



Annual Report 2022

Columbus Redevelopment Commission



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redevelopment

Photo courtesy of Steve Risting, 2022



Photo courtesy of CRC

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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 2022 elected community leaders.

Columbus Mayor:

The Honorable Jim Lienhoop

Redevelopment Commission Members:

Al Roszczyk, President

Kyle Hendricks, Vice President

Trena Carter, Secretary

Shannon McDonald

Lisa Shafran

Nicole Wheeldon, School Board Liaison

Elaine Hilber, City Council Liaison

Stan Gamso, Legal Counsel

Redevelopment Staff:

Heather Pope, Executive Director

Mikala Brown, Project Coordinator

Nichole Young, Office Administrator

Columbus City Council:

Jerone Wood

Elaine Hilber

David Bush

Frank Miller

Tim Shuffett

Tom Dell

Grace Kestler



MISSION

We are committed to being consistent, accessible and transparent in all of our actions and decisions to improve our community. We believe in balanced growth and revitalization. This is achieved through creative public and private engagement that seeks to promote and encourage business growth, expand economic and employment opportunities, and improve our quality of life. The Redevelopment Commission administers and funds projects after extensive public review and approval.

PURPOSE

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.



ROLES AND DUTIES

Redevelopment Commission

The role of the Redevelopment Department is to support and facilitate the work of the Redevelopment Commission. The Redevelopment Department staff include one full-time Executive Director, one full-time administrative position shared with the Department of Community Development, and one part-time project coordinator.

The duties of the commission shall be to:

- Investigate, study and survey areas needing redevelopment within the corporate boundaries of the municipality
- Investigate, study, determine, and to the extent possible, combat the causes of areas needing redevelopment
- Promote the use of land in the manner that best serves the interests of the municipality and its inhabitants
- 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
- Make findings and report on their activities and keep those reports open to inspection by the public at the office of the department
- Select and acquire the areas needing redevelopment to redevelop under Indiana Code 36-7-14
- 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

REDEVELOPMENT COMMISSION FUNDS

2022

Fund	Fund Description	Beginning Balance	Revenue	Expenses	Ending Balance
246	Downtown/Airport CTP	\$1,183,741.75	\$260,000.00	\$843,139.18	\$600,602.57
272	Redevelopment General Fund	\$469,141.76	\$175,489.89	\$35,714.68	\$608,916.67
273	2nd Street Garage	\$106,139.68	\$235,069.93	\$235,845.20	\$105,364.41
274	Jackson Street Garage	\$1,200,258.20	\$345,377.58	\$295,283.45	\$1,250,352.33
324	2011B Garage Bond	\$0.00	\$251,056.26	\$251,056.26	\$0.00
327	2016A&B Jackson St. Bond	\$0.00	\$949,717.28	\$949,717.28	\$0.00
491	Airport TIF	\$923,385.09	\$522,850.64	\$139,715.58	\$1,306,520.15
492	Central TIF	\$18,290,937.73	\$11,661,861.65	\$9,730,663.94	\$20,222,135.44
493	Cummins TIF	\$16,855,383.67	\$5,322,008.44	\$2,075,000.00	\$20,102.392.11
494	South Commons / Cole TIF	\$354,073.44	\$282,702.14	\$252,323.31	\$384,452.27
501	2011 SRF Reserve	\$31,525.63	\$349.09	\$0.00	\$31,874.72
502	2011B Brownfield	\$25.62	\$0.13	\$0.00	\$25.75
504	2011B Brownfield Reserve	\$63,051.02	\$698.17	\$0.00	\$63,749.19
TBD	Midtown TIF	\$0.00	\$450,000	\$221,149.63	\$228,850.37



COLUMBUS REDEVELOPMENT COMMISSION

Member	2022 Office	Appointment	Term Expiration
Al Roszczyk	President	City Council – Voting Member	December 31, 2022
Kyle Hendricks	Vice President	Mayor – Voting Member	December 31, 2022
Trena Carter	Secretary	Mayor - Voting Member	December 31, 2022
Lisa Shafran	Member	Mayor – Voting Member	December 31, 2022
Shannon McDonald	Member	City Council - Voting Member	December 31, 2022
Elaine Hilber	City Council Liaison	Liaison – City Council	December 31, 2022
Nicole Wheeldon	BCSC Liaison	BCSC Board – Non Voting Member	December 31, 2022 (2 Year Term)

2022 ACTIVITIES AND PROJECTS

During 2022, we saw the first signs of a post-pandemic lifestyle. The downtown recognized increased foot traffic with the return of downtown employees and the reopening of stores to conduct "business as usual."

