



The 2013 Annual Report

of the City of Columbus – Redevelopment Commission

City of Columbus





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This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local redevelopment, as well as the following 2013 elected community leaders:

Columbus Mayor:
The Honorable Kristen Brown

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Columbus City Council:

*Dascal Bunch
Ryan Brand
Frank Jerome
Frank Miller
Tim Shuffett
Aaron Hankins
Jim Lienhoop*

Redevelopment Commission Members:

*Sarah Cannon, President
Frank Jerome, Vice President
Dave Wright, Secretary
Susan Fye, Member
Steven Scgalski, Member
Robert Abrams, Non-Voting Member*

Legal Counsel:

Stan Gamsso



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Redevelopment Department Staff Profile and Budget

The 2013 staff of the Columbus Redevelopment Department included 1 full-time director position and one full-time administrative position. The administrative position is shared 50/50 with the Department of Community Development.

The staff serves to support the activities of the City of Columbus Redevelopment Commission. The staff is also often called upon to provide assistance to many other city departments and civic organizations.

2013 Redevelopment Department Staff

Heather Pope	Director of Redevelopment	*\$65,984.02 - 2013 annual salary
Beth Ostby	**Administrative Assistant (shared with Community Development)	***\$34,797.88 - 2013 annual salary

*Salary paid from City's Economic Development Income Tax, not Redevelopment Commission funds.

**This position also provides back-up support for the Mayor's office, Engineering Department and Personnel Department.

***This position is fully funded through the Department of Community Development.

2013 Redevelopment Department Budget

The budget to support the Redevelopment Department was \$101,892 and was funded from the City's Economic Development Income Tax (EDIT). The 2013 budget reflects an increase of 14.5% from 2012. This increase reflects a full year's salary, cell phone service and health insurance for the Redevelopment Director.



Roles and Duties of the Redevelopment Department & Commission

The role of the Redevelopment Department is to support and facilitate the work of the Redevelopment Commission. The duties of the commission shall be to (1) investigate, study and survey areas needing redevelopment within the corporate boundaries of the municipality; (2) investigate, study, determine, and to the extent possible, combat the causes of areas needing redevelopment; (3) promote the use of land in the manner that best serves the interests of the municipality and the its inhabitants; (4) cooperate with the departments and agencies of the municipality and other governmental entities and with public instrumentalities and public corporate bodies created by state law in the manner that best serves the purpose of Indiana Code 36-7-14; (5) make findings and report on their activities and keep those reports open to inspection by the public at the offices of the department; (6) select and acquire the areas needing redevelopment to redevelop under Indiana Code 36-7-14; and (7) replan and dispose of the areas needing redevelopment in the manner that best serves the social and economic interests of the municipality and its inhabitants.

2013 Columbus Redevelopment Commission

Member	Office	Appointment	Expiration (1 year terms)	Affiliation
Sarah Cannon	President	Mayor – Voting Member	December 31, 2013	First Financial Invest Services
Frank Jerome	Vice-President	City Council – Voting Member	December 31, 2013	City Council
David Wright	Secretary	Mayor – Voting Member	December 31, 2013	Community Education Coalition
Robert Abrams	Member	BCSC Board – Non-voting Member	December 31, 2014 (2-year term)	BCSC Board
Susan Fye	Member	Mayor – Voting Member	December 31, 2013	Private: Landlord
Steven Scgalski	Member	City Council – Voting Member	December 31, 2013	Jackson Street, LLC



Tax Incremental Financing (TIF)

A tax increment is the difference between and the amount of property tax revenue generated before TIF district designation and the amount of property tax revenue generated after TIF designation. Only property taxes generated by the incremental increase in value of TIF district are available for TIF project. Tax rates do not change when a TIF is created.

Recipients of Grants or Loans

The Columbus Redevelopment Commission did not issue any loans or grants from TIF revenue in calendar year 2013.

