – SALARIED

POLICE DEPARTMENT – Full Time

	Entry:	Maximum:
DELETE: Lieutenant (1)	\$42,107	\$60,153
ADD: Sergeant (1)	\$40,102	\$57,289

Any and all other provisions of the 2016 Salary Ordinance not in conflict herewith shall remain in full force and effect.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

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

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



## MEMORANDUM

**TO:** Columbus City Council Members  
**FROM:** Jeff Bergman  
**DATE:** September 12, 2016  
**RE:** VAC-16-03: Washington – 12<sup>th</sup> Street Alley Vacation

At the January 20, 2015 meeting the City Council completed the first reading for and placed in proper channels an ordinance vacating east-west alley right-of-way between Washington Street and a north-south alley, north of 12<sup>th</sup> Street. The applicant, Matt Battin, however did not proceed with that vacation at that time. Mr. Battin has now indicated to the Planning Department that he would like to proceed with that request. Due to the elapsed time proceeding does require a new approval process, rather than a resumption of the past effort.

The right-of-way is adjacent to Mr. Battin's property at 1207 Washington Street. This right-of-way consists of a 3.2 foot wide strip of ground that runs along the north side of Mr. Battin's lot. This right-of-way was originally platted as part of the Thomas Hayes Addition to the City of Columbus in 1875. It is assumed that this right-of-way was intended to serve as a portion of a future alley, the remainder of which would have been platted later with the property to the north. The remainder of the alley right-of-way was never platted, leaving the 3.2 foot wide, unusable strip of land.

This proposed right-of-way vacation was reviewed by the City's Plat Committee (which includes City departments and local utilities). None of the participants indicated any objections to the right-of-way vacation. The adjoining property owner to the north has also been notified.

Attached to this memorandum for your reference are: (1) an ordinance vacating the right-of-way and (2) an exhibit showing the right-of-way to be vacated and its context. Please feel free to contact me with any questions you may have.

ORDINANCE NO.: \_\_\_\_\_, 2016

**AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY**

**To be known as the: Washington – 12<sup>th</sup> Street Alley Vacation  
Plan Commission Case No.: VAC-16-03**

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has received a petition to vacate existing right-of-way in the City of Columbus, Indiana pursuant to IC 36-7-3-12, and;

**WHEREAS**, the Common Council has held a legally advertised public hearing on said vacation petition, as required by IC 36-7-3-12, and has found that the requested vacation should be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Right-of-way Vacated**

The following described right-of-way shall be vacated:

*ALL OF THAT 3.2 FOOT WIDE PLATTED ALLEY LYING NORTH OF LOT 52 AS SHOWN ON THE PLAT OF "THOMAS HAYES ADDITION" RECORDED SEPTEMBER 17, 1875 IN PLAT BOOK "B", PAGE 64 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.*

**SECTION 2: Effective Date**

This ordinance shall take effect upon the recording of documents required by the City of Columbus Subdivision Control Ordinance (a plat providing for the allocation of the vacated right-of-way among adjoining properties).

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

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

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



## VAC-16-03: Washington – 12<sup>th</sup> Street Alley Vacation