The Redevelopment Commission takes a keen interest in the revitalization of downtown Columbus. The CRC has actively pursued the objectives of the Envision Columbus Downtown Strategic Plan since its inception in 2018. Envision Columbus is a project of the Heritage Fund that provides a flexible framework to guide the next evolution of downtown Columbus and the surrounding neighborhoods. It has been instrumental in the development of downtown Columbus, along with the city and private entities.

The Plan is an update to the 2005 Downtown Strategic Development Plan and establishes priorities that will define the downtown areas for years to come. Envision Columbus is intended to positively influence the way residents and visitors alike work, live, shop, and play downtown. It also positions the downtown to play a significant role within the greater community. The intended result is a downtown that reflects the community's best attributes and highest ambitions—a downtown that is economically strong, inviting, dynamic, sustainable, attractive, and an appropriate center for a community that is dedicated to excellence and a high quality of life.

The 2022 accomplishments of the Redevelopment Commission are outlined in the slides to follow. The project activity should be representative of the Redevelopment Commission's adherence to the Envision Columbus Plan.



SOCIAL MEDIA and MARKETING

The Redevelopment Department created its Facebook page in 2020. Weekly posts focus on current and future projects, downtown tenant news and public information from the Mayor's office. Our Facebook outreach encourages positive communication through keeping the public informed about what is going on in regard to redevelopment in Columbus.

By the end of 2022 we had over 1300 followers, which included local businesses as well as the general public. Find us on Facebook at Columbus Indiana Redevelopment.

CITY GARAGE UPDATES

REI continues to manage the Redevelopment Commission's parking garages (Jackson Street Parking Garage and Second Street Parking Garage) and the two tenants in the Jackson Street Parking Garage (Lucabe Coffee Co. and The Garage Pub & Grill). We continue to see increased usage of the garage as we move past the pandemic. Equipment updates were made in 2022. Jackson Street Garage ticketing equipment was approved by the CRC and installed in the entrance and exit lanes.

Additionally, the CRC approved a request to help fund capital improvements in the Lucabe Coffee Co. tenant space, which would support window film installation, a new and more efficient HVAC system, a new exterior awning, an improved water heater system, to name a few. As per the agreement, Lucabe Coffee Co. will be required to fulfill their own tenant improvements within the space. In June, Lucabe Coffee Co. entered into a new 5-year lease. The CRC also replaced the exterior awnings for both the Garage Pub & Grill and Lucabe Coffee Co., which provided the Jackson Street Garage with a fresh look. Along these lines, the CRC facilitated the replacement of benches and trash receptacles along 4th Street. This was complemented by paver replacement by the Department of Public Works around the Jackson Street Garage.



COMMONS TENANTS

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

Orange Leaf opened under new ownership through BW Smith LLC in September 2022. Unfortunately, the prior Subway space continued to be vacant at the end of 2022. However, the CRC fielded several inquiries regarding interest in the space during the year.

Luciana's continues to be a strong, family-friendly dining staple downtown.

In December of 2022, Buccetto's notified the CRC that they will not be renewing their lease in June 2023 due to staffing and the owner's health concerns.



2022 CRC Debt Service

In March, the CRC redeemed the Economic Development Tax Revenue Bonds Series 2011B at an approximate payoff of \$2.4M, which saved a cumulative sum of over \$680,000 in interest. In late 2022, the CRC approved the Cummins Bond payoff. This action will result in over \$2.5M of interest savings and unencumbered additional funds in the Cummins TIF to be utilized for other projects.