2013 TIF Total Funding

Fund #	Fund Name	Beg. Balance	Revenue	Expense	End Balance
240	Columbus Downtown/Airport CTP	\$ -	\$ 8,889,487.75	\$ 7,705,746.00	\$ 1,183,741.75
243	Columbus Redevelopment	\$ 8,888.34	\$ 12,468.35	\$ 19,037.12	\$ 2,319.57
252	TIF Money	\$ 5,404,381.48	\$ 5,758,147.52	\$ 2,649,128.56	\$ 8,513,400.44
	Airport TIF	\$ 663,014.00	\$ 236,912.16	\$ 74,663.54	\$ 825,262.62
	Central TIF	\$ 3,436,602.85	\$ 4,736,780.43	\$ 2,364,465.02	\$ 5,808,918.26
	Cummins TIF	\$ 1,303,764.63	\$ 760,076.92	\$ 210,000.00	\$ 1,853,841.55
	Cole TIF	\$ -	\$ 24,378.01	\$ -	\$ 24,378.01
256	Jackson Street Bond Premium	\$ 506,027.20	\$ 842,507.64	\$ 768,554.50	\$ 579,980.34
258	Redevelopment Bond '08	\$ 38,184.13	\$ 93,279.91	\$ 82,934.13	\$ 48,529.91
262	Woodside Bond Payment	\$ 24,645.67	\$ 180,300.39	\$ 110,356.06	\$ 94,590.00
263	Redevelopment Bond '08 Capital/Tax	\$ 38,184.13	\$ 93,279.91	\$ 82,934.13	\$ 48,529.91
299	Cummins Garage Reserve Fund	\$ 939,737.03	\$ 4,292,584.76	\$ 5,232,321.79	\$ -
300	Jackson Street Parking Garage Income	\$ 106,659.45	\$ 72,729.69	\$ 179,389.14	\$ -
301	2nd Street Parking Garage	\$ 115,950.04	\$ 53,333.36	\$ 169,283.40	\$ -
899	2nd Street Parking Garage Operating	\$ -	\$ 269,567.92	\$ 123,821.85	\$ 145,746.07
900	Jackson Street Parking Garage Operating	\$ -	\$ 468,200.73	\$ 79,344.01	\$ 388,856.72
		\$ 12,586,038.95	\$ 26,784,035.45	\$ 19,851,979.25	\$ 19,518,095.15



2013 Columbus Redevelopment Commission Activity

2nd Street Bridge Re-lighting/Robert N. Stewart Bridge Naming

The re-lighting of the 2nd Street Bridge Project was started in 2012 and completed on January 29, 2013 with an official Bridge Lighting Ceremony. The Redevelopment Commission coordinating with the City Engineers Office installed multi-colored LED lights to illuminate this architecturally significant gateway to downtown Columbus. When the bridge was constructed



in 1999 there were 90 individual lights illuminating the bridge. Over the years, keeping the bridge lit became impossible due to vandalism. In September 2013 the 2nd Street Bridge was formally dedicated to Former Mayor Robert N. Stewart in recognition of his 12 years (3-terms) of dedicated service to the City of Columbus.

4th Street Entertainment Corridor

The construction of the 4th Street entertainment and festival corridor was completed and opened to one-way traffic in November 2012. Eight uniquely designed and fabricated pedestrian friendly safety gates were installed in March 2013. The 4th Street grand opening ceremony, held in April 2013, kicked off a summer of festivities by dedicating the new 4th Street Entertainment Corridor to the citizens of Columbus. The new street played host to several community events including a mid-week farmers market, Neighborfest, Biggest Block Party and the 'Finish on 4th' the first ever Mill Race Marathon after party. The 4th Street project was funded with 80% federal dollars and a 20% local match.





Arts District

The Columbus Arts District celebrated a big victory in its 2013 inaugural year when its strategic plan was adopted as part of Columbus's overall strategic plan called "Advance Columbus." This gesture guaranteed that the arts have a prominent place within the city's vision for Columbus to be "the best community of its size in the country."



