Columbus Redevelopment Commission
REGULAR BOARD MEETING
March 18, 2013
6:00 p.m.

MINUTES

The Redevelopment Commission met in regular session on Monday, March 18, 2013 at 6:00 p.m. in the Columbus, Indiana Common Council Chambers. The meeting was chaired by Commission Vice President Sarah Cannon. Other Commission members present were Frank Jerome, David Wright, Robert Abrams, Steven Scgalski, and Susan Fye. Ms. Fye had been recently appointed to the Commission by Mayor Kristen Brown to replace her as a Commission member.

Also present were Mayor Brown, Redevelopment Director Heather Pope; Stan Gamso, Counsel to the Commission; Jayne Farber, Lead Project Consultant for the Arts District and a Public Works and Safety Board member; Karen Shrode, Executive Director of Columbus Area Arts Council; Belinda Graber, representative of Appraisers, Inc.; and Trena Carter of Administrative Resources Association. Several members of the public were also present.

Except for matters raised by members of the public present, matters discussed during the meeting were those previously disclosed in a public notice of the meeting.

Call to Order

1) Roll Call by Sarah Cannon – Frank Jerome, David Wright, Susan Fye, Sarah Cannon, Robert Abrams (Non-Voting Member), and Steven Scgalski. Ms. Cannon welcomed Ms. Fye to the Commission, described her involvement in the community and background, and qualifications to be a member of the Commission.

2) Election of Officers: Due to the resignation of Mayor Brown, who had served as President of the Commission, Ms. Cannon next called for nominations for a replacement to that position. Upon motion duly made by Ms. Fye and seconded by David Wright, Sarah Cannon was the sole nominee to serve as President and was elected to do so by unanimous vote. Due to the resulting vacancy of the Vice President position, upon motions duly made respectively by David Wright to nominate Frank Jerome and by Sarah Cannon to nominate Susan Fye as Vice President, Mr. Wright's motion was eventually seconded by Steven Scgalski following no second of Ms. Cannon's motion, following which Frank Jerome was elected to serve as Vice President by majority vote.

Discussion Items

1) Presentation of Arts District Strategic Plan: Mayor Brown, Jayne Farber and Karen Shrode then distributed draft copies of a comprehensive 5-year strategic plan for the Columbus Arts District to members of the Commission and presented highlights of the plan via PowerPoint slides. Those highlights included opportunities through the District to enhance quality of life, boost the local economy, increase the tax base, provide educational opportunities, sustain the City's distinguished built environment, and enhance its welcoming environment. In their discussion, they drew attention to an extensive list of cultural assets and structures already in the City and to the new Institute for Coalition Building that has been established to assist with the District's development and activities through cooperative community ventures. They then outlined the vision and goals for the District and recommended specific projects and programming ideas, including with respect to urban infrastructure and tourism enhancements through robust public relations and improved way-finding direction signs and other tools.

   They highlighted that the plan document was still fluid, that it will be receiving public input, that detailed analyses and feasibility studies would still need to be conducted by the coalition of the groups working on it, numbering nearly 50 people on teams, and that the timing of certain projects would change and certain of them may be dropped as others may be modified as the work progresses. Feasibility study and financial modeling for renovation, utilization and operation of the Crump Theater were specifically discussed for the Crump's use as a performing arts facility, including that an RFP was to be sent to 4 targeted specialist firms for purposes of this work. They also explained that with a few finishing touches, the fluid draft would be posted on the City's and Arts District's websites. Their remarks were followed by positive comments on the overall plan by members of the Commission, questions regarding organization, leadership and momentum of the work through the Mayor's office and Commission, and opening of the discussion to members of the public present.