Over
\$3.1M
in interest savings!



1821 BICENTENNIAL TRAIL

Celebrating 200 Years of Columbus and Bartholomew County

The seminal project for the Columbus/Bartholomew County Bicentennial was the People Trail extension from the Haw Creek Trail to Water Street, named the 1821 Trail. The 12' trail will connect to the west with the future Riverfront Trail and to the east with the future Taylor mixed-use site trail. These connections will complete the People Trail connection gap downtown. The 1821 trail features historical marker content highlighting Columbus and Bartholomew County's past 200 years, along with Washington Street gateway monuments, stone benches, engraved bricks and landscaping.

In the spring of 2022, construction efforts began taking place on the 1821 Trail. Throughout the remainder of 2022, we witnessed the installation of the trail, engraved bricks, limestone blocks, landscaping, street resurfacing, and crosswalk installation. Despite a mid-project shift in a critical sub-contractor, the project was nearly 100% completed by the end of 2022, with only the planting of remaining landscaping and the installation of the fabricated trail makers remaining. The total project, which included replacing some 100-year-old water lines in First Street, was completed at a cost of \$1.9M.

1821 BICENTENNIAL TRAIL

Funding and Collaboration Sources

This project was funded through various organizations and initiatives. A portion of the Certified Tech Fund was approved to fund a considerable amount of work for this project. This project also received support from the City and the community through funding, donation and contribution efforts. Additional funds from the CRC had already been approved, along with additional financial support from the 1821 Trail brick campaign, with 472 engraved bricks sold, and private donor contributions in 2021 and 2022.



The CRC also partnered with the Bartholomew County Historical Society by contributing \$10,000 toward their efforts to create and maintain the <https://bartholomewhistory.org/trail> website page which details the photo and content attributions as identified on each historical marker.