The Redevelopment Commission approved the hiring of two arts district consultants in 2013. Jayne Farber was hired as the lead project coordinator to assist in the overall ongoing implementation of the strategic plan and engage in significant Feasibility projects and studies. Richard McCoy was hired as a preservation consultant to inventory significant public buildings, public art, and public landscape, draft a preservation plan for consideration, and create a preservation tool kit for the benefit of property owners and landlords.

An arts district governance coalition was formed to support, prioritize, budget, schedule and resource the development and management of the arts district. Eleven members, representing a diverse group of stakeholder organizations and residents, meet monthly to create a common agenda, enhance communication and create a common set of shared outcomes and measures. The work of the coalition is carried out in six working teams as follows: Facilities Development and Preservation; Art and Programming, Art and Design Education, Art and Artisan Retail, Urban Infrastructure; and Arts Tourism. The Columbus Area Arts Council serves as the backbone support organization of the coalition.

Redevelopment assisted in other arts district accomplishments during 2013 to include: \$95,000 TIF funded comprehensive feasibility study to explore renovation and/or repurposing of the historic Crump Theatre; RFQ and RFP issued to re-evaluate the design of Mill Race Amphitheater and its programming capabilities; Six sigma study explore community interest in art/artisan center completed; \$850 TIF funded Arts District Logo Project adopting the Paul Rand "Dancing C's" logo (see insert); and Fifth and Lindsey pedestrian crossing/intersection improvement plan initiated.



Brownfield Remediation

The Redevelopment Commission continued its work with Bruce Carter and Associates (BCA) monitoring the remediation of the creosote plant site at 2nd and Lafayette and its 25 monitoring wells. Monitoring reports are received and reviewed bi-annually (two times a year). Deed restrictions have not yet been issued on the 1.25 acre parcel where the majority of clean-up took place due to on-going well monitoring. Funding for this ongoing remediation is received from the following sources: State Revolving Fund Loan (SRF), American Recovery Reinvestment Act - Revolving Loan Fund (ARRA RLF), Regular Revolving Loan Fund (RLF) and a Housing and Urban Development Grant (HUD).

The Redevelopment Commission Executive Committee and/or the Director have met with several interested developers to discuss opportunities for the Creosote Plant parcel and neighboring three parcels. Ongoing conversations continue into 2014.

Columbus Downtown Inc. Dissolved

In her election campaign Mayor Kristen Brown promised to dissolve Columbus Downtown Inc. (CDI) to allow for more transparency of City tax dollar spending on public projects. Newly appointed members to CDI were charged with dismantling this 501(c)(3) corporation. Members were Glenn Petri, Mayoral appointment; Susan Thayer-Fye, Redevelopment Commission appointment; and Frank Jerome, City Council appointment. Legal Counsel for CDI was Stan Gamso. Columbus Downtown Inc. was officially dissolved in March 2013.

The Commons

2013 was a challenging year for some restaurants in the Commons. Puccini's and Subway continued to attract customers and expand their menus. Scotty's Burger Joint/Detours American Grill closed its doors in March 2013 following only 12 months of operation. The Redevelopment Commission contracted Brian Russell, Russell Development, a local commercial brokerage firm, to professionally market the empty retail space for nearly three months. In December 2013 a contract was signed with Jordy McTaggart's Grill & Pub. This unique, one-of-a-kind, family-friendly, Irish themed restaurant is scheduled to open to the public in April 2014.



Columbus Area Economic Growth Council

The Redevelopment Director attends the monthly meetings of the Columbus Area Economic Growth Council. The council is dedicated to “deep dives” into community topics of interest and sharing common areas of expertise to identify collaborative opportunities in the community. Growth Council members include Chamber of Commerce, Economic Development Board, Education Coalition, Enterprise Development Corp., Visitors Center, Redevelopment Commission, City of Columbus and Bartholomew County Commissioners.

