

RESOLUTION NO: 15 -2018

RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION  
TO  
APPROVE FUNDING FOR REPLACEMENT  
OF BACKUP POWER SUPPLY TO THE  
SECOND STREET PARKING GARAGE

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of 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, The City of Columbus, in conjunction with the Redevelopment Commission did construct a parking garage located on the corner of 3<sup>rd</sup> Street and Jackson and the Buckingham Company did construct a 140, more or less, unit apartment complex around the structure; and,

WHEREAS, the City did enter into a lease agreement with the Buckingham Company and Cummins, Inc. to allow both entities to utilize all seven hundred (700) parking spaces within this garage; and,

WHEREAS, as part of the construction of the parking garage the fire marshal and planning departments did require that there would be an adequate alternate energy source that could maintain the lighting system within the garage during a power failure; and,

WHEREAS, the alternate energy source selected at the time of construction consisted of an Uninterruptable Power Supply (UPS) consisting of an extensive battery network; and

WHEREAS, the system as recently failed and the company servicing same has recommended replacement of all 40 batteries; and

WHEREAS, REI Real Estate Services, our garage management Company, did obtain quotes for the replacement batteries and a standby generator; the economics suggest replacing the batteries; and

WHEREAS, the above information was presented to the Commission on May 21, 2018 for consideration and the Commission inquired and did ultimately direct REI to consider the installation of a standby generator and replacement of the building's interior lighting to more energy efficient LED lights.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission, having heard from its Redevelopment Director and Gary Thompson of REI Real Estate Services now finds and concludes:

a. The necessity of standby power in the Second and Jackson Street Parking Garage, The Cole, is needed to ensure sufficient lighting and safety for the garage users, and public service personnel.

b. That the replacement of the battery backup system is not a practical repair in that the batteries will ultimately fail and have a lesser life cycle of seven (7) years substantially than the life cycle of a standby generator which is estimated to be some twenty (20) years.


c. That changing out the present lighting in the parking garage to more energy efficient LED lighting will reduce the electrical load in an emergency and thus the size of a generator from a 40kw Unit to a 25kw Unit.

d. No TIF or taxpayer dollars will be spend on this repair as the proceeds will come from the parking garage operating fund.

2. REI is authorized to purchase and install a Cummins 25kw standby generator, necessary installation equipment and hardware and replace the lighting in the 2<sup>nd</sup> Street Parking Garage for a sum NOT TO EXCEED price of \$ 42,728.

3. REI is further authorized to execute any contracts necessary to make this purchase and engage the services of a competent installers, if necessary.

Adopted this 18<sup>th</sup> day of June, 2018.



Sarah Cannon, President

John Dorenbusch, Vice-President



Donald Trapp, Secretary