1821 BICENTENNIAL TRAIL

Before and After

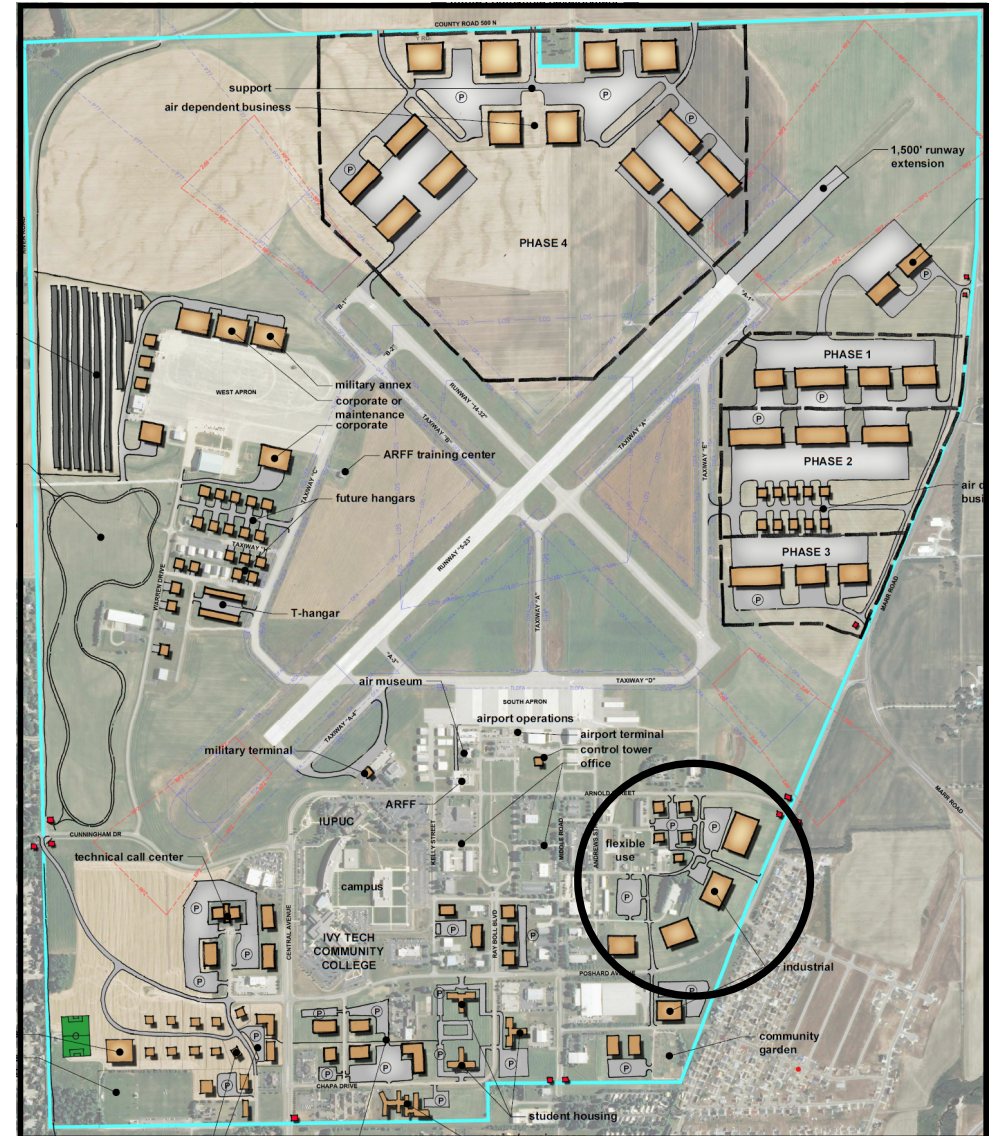


AIRPLEX COMMERCE CENTER

The Redevelopment Commission approved \$1.15M for the Grissom Street extension at the October 2022 CRC Meeting.

This development will extend city resources to parcels within the Airport TIF District and prepare the sites for new development and lease opportunities.

The new development will include 37 (thirty-seven) shovel-ready parcels to be used for new business enterprises.





COURT SERVICES CENTER

Overview

As a result of the Memorandum of Understanding between the County Commissioners and the CRC, the CRC purchased the property of the former Eynon Law building at 555 1st Street to construct the new Court Services Center. Alternately, the existing Probation Center location will be demolished to prepare the site for the anticipated future Hotel Conference Center.

Considerable construction efforts took place throughout 2021 on the new Court Services Center; however, much of the finishing work took place during the first quarter of 2022. Additionally, the CRC coordinated efforts to bury the overhead utility lines at the frontage of the new building location. The completion efforts wrapped up by May 2022, with the exception of the County IT transfer required for the final inspection. The final inspection was completed and the probation department moved into their building in October 2022.

A Bill of Sale between the County Commissioners and CRC was also executed in October. Throughout the remainder of 2022, steps to formalize the property transfer were taken. The County Commissioners obtained ownership of the new Court Services Center and reimbursed the CRC for approximately \$2.4M of project costs. The overall project amounted to just over \$3.9M.

COURT SERVICES CENTER



Before



After

HOTEL CONFERENCE CENTER

In 2022, the hotel/conference center conversations rekindled. Hunden Strategic Partners was brought in to reassess the hospitality industry, market resilience, and recommend timing on re-engaging the project.

Outside project funding opportunities were pursued. The IEDC Redevelopment Tax Credit program was investigated and will be sought out at a later date. Additionally, the project was awarded \$5,000,000 in READI funds in 2022.

Throughout the remainder of the year, the CRC, City and Sprague Hotel Developers continued to discuss the project scope, proposed brand, and future plans regularly. In August, the CRC presented the Project Agreement to Sprague Hotel Developers for consideration. In December, the Sprague's and their legal counsel reviewed the Project Agreement and elected to postpone the execution of this agreement until they were able to get new project cost estimates.

At the same time, the CRC worked to coordinate environmental site cleanup, which included the removal of an underground storage tank paid for by state funds. This was done in conjunction with obtaining demolition and asbestos survey proposals for the old Probation Center still on site.