Cummins Office Buildings

Construction of a new Cummins office building and remodeling of another Cummins office building both near 301 Jackson Street was completed in January 2013. These two facilities brought over 1,400 new employees to downtown Columbus. Ground floor retail space in the new Cummins COM Building (Commons Office Mall) was leased to Yatz, opened August 2013, and Tako Steakhouse, anticipated opening date spring 2014. Entries to the restaurants are located on 4th Street - the entertainment corridor of the Downtown Arts District.

Cummins Parking Garage

The Cummins Parking Garage was completed and opened in September 2012. In 2013 the Certified Tech Park Bonds, which partially funded the construction of the garage, were paid in full. The original amount of these bonds was for \$9.4 million. A private developer’s plan for a residential/commercial development along the garage’s Washington Street frontage, however, was withdrawn in mid-2013. The Redevelopment Department continues to have intermittent conversations about development opportunities for this area.

Downtown Merchants Meetings

The Redevelopment Director attends the monthly Downtown Merchants Meetings. This is a group that is self-organized in an effort to discuss topics of interest that affect the downtown. All the downtown businesses are invited to attend these monthly meetings. Terry Whittaker, local owner of Viewpoint Book Store, sends out agendas for each of these meetings. These meetings encourage open communication, idea sharing and coalition building. Guest speakers frequent these meetings.



Downtown Housing

The long anticipated Cole apartment complex opened in February 2013. This unique \$18 million complex surrounds the Redevelopment Commission's 2nd Street Parking Garage on the Second, Jackson and Brown Street frontages. This mixed use development boasts 146 apartments and 9,000 square feet of commercial space along Jackson Street. End of December 2013, occupancy rate was 92.5%.

In December 2013 German American Bank opened as one of the key commercial tenants in The Cole complex. Negotiations continue for the remaining tenant space.

Housing Study

Strategic Development Group, Inc. was selected as the consultant to provide the City of Columbus with a Housing Needs Assessment in March 2013. The purpose of the Needs Assessment was to analyze current housing market supply and demand and to identify gaps in the housing market and barriers that would impede filling those gaps. The final report was completed in December 2013. The Department of Community Development managed this contract and study as its mission is to "ensure safe and affordable housing and attractive and proud neighborhoods for all". The Redevelopment Commission participated in and contributed \$14,000 towards the contract in order to determine the housing needs in downtown Columbus. United Way also participated in and contributed \$4,000 towards the study. The balance of the contract is being paid for with Community Development Block Grant (CDBG) funds.

Jackson Street Opening

In June 2013 the re-designed Jackson Street was officially opened to vehicular traffic and dedicated to the City of Columbus. During the construction of the Commons and the two Cummins Office building this property was used as a construction staging area. The property for Jackson Street was a gift to the City from the Irwin-Sweeney-Miller Foundation. Jackson Street was the final phase of the new Commons project and creates new connections for downtown, enhancing the walkability of our urban core.



Parking Garages

In March 2013 REI Real Estate Services took over the operation and management of both the Jackson Street Parking Garage and Second Street Parking Garage.

Jackson Street Parking Garage

Plans for the installation of the Jackson Street Parking Garage gates are being finalized with anticipated operational date in the final quarter of 2014. The Garage Pub & Grill and Bistro 310 restaurants occupy the retail space in the garage and continue to do well.

In November 2013 the Irwin-Sweeney-Miller Foundation made an in-kind gift to the Redevelopment Commission to purchase, fabricate and install the 14 final decorative panels that will complete the architectural design of the Jackson Street Parking Garage. The estimated value of this in-kind gift is \$130,000.

Second Street Parking Garage

Plans continue to lower the gates in the Second Street Garage. REI and the Redevelopment Director are working with Cummins to find a software system that will work with employee badges to operate the gates and provide all the necessary functional controls in the garage.



Second Street Parking Garage has 700 parking spaces. The Cole mixed use development has reserved 200 spaces and have strategically placed 'reserved' signs for their residents and guests. The remaining 500 parking spaces are rented by Cummins, Monday – Friday, 8:00 a.m. – 5:00 p.m. These 500 spaces are available to the public, at no charge, during evenings and on weekends.