2) US Postal Service Lease Renewal for Spaces in Jackson Street Parking Garage: Stan Gamso next presented a summary of the US Postal Service's current 5-year lease of 75 spaces at an effective rate of $80 per space in the Jackson Street Parking Garage, which lease commenced October 1, 2008, was previously entered into with Columbus Downtown, Inc. (CDI), and was therefore expiring at the end of September. When he reminded the Postal Service of the upcoming expiration, he received a proposal through their real estate representative to renew the lease under its same terms, including one (1) five (5) year renewal option, and for the same number of spaces for another 5 years, but at a reduced effective lease rate of $75 per space per month and containing a request that the City pay the representative's $10,125 fee. He outlined for the Commission the alternatives it might consider in responding to the renewal proposal, and asked the Commission

for its direction regarding whether he should commence negotiations with the representative or whether the Commission should wait for the results of the parking study for which it had contracted before advising him on how to proceed, since the Commission would then have more market-based information. The Commission discussed its interest in renegotiating the terms of the lease, including increasing the lease rate even above the current $80 effective rate, limiting the renewal period to less than 5 years, decreasing its existing termination notice right period, providing no renewal option, limiting the number of spaces to be leased, and refusing to pay their representative's commission fees. Following further comments by the Commission and questions and comments from the public present, Commissioner's Wright and Scgalski agreed to serve on a subcommittee to analyze results of the pending parking study and other relevant data, and to work with Mr. Gamso and eventually the whole Commission in developing a considered response to the Postal Service's renewal proposal.

Action Items

1) Contract with Administrative Resources Association to Administer REMC Building Demolition Grant: Heather Pope and Trena Carter then reviewed a proposal and related contract to engage the services of Administrative Resources Association (ARA) for the amount of $5,400 to administer a $106,400 Community Redevelopment Block Fund Grant, including $10,640 in local matching funds, on behalf of the Commission to contract for, through competitive bid, and manage the demolition of the 2 former REMC buildings at 801 Second Street that were damaged in the 2008 flood, and the leveling, grading and seeding of the property subsequent to demolition. Following an explanation by Ms. Carter and discussion by the Commission of ARA's scope of work in connection with the project, including management of the grant's significant regulatory compliance requirements, upon motion duly made by Frank Jerome and seconded by David Wright, **Resolution No. 7-2013**, in the form presented to the meeting and attached to these minutes authorizing execution of the contract with ARA as it was presented to the meeting was unanimously approved.

2) Contract with August Mack Environmental to Perform Pre-Demolition Asbestos Survey: Ms. Pope next presented a proposal and related letter agreement with August Mack Environmental, Inc. to engage it to survey the REMC buildings referenced above prior to their demolition for the presence of asbestos and to provide the Commission with a sampling report of their condition for an estimated cost of $1,850. Following discussion among the Commissioners, including questions and comments from members of the public present, upon motion duly made by Steven Scgalski and seconded by David Wright, **Resolution No. 8-2013**, in the form presented to the meeting and attached to these minutes authorizing execution of the letter agreement with August Mack as it was presented to the meeting was unanimously approved.

3) Contract with Appraisers, Inc. to Appraise 148 Lindsey Street (Pump House) Property: Ms. Pope and Mr. Gamso then presented a proposal and related letter

agreement with Appraisers, Inc. to perform for the Commission a market value appraisal on the "Pump House" property, which is not owned the Commission but by the City of Columbus, for a sum not to exceed $3,500. They explained that such an appraisal could be used in connection with negotiations with the property's current lessee to terminate his arrangement entered into with the City's prior administration, to permit utilization of this highly desirable and visible property for alternative uses by another entity and more rapidly than the progression of lessee's current plans for the property anticipate. A discussion ensued with Belinda Graber of Appraisers, Inc. regarding appraisal methodologies for the property and the potential effect on value of assumed alternative uses. The Commission and members of the public present also discussed the efficacy of it engaging an appraisal and properly expending TIF funds in connection with a building for which it was not the landlord, including whether engagement of an appraisal might be more appropriately under jurisdiction of the Columbus City Council. Considerable further discussion ensued regarding obligations for the building's maintenance under the lease between the City and the lessee, respectively. Following all of these discussions, the Commission tabled and thereby took no action on the proposed appraisal.

4) Approval of Meeting Minutes: Upon motion duly made by Frank Jerome and seconded by Steven Scgalski, minutes of the Commission's February 18, 2003 regular meeting were then approved, with Susan Fye abstaining since she was not a member of the Commission at the time.

5) Review and Approval of Claims for Payments: Susan Fye and Heather Pope then reviewed for the Commission details of each of the claims on the Commission's monthly docket of claims. Following this review, questions on certain of them by Commission members, and upon motion duly made by Frank Jerome and seconded by Susan Fye, payment of all claims was unanimously approved.