Rendering: Based on 2019 Proposal



MIXED-USE DEVELOPMENT

Multi-Family Apartments and Urban Grocer

Flaherty & Collins Properties, was chosen to lead the mixed-use development at the corner of 2nd Street and Lafayette Avenue. Their proposals included approximately 200 market-rate apartment units with an additional 10,000 sq. ft. of space for an urban grocer. In January the CRC issued bonds in the amount of \$9,967,000 to fund the project gap. The bonds will be repaid through the increment received from the new development's property taxes. This public-private partnership is a total investment of \$41M.

Early in 2022, environmental remediation completed on the site resulted in a No Further Action Letter for the former Bob's Car Wash site. A Soil Management Plan was also provided by August Mack Environmental and was executed on the site.

In April, the groundbreaking ceremony for the mixed-use project was held with over 100 in attendance. Following the groundbreaking, Flaherty & Collins proceeded with considerable earthwork on site, followed by framing throughout the remainder of 2022. The developer continues to try to identify an urban grocer and complementary tenant.



MIXED-USE DEVELOPMENT

Multi-Family Apartments and Urban Grocer



NexusPark

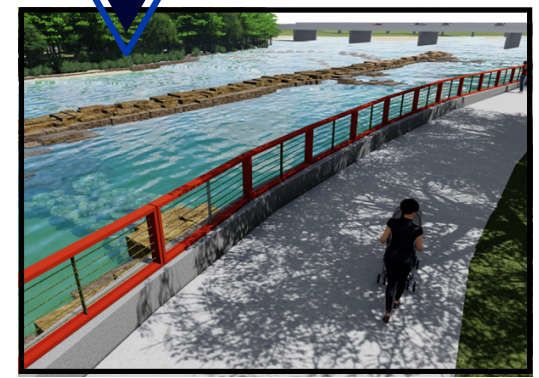
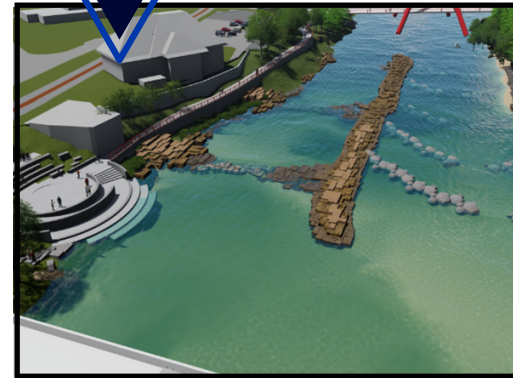
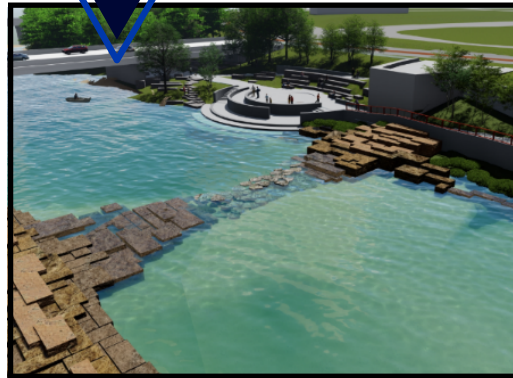
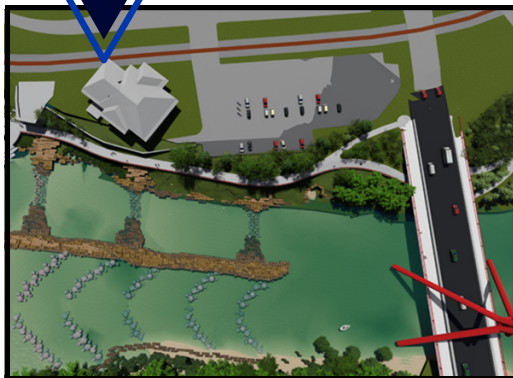
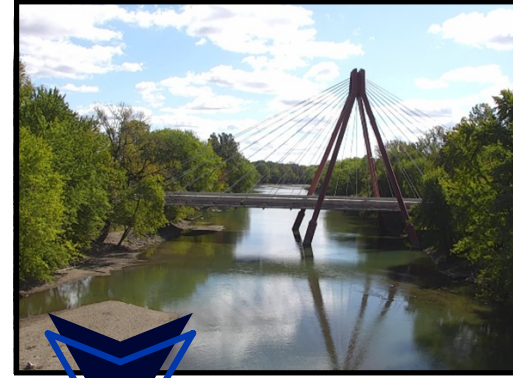
Health, Wellness and Recreation Center