Parking Study

In July of 2013 the Redevelopment Commission hired Boston-based Nelson Nygaard to complete a Comprehensive Downtown Parking Study.

Nelson Nygaard was selected from 7 firms which had responded to the Request for Proposal that had been issued for the project through the Redevelopment Department. The purpose of the Comprehensive

Downtown Parking Study was to analyze the current parking conditions

among employees, customers and visitors to Downtown Columbus, identify any barriers that exist and make recommendations on how to overcome those barriers. By looking at the parking system comprehensively, the study demonstrated that parking supply alone is not the issue, but rather the perception and management of the parking system.



The Redevelopment Commission funded this \$84,000 study through the use of TIF dollars. The parking study project was facilitated by the Redevelopment Department and overseen by a 5-person steering committee. The steering committee included a representative of the downtown merchants, the downtown restaurants, Cummins, the City Engineer and the Redevelopment Commission. The Redevelopment Department played an active role in the study by organizing and facilitating the work of the steering committee, making arrangements for public open houses and news releases and providing a critical review of the draft plan. The Study was presented to the public at a public meeting in October 2013 and the Redevelopment Commission and City Council at a joint public meeting in November 2013.

Pumphouse

The historic Pumphouse is located along the East Fork of the White River. The only “downtown” property that is located along the riverfront. The Pumphouse was designed by nationally-recognized architect Harrison Albright and constructed in 1903. The building represents a 110-year-old civic investment whose architectural, historical, and cultural value was recognized by the State of Indiana when in September 2013 it was declared eligible for listing in the National Register of Historic Places.



In 2011 FarmBrew restaurant signed a contract with the City of Columbus to open a restaurant/micro-brewery in the Pumphouse. Due to the lack of finding adequate financing the owner of Farmbrew relinquished his contract with the City early 2013. The property has not been significantly remodeled or altered in nearly 40 years and its current condition likely would require significant rehabilitation before it could be made usable. Because this property provides a significant contribution to the Riverfront District and the “entrance” to the downtown from the west, the City of Columbus along with the Redevelopment



Commission are interested in finding a good use for this property. Two appraisals were completed on the property in the summer of 2013 ranging from \$220,000 to \$470,000 depending on the possible restrictions placed on the property. The restrictions considered were (1) a conditional zoning placed on the property that would limit the uses to those that only served the public and eliminated office and residential type uses, and (2) placement of a preservation easement held by the Indiana Landmarks in perpetuity.

REMC Demolition (801 Second Street)

The property at 801 Second Street, previously owned by Bartholomew County REMC, suffered severe damage from the flood of 2008 that devastated many parts of Columbus and Bartholomew County. Consequently, the Redevelopment Commission acquired ownership of the property in 2010. In September 2012 the Redevelopment Commission applied for and received Community Development Block Grant (CDBG) Disaster Recovery funds for the demolition and removal of buildings at 801 Second Street that were most damaged during the flood. In July 2013 Wooldridge Construction was contracted to demolish the office building and the storage building for a total of \$63,950. CDBG funds covered 90% of the project cost and TIF dollars provided the local 10% match.



