



# The 2017 Annual Report

of the City of Columbus – Redevelopment Commission

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*The purpose of the Columbus Redevelopment Commission as supported by the Redevelopment Department is to execute the Economic Development Plan for the City of Columbus.*

*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 2017 elected community leaders:*

**Columbus Mayor:**  
*The Honorable Jim Lienhoop*

**Columbus City Council:**  
*Dascal Bunch  
Elaine Wagner  
Frank Jerome  
Frank Miller  
Tim Shuffett  
Tom Dell  
Laurie Booher*

**Redevelopment Commission Members:**

*Sarah Cannon, President  
John Dorenbusch, Vice President  
Don Trapp, Secretary  
Robert Abrams  
George Dutro  
Al Roszczyk*

**City Council Liaison**  
*Laurie Booher*

**Legal Counsel:**  
*Stan Gamso*



## Redevelopment Department Staff Profile and Budget

The 2017 staff of the Columbus Redevelopment Department included 1 full-time director position, one full-time administrative position, and one part-time project coordinator. The administrative position is shared 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.

## 2017 Redevelopment Department Staff

Heather Pope	Director of Redevelopment*	\$73,244.34 - 2017 annual salary
Beth Ostby	Administrative Assistant (shared with Community Development)**	\$37,482.90 - 2017 annual salary
Jayne Farber	Project Coordinator*	\$8,025

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

\*\*This position also provides back-up support for the Department of Community Development, Mayor's Office, Engineering Department, and the Personnel Department. This position is fully funded through the Department of Community Development.

## 2017 Redevelopment Department Budget

The budget to support the Redevelopment Department was \$107,604 and was funded from the City's Economic Development Income Tax (EDIT).



## 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 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 office 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.

## 2017 Columbus Redevelopment Commission

Member	Office	Appointment	Expiration (1 year terms)	Affiliation
Sarah Cannon	President	Mayor – Voting Member	December 31, 2017	First Financial Bank
John Dorenbusch	Vice-President	City Council – Voting Member	December 31, 2017	Retired, Developer
Don Trapp	Secretary	City Council – Voting Member	December 31, 2017	Retired Cummins, Inc.
Robert Abrams	Member	BCSC Board – Non-voting Member	December 31, 2018 (2-year term)	BCSC Board
George Dutro	Member	Mayor – Voting Member	December 31, 2017	Developer
Al Roszczyk	Member	City Council – Voting Member	December 31, 2017	First Financial Bank

## Tax Incremental Financing (TIF)

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



## Recipients of Grants or Loans

The Columbus Redevelopment Commission issued a \$750,000 grant to BCSC's Workforce Development from Central TIF revenue in calendar year 2017. Funds were allocated to the following BCSC programs: iGrad at \$253,825; STEM at \$228,778; and Transitional Planning Program at \$267,397. The iGrad, STEM and Transitional Planning programs are educational and work training programs all designed to prepare individuals for employment in the competitive and global economy. The Commission found these programs to benefit the community, citizen, and employers within the City of Columbus.

## 2017 TIF Total Funding

Fund	Fund Name	Beginning Balance	Revenue	Expenses	Ending Balance
246	Downtown/Airport CTP	\$ 1,183,741.75	\$ -	\$ -	\$ 1,183,741.75
272	Columbus Redevelopment	\$ 73,210.17	\$ 134,943.92	\$ -	\$ 208,154.09
273	2nd St. Garage	\$ 133,656.50	\$ 300,098.19	\$ 219,696.56	\$ 214,058.13
274	Jackson St. Garage	\$ 915,678.25	\$ 374,696.57	\$ 315,113.26	\$ 975,261.56
324	2011B Garage Bond	\$ 315,537.50	\$ -	\$ 312,158.93	\$ 3,378.57
325	2008 Redevelopment Bond	\$ 88,300.00	\$ 4,062.50	\$ 92,362.50	\$ -
327	2016A&B Jackson St. Bond	\$ 1,006,454.00	\$ 719.75	\$ 1,007,146.78	\$ 26.97
491	Airport TIF	\$ 553,134.38	\$ 254,367.39	\$ 478,890.63	\$ 328,611.14
492	Central TIF	\$ 11,406,153.58	\$ 6,648,758.53	\$ 10,497,984.82	\$ 7,556,927.29
493	Cummins TIF	\$ 5,905,898.72	\$ 3,935,412.66	\$ 6,865,000.00	\$ 2,976,311.38
494	South Commons TIF	\$ 214,616.07	\$ 277,619.76	\$ 250,275.28	\$ 241,960.55
<b>Total</b>		<b>\$ 21,796,380.92</b>	<b>\$ 11,930,679.27</b>	<b>\$ 20,038,628.76</b>	<b>\$ 13,688,431.43</b>

## 2017 Columbus Redevelopment Commission Activity

### Airport Aeroplex Commercial Center

Vickers Drive Extension Project and a plan to develop and build 6 more hangar spaces to rent to the public were both completed, both funded through the Airport TIF.