NexusPark is included in the Midtown TIF and saw much construction activity in 2022. In March, the CRC granted \$450,000 from the Central TIF to the Midtown TIF. These funds were used to engage MKSK to complete the exterior master planning, design and construction documents for NexusPark.



OUR RIVER... OUR RIVERFRONT

The “Our River... Our Riverfront” project will provide a 12’ wide trail (accessible to all) along the east bank of the White River, which (along with the 1821 Trail) will bridge the gap in the existing People Trail network downtown. Two project drivers when designing the riverfront were: 1. input received from community stakeholders through public surveys (which included young professionals) and 2. pedestrian safety. This project will ultimately remove the unsafe low-head dam, repair erosion on the west bank of the river, integrate an in-river recreation piece, provide for safe fish and sediment passage and allow safety personnel access to the riverfront.



OUR RIVER... OUR RIVERFRONT

With the DNR permit in hand, the CRC worked with USACE, IDEM, and the EPA during 2022 towards a final permit. In April, the CRC was advised that the Riverfront Trail project was awarded with Next Level Trail grant funding in the amount of \$1,727,000. Throughout the remainder of the year, the CRC submitted a project State Grant Agreement, met with our grant coordinator on several occasions, and submitted a quarter 3 and quarter 4 grant report. Furthermore, this project was selected to receive READI funding in the amount of \$600,000.

We continue to work with the EPA, IDEM and USACE to address the ongoing inquiries from additional parties, and the CRC engaged environmental consulting organizations to deliver additional project supporting data. By the end of 2022, the Columbus Riverfront Team had engaged in several comment resubmissions with no approval to date. Ultimately, the latest submission in December 2022 included the fully amended permit application.

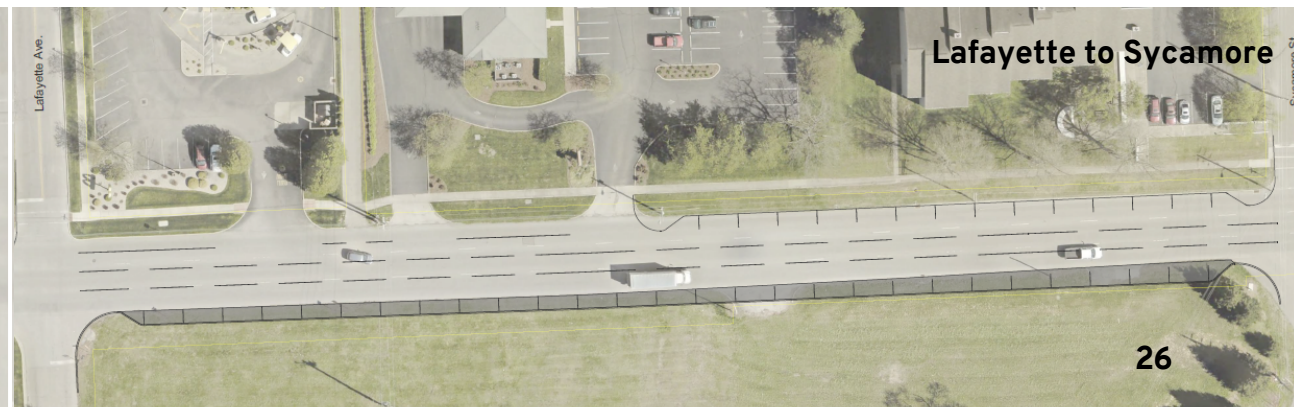
It is our hope that we will receive the required permits from EPA, IDEM and USACE in 2023 and start construction in quarter 4 of 2023.