Adjournment

Following the Commission's interest in comments by a member of the public present making the Commission aware of an emerging technical issue regarding the effect on Indiana TIF revenues from erosions in a TIF district's tax base, and a related legislative initiative to address the issue, upon motion duly made by Frank Jerome and seconded by Steven Scgalski, the meeting was adjourned at 8:00 p.m.

Approval of March 18, 2013 minutes.

Sarah Cannon
Chairperson

Mary Jerome
Member

Member

Member

Member

Date: 4-15-13

RESOLUTION NO: 7-2013

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION TO ENTER INTO A CONTRACT WITH ADMINISTRATIVE RESOURCES ASSOCIATION TO ADMINISTER THE GRANT DEMOLITION OF THE PROPERTY LOCATED AT 801 SECOND STREET, CITY OF COLUMBUS

Comes now the Columbus Department of Redevelopment, more commonly known as the Columbus Redevelopment Commission, and for this Resolution says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq*. provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, Columbus Downtown Inc. purchased the property at 801 Second Street May 12, 2010 from Bartholomew County REMC as part of a redevelopment effort along the Second Street Corridor; and

WHEREAS, Columbus Downtown Inc. transferred the property to Columbus Redevelopment Commission on April 19, 2012; and

WHEREAS, the Redevelopment Commission has expressed interest in demolishing the two buildings located at 801 Second Street, which were damaged in the June 2008 flood, as part of the redevelopment of said property; and

WHEREAS, the Redevelopment Commission has received $106,400 of Federal Money from the Community Development Block Grant Disaster Recovery Fund for the demolish of said buildings with a local match of $10,640; and

NOW, THEREFORE, IT IS RESOLVED:

1. The Columbus Redevelopment Commission wishes to engage the services of Administrative Recourses association (ARa) to assist in obtaining a contractor to level, grade and seed the property at 801 Second Street.

2. The Columbus Redevelopment Commission does hereby engage the services of Administrative Recourses association (ARa) to administer the Community Development Block Grant on behalf of the Redevelopment Commission all pursuant to the terms and conditions set forth in the ARa contract dated March 18, 2013.

3. The Columbus Redevelopment Commission does herby direct the President of the Redevelopment Commission to execute the attached agreement here to.

Adopted this 18th day of March, 2013.

SARAH CANNON, **President**

FRANK JEROME, **Vice-President**

Dave Wright, Secretary

RESOLUTION NO: 8-2013

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION TO ENTER INTO A CONTRACT WITH AUGUST MACK ENVIRONMENTAL TO PERFORM A PRE-DEMOLITION ASBESTOS SURVEY OF THE FORMER REMC STORAGE AND ADMINISTRATION BUILDINGS PROPERTY LOCATED AT 801 SECOND STREET, CITY OF COLUMBUS

Comes now the Columbus Department of Redevelopment, more commonly known as the Columbus Redevelopment Commission, and for this Resolution says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq*. provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, Columbus Downtown Inc. purchased the property at 801 Second Street May 12, 2010 from Bartholomew County REMC as part of a redevelopment effort along the Second Street Corridor; and

WHEREAS, Columbus Downtown Inc. transferred the property to Columbus Redevelopment Commission on April 19, 2012; and

WHEREAS, the Redevelopment Commission has expressed interest in demolishing the two buildings located at 801 Second Street, which were damaged in the June 2008 flood, as part of the redevelopment of said property; and

WHEREAS, the Redevelopment Commission has received $106,400 of Federal Money from the Community Development Block Grant Disaster Recovery Fund for the demolish of said buildings with a local match of $10,640; and

WHEREAS, due to the age of said buildings a pre-demolition asbestos survey should be completed to identify and sample suspect asbestos-containing materials; and

NOW, THEREFORE, IT IS RESOLVED:

1. The Columbus Redevelopment Commission does hereby engage the services of August Mack Environmental as a contractor to identify and sample all suspect asbestos-containing materials located in the Administration Building and Storage Building on the property at 801 Second Street.

2. The estimated lump sum cost to perform such a study is $1,850.

3. The Asbestos Sampling Report will be provided to the Director of Redevelopment and will be made part of the Project Scope for the demolition of the Administrations Building and Storage Building.

Adopted this 18th day of March, 2013.

SARAH CANNON, President

FRANK JEROME, Vice-President

Dave Wright, Secretary