### 2<sup>nd</sup> Street & Lafayette Street Property

The Redevelopment Commission purchased the property located at 711 2<sup>nd</sup> Street, Columbus, IN – Bob's Car Wash- to assemble with the surrounding property owned by the Redevelopment Commission. The buildings located at 711 2<sup>nd</sup> St. and 703 2<sup>nd</sup> St. (former Rhino Linings Building) were demolished. This property continues to be considered for future development to complement our downtown.





## Brownfield Remediation

August Mack Environmental was engaged again in 2017 to perform quarterly of ground water samplings of the existing monitoring wells, prepare monitoring reports, and to assist in developing a comprehensive site closure plan. We continue to work with Brownfields, Indiana Finance Authority, and IDEM to prepare the site for future development.

## The Commons

The Redevelopment Commission manages the four tenant spaces in the Commons through an agreement with the Commons Board.



Jordy McTaggart's Grill & Pub closed on January 29, 2017 and owed the city about \$15,300 in back rent, property taxes and utilities. A settlement was reached between the two parties and all back rent, property taxes, and utilities were paid for in full. In its place, Luciana's Mexican Restaurant & Cantina opened its doors on Labor Day, September 4, 2017 with a completely redesigned, Mexican themed, interior. Alberto & Sarah Bravo from Indianapolis took over the lease for the former Jordy McTaggart's Grill & Pub. This is



the couple's third Luciana's restaurant and they invested about \$300,000 to renovate the restaurant's 5,511 square feet and added new kitchen equipment. The Bravos, who did not seek any financial support from the city for the project, took over the remaining seven years on the Jordy McTaggart lease.



At the end of October 2017, Puccini's Smiling Teeth lease was amended to allow it to be reassigned to Paul Helibrunn, who operates two Bucceto's Smiling Teeth restaurants in Bloomington and will operate the same in Columbus in the Puccini's location. The commission approved six months free rent for the new restaurant and decreased Bucceto's rental payments from \$16 per square foot that Puccini's was paying to \$11 per square foot with an annual 1% increase each year. The menu for Bucceto's is virtually identical to Puccini's. Bucceto's Helibrunn continues to make necessary improvements and menu refinements in order to enhance Bucceto's in the community presence. The remaining tenants, Subway and Orange Leaf Frozen Yogurt, continued to attract customers and are doing well.





## Jackson Street Parking Garage Pedestrian Tunnel Project



Louis Joyner, Architect was hired to develop designs to complete the pedestrian tunnel in Jackson Street Parking Garage after the mural was painted in 2016. His design complimented the Bicentennial Mural, “Kaleidoscope View” by Christina Tuttle and is consistent with our downtown architecture. His design also improved lighting, public safety, storage needs of the garage and simply put, enhances user experience. Mr. Joyner was also contracted to work as Project Manager for the redesign, and give oversight for the bid process and construction. Repp & Mundt met the bid requirements and had the best overall cost for the project in the amount of \$136,639. Work on this project commenced in early 2018.

### Parking Garages

REI Real Estate Services continues to run the operation and management of both the Jackson Street Parking Garage and Second Street Parking Garage.





## ***Jackson Street Parking Garage***



An additional four dumpster enclosures, built by Setser Fabricating, were installed on the east side of the Jackson Street parking garage. This included installation of a concrete pad, creation of decorative enclosures to match the existing enclosures. High resolution security cameras were added to the stairwells and the ends of the garage for public safety and to observe traffic safety. Gates were installed on the upper deck to close off the garage roof. REI continues to plan for other safety improvements to make the user's experience more enjoyable.



The Garage Pub & Grill restaurant and LUCABE Coffee Co. occupy the retail space in the garage and continues to do well. Jackson Street revenue for 2017 increased by 10% and expenses increased by 2 %.



## ***Second Street Parking Garage***



Video cameras were installed on the upper deck and gates were installed to close off the garage roof. As a result of the gate closures, there was a significant reduction in trespassing and problems 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.





## Railroad Overpass Project



In January, the launch of a new website, developed by TD Advertising dedicated to the news about the Columbus Railroad Project was approved. As part of the increased train traffic and anticipated noise, the Redevelopment commission engaged the services of John Secor, retired executive of the Illinois & Indiana Railroad to research the establishment of “quiet zones” within the City. The proposed locations are State Rd. 46, 5<sup>th</sup> St., 8<sup>th</sup> St., and 11<sup>th</sup> St. American Structurepoint completed a Railroad Impact Study. Six overpass alternatives were presented to the community to help with the anticipated increase in rail traffic in Columbus. Ultimately an option was chosen that contained an overpass for both East and West lanes. An application was made to the Indiana Department of Transportation (INDOT) for the changes to the SR 46 intersection at the railroad site crossing.