2nd Street Thoroughfare Project

On-Street Parking and Traffic Calming



In 2022, a concept to include on-street parking along 2nd Street was introduced. This would not only provide additional parking options, but would also provide a road diet to decrease traffic speeds through narrowed lanes, bumpouts, landscaping, and increased pedestrian connectivity. During the 4th quarter of 2022, the CRC and Engineering Department engaged in preliminary conversations with Aztec Engineering Group, Inc. to develop a pricing proposal.



Water Street Property

Future Development Opportunity

In 2021, the CRC initiated the rezoning process from Private (P) to Commercial Downtown (CD) in efforts to provide redevelopment opportunities for the future in this area along the riverfront. The properties were rezoned in early 2022, which prepared them for future development.



CRC legal counsel continued to work with the L&I Railroad to encourage realignment of the property lines adjacent to the railroad. Following an extensive title search, the railroad representatives recommended a Memorandum of Understanding be executed in order to proceed with property swap discussions.

In October 2022, the CRC approved a resolution to amend the purchase agreement between the City and Moravec Realty to extend their option to purchase through December 2027, as negotiations with the railroad had taken us to the end of our existing agreement terms.

The Columbus Propeller

Makerspace

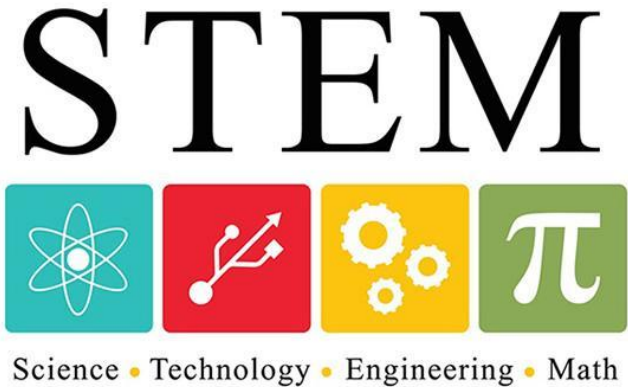
In 2021, the CRC approved a \$150,000 funding request from the Airport TIF to the Columbus Area Chamber Foundation (CACF), the Propeller's Fiscal Agent, to invest in physical improvements designed to enhance the property for current and future tenants.

In August 2022, the CACF reported to the CRC how it utilized these funds for building improvements such as: concrete replacement and enhancements to paved surfaces and drainage; HVAC relocation; window relocation; and safety, accessibility and connectivity initiatives through enhanced door locks, new emergency exits, wayfinding signage, etc.



WORKFORCE DEVELOPMENT

Bartholomew County School Corporation (BCSC) reported positive results from the existing Workforce Development programming and felt the program was very successful thanks to the grant provided by CRC. In 2022, the CRC approved a grant to BCSC for \$1,000,000 to support iGrad, Transition Planning, STEM and a new program called Information Technology Pathway with Ivy Tech for the 2021-2022 school year.



Indiana Community of the Year

In August of 2022, Indiana Chamber of Commerce President and CEO Kevin Brinegar announced Columbus as its 2022 Cummins Community of the Year. Columbus was one of the Indiana Chamber's first community of the year recipients – back in 1992.

Columbus was selected earlier in 2022 by a five-person Indiana Chamber panel after a thorough review of all cities under consideration. Cummins, Inc. signed on to be the award's title sponsor a week before the public announcement, after learning of Columbus' recognition and to show support for the city it has called home for more than 100 years.

The city was presented the latest honor at the Indiana Chamber's 33rd Annual Awards program on November 16th, 2022 at the Indiana Convention Center. Way to go, Columbus!



2023 PRIORITIES

TIF Parcel Review
Workforce Development
Hotel Conference Center
Our River... Our Riverfront
2nd Street Thoroughfare Project
Lafayette Avenue Parking Garage
Water Street Property Development
Downtown Business Continued Support



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COLUMBUS REDEVELOPMENT COMMISSION