State Street Corridor

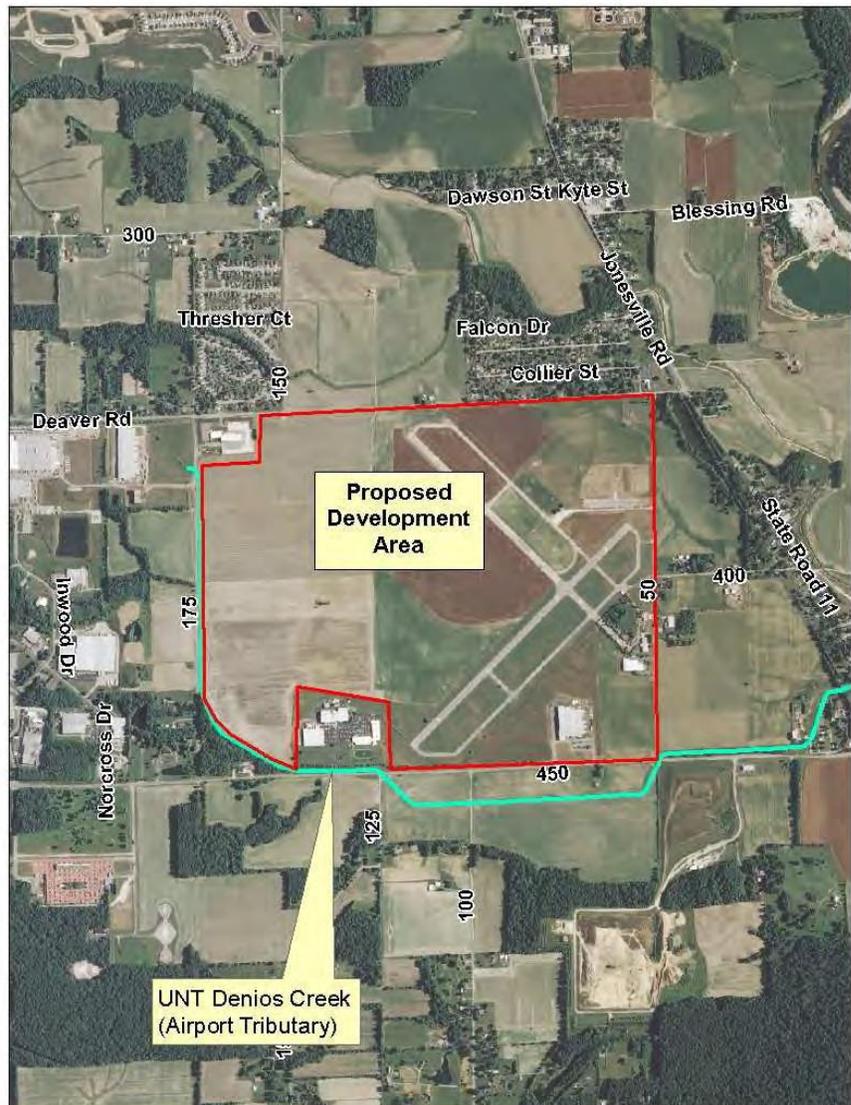
The Director of Redevelopment serves on the State Street Corridor Steering Committee. The State Street Corridor Plan, led by Columbus-Bartholomew Planning Department, is intended to serve two purposes: (1) a long-term land use plan for properties along State Street and (2) a readily-implementable strategic plan for redevelopment of the area. In February 2013 the City of Columbus hired Chicago-based Lakota Group to prepare a State Street Corridor Plan. The State Street Plan is funded through the City's Economic Development Income Tax (EDIT) and the Columbus Area Metropolitan Planning Organization (CAMPO).

The Riverfront District

The Riverfront District in downtown Columbus, established in April 2009, provided ten 3-way liquor licenses for restaurants. At the end of 2013 five liquor licenses were in use with five still available. The Riverfront District continues to shape downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors.

Walesboro Airport

The Redevelopment Commission is following the findings of the Walesboro Airport Study in anticipation of future industrial development. In 2012





Christopher B. Burke Engineering completed a hydrologic and hydraulic analysis study on the Walesboro Airport. This study followed the preliminary release of FEMA maps to the public. The preliminary FEMA maps show the Walesboro Airport site located in a Special Flood Hazard Area (SFHA). Consequently, large quantities of fill maybe required to develop the site to meet building elevation codes in a SFHA. In February 2013 Christopher B. Burke Engineering filed the paperwork to appeal the flood elevations and prepared a report showing options for mitigating the flood hazard on the property. TIF dollars were initially used to fund this project. Once the City received grant funding from Lawrenceburg Economic Development Grant Program for \$25,000, the Redevelopment Commission was reimbursed.