On July 5, 2017, Cummins made an announcement to make a \$50 million investment in their Downtown headquarters and contribute to the Railroad Overpass Project. The announcement and project were supported by the Governor’s Office, Cummins, INDOT, and the City of Columbus. This project has been assigned a high priority by INDOT, which allowed the project to move ahead faster than INDOT’s typical 5





year timeframe. Construction is anticipated to begin in late 2019 with a 50/50 cost sharing based off of the estimated \$30 million total. The cost sharing includes: Cummins from the CEP TIF \$5,500,000; \$2,000,000 from Bartholomew County Commissioners; \$1,500,000 from the Railroad; \$4,000,000 from the Central TIF; and \$2,000,000 from Community Partners. The estimated project completion date is 2020.

## **The Riverfront Improvement Project “Re-imagining our Riverfront”**



Early in 2017, Hitchcock Design Group (HDG), from Naperville, IL, was chosen as the design firm to help “Re-Imagine” our Riverfront. A contract was signed in January with HDG to complete an opportunity analysis, provide alternative design concepts, economic analysis, and final concept documents. HDG working with a citizens committee of over 20 community partners with varying backgrounds held multiple public workshops and conducted stakeholder interviews collecting ideas of what the community envisions for our Riverfront. A survey for public participation was posted on the city’s website and received over 600 responses. The final concept proposed a people trail extension connecting Mill Race Park to Water St.; armoring of the bank on the East Fork of the White River; low-head dam removal; in-river features; future



improvements planned for the river's west bank; and increased opportunities for economic development. A 2D model of the low head dam in the East Fork of the White River was completed by SJCA Engineering & Surveyors. In March, the Silver Jackets presented a report on the existing hydraulic modeling of the East Fork of the White River to provide guidance on the proper removal of the low head dam.

A website was developed dedicated to the Riverfront Project and continues to be updated as the project moves forward. A joint meeting between Redevelopment Commission and City Council was held on November 30, 2017 where HDG presented the community vision for the Riverfront. Funding options, phasing options, and scheduling were presented. Hitchcock reported at this time that the group had widespread support for constructing the east bank as quickly as possible, because of its relatively high return on investment. They identified return on investment based on the following components:

- It completes an important People Trail link
- It is part of the gateway experience
- It is closest to downtown
- It has the most potential to stimulate private sector development

Once the concept phase is complete, the next steps are to engage HDG to complete schematic design and design development plans while coordinating with the regulatory agencies. Contract negotiations are underway for this next phase.



## State Street Bridge & Corridor



Phase 1 of the State Street Corridor project began in October 2016 and was complete in November 2017. United Consulting served as contractor and Browning Day Mullins Dierdorf served as the designer for the project. The total project not to exceed cost for Phase 1 was \$2,185,000.

Phase 1 includes a widened Haw Creek Bridge with improved driving lanes. A walking path on the South side of the bridge and multi-mode (bicycle/pedestrian) 10 foot path on the North side was added. Columbus City “red” guardrails are installed on the North. Architectural spiral sphere elements were installed on both sides of the bridge. Green “park-like” spaces will be landscaped on each side of Haw Creek Bridge – forming a welcoming gateway to the East side of Columbus.

Phase 2A design includes pathway improvements, greenspaces, lighting, and ADA compliance. The design for this work was presented to the Commission in March 2017 and the work began after Memorial Day 2017 and continues in 2018. Plans included a connection to the Columbus People Trail System on the north side of State Street. New 8-10 foot wide concrete sidewalks, new gutters and curbs, multiple new concrete driveways at business entrances will make the sidewalks multi-purpose and accessible to all. Beautiful, new, pedestrian scale lighting fixtures will highlight the north side of State Street. New sidewalks, gutters and curbs will be installed on the south side of State Street. New driveways, safer thresholds to businesses, relocated fire hydrants, stop signs and well-lit major intersections will provide





ADA compliant pedestrian travel along the east side business corridor. Phase 2A completion is expected by mid-2018.



Trail Panel Sculpture

November 6, 2017

Project No. 15L026

State Street Corridor Multi-Use Trail - Columbus, Indiana

**BROWNING  
DAY MULLINS  
DIERDORF**  
LEADERSHIP + DESIGN

## Walesboro Airport

Landwater Collective was hired to study the hydrology of the area. A topographic and boundary survey of the Walesboro Airport property was completed. The Walesboro Airport site continues to be studied and researched as the need for shovel-ready industrial property grows.