

RESOLUTION NO: 9-2018

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION  
TO  
RECOMMEND TO THE COLUMBUS CITY COUNCIL  
THE EXPENDITURE OF FUNDS TO BUILD OUT THE  
FACILITY TO HOUSE THE INDIANA UNIVERSITY  
SCHOOL OF ARCHITECTURE IN COLUMBUS**

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, in 2005 the Vision 20/20 program identified, among other things, a need to create more education within the City of Columbus, then in 2010 the Indiana University Center for Art + Design was formed to provide an educational focus on architecture, design and planning and that school was located in part of the former downtown shopping mall area, commonly known as 310 Jackson Street, Columbus, IN; and,

WHEREAS, this Commission did, by way of Resolution 2011-2, make a grant in the amount of \$500,000 to on behalf of the Community Education Coalition to the owner of the space known at that time the Irwin Sweeney Miller Foundation where said buildout of the premises was conducted by the Commons Mall, LLC as agent for Irwin Sweeney Miller Foundation; and,

WHEREAS, this Commission, at the time, found that the Indiana University School of Art and Design, IUCAD- Columbus, would offer unique educational opportunities for students and visitors to Columbus, further, that the faculty, students and visitors would make contributions to the vibrancy of the community, cultural life and our local retail establishments; and,

WHEREAS, Indiana University Foundation purchased the former Republic newspaper building located between Jackson and Washington Streets and 2<sup>nd</sup> and 3<sup>rd</sup> Street in Columbus commonly known as 333 2<sup>nd</sup> Street, Columbus, IN, on April 27, 2018; and

WHEREAS, Indiana University Foundation is a 501(c)(3), not-for-profit entity, that will own and operate the facility and will install in Columbus the Indiana University School of Art, Architecture+ Design and the J. Irwin Miller Masters of Architecture Program; and

WHEREAS, the structure is located in the Central Economic Development District within the Central T.I.F. District; and

WHEREAS, Indiana University Foundation has requested from this Commission the sum of one million dollars (\$1,000,000) to be used to build out the space sufficient to accommodate student's, classrooms, faculty and administrative offices, all necessary to achieve the higher education goals of this program; and

WHEREAS, Indiana University estimates that their the total contribution to the structure and program will exceed \$20,000,000 and just like the School of Art and Design, IUCAD-Columbus, in 2011, this program will offer unique educational opportunities to the faculty, students and visitors, all the while enhancing the vibrancy of the Columbus community, cultural life and our local retail establishments; and,

WHEREAS, the Indiana University Foundation, through its Facility Management office has sought bids for various buildout needs of the structure and have done so through a public bidding process; and,

WHEREAS, this Commission has authority pursuant to Ind. Code § 36-7-14-12.2(21) to contract for the construction of local public improvements necessary for redevelopment or economic development within the city's corporate boundary OR any structure that will enhance development or economic development.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The City of Columbus Redevelopment Commission having heard previously from the Mayor of the City of Columbus, James Lienhoop, John Burnett, Community Education Coalition and Adam Theis, Indiana University, Vice President of Facilities now finds and concludes as follows:

- a. Indiana University Foundations acquisition of 333 Second Street will be used for the Indiana University School of Art, Architecture + Design and will offer a masters level program within the facility known as the J. Irwin Miller Masters of Architecture Program.
- b. The total contribution to this program from both public and private contributions will exceed twenty million dollars.
- c. The 333 Second Street structure will need to be built out to meet the needs of the students, faculty and administrative needs of the University.
- d. The 333 Second Street facility is located within the Central TIF District within Columbus and is also within the Central Economic Development District.
- e. This Commission has authority pursuant to Ind. Code § 36-7-14-12.2 (21) to contract for the construction of local public improvement within both the TIF district and the economic development district whereby such structure will enhance the development and economic development.

f. The inclusion of the Indiana University, J. Irwin Miller Master of Architecture Program will bring new employment to the city of Columbus, enhance the cultural experience for the city, and offer residents and visitors many new opportunities to experience the City of Columbus as well as make contributions to our local retailers.

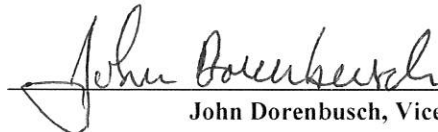
2. The Redevelopment Commission agrees that Indiana University will obtain bids for buildout of the facility as the University deems appropriate for its needs and the University will act as the project manager for the buildout.

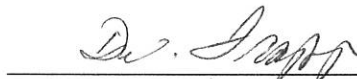
3. The Redevelopment Commission will agree to pay for invoices for buildout of the facility as the project manager shall submit same from time-to-time to the Commission up to an amount NOT TO EXCEED One Million Dollars and Zero Cents (\$1,000,000.00).

4. This expenditure exceeds the spending authority of the Redevelopment Commission pursuant to Common Council Ordinance 25-2003, and therefore the Commission does hereby recommend to the Common Council of the City of Columbus that the Common Council approve this recommendation for the reasons set forth herein.

Adopted this 21<sup>st</sup> day of May, 2018.

  
Sarah Cannon, President

  
John Dorenbusch, Vice-President

  
Donald Trapp, Secretary