

RESOLUTION NO: 13 - 2020

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO
AUTHORIZE A RENT ABATEMENT FOR THE TENANTS
OF THE COMMONS AND JACKSON STREET PARKING GARAGE**

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, there is currently pending in the United States a pandemic known as the Coronavirus; and

WHEREAS, the recommendations from National and State Health Official has been for all non-essential businesses to close and for the public at large to remain in their homes and not congregate; and

WHEREAS, the Governor of the State of Indiana, did by way of executive order 20-04 executed on March 16, 2020 did order all restaurants and food establishments in the State to be closed to dine in business; and

WHEREAS, this action has allowed business to remain open for carry out food only, the net effect is that most restaurants have seen a dramatic change in revenue and that has resulted in a number of layoffs of staffing; and

WHEREAS, On March 31, 2020, in special session, the Redevelopment Commission did consider and adopt Resolution 5-2020 that abated rent for all six (6) tenants of the Commission, specifically, Commons tenants, Orange Leaf, Subway, Luciana's Mexican Restaurant and Cantina, and Bucceto's and in the Jackson Street Parking Garage tenants, The Garage Pub and Grill and Lucabe's; and

WHEREAS, at the March 31, 2020 meeting the Commission did commit to reevaluate the rent abatement if the effects of the virus continued; and

WHEREAS, Governor Holcomb, of the State of Indiana, issued certain Executive Orders limiting the number of patrons a restaurants may have in their facilities until July 4, 2020, the effect of this limitation is that revenue for the tenants will continue to be reduced; and

WHEREAS, the Commission desires to assist the tenants to help them achieve long term economic viability and maintain the restaurant pool in the downtown business district.

NOW, THEREFORE, IT IS RESOLVED:

1. The City of Columbus Redevelopment Commission does hereby find and conclude:
 - a. The National Pandemic in the United States still persists.
 - b. The Indiana Governor's Executive Order, while allowing restaurants to re-open, has limited the number of patrons that may enter a facility, thus limiting the number of customers and revenue.
 - c. Restaurants are essential to the Columbus downtown business district.
 - d. Continued financial assistance from the Redevelopment Commission will be beneficial to the tenants and assist in their long term economic viability.
 - e. The Columbus Redevelopment Commission does hereby grant to all tenants for leases the Commission manages rent abatement to zero dollars (\$0.00) for the months of June and July 2020;
 - f. The Columbus Redevelopment Commission does hereby grant to all tenants for leases the Commission manages rent reduction of seventy-five (75) percent for the months of August, September, October, November, and December of 2020.
 - f. This abatement and rent reduction shall apply to the following restaurants, Orange Leaf, Subway Luciana's Mexican Restaurant and Cantina, Bucceto's, Lucabe's and The Garage Pub.
 - g. The restaurants tenants shall be required to continue to pay their utility obligations for the abatement and reduced rent periods.
2. All other terms and conditions in the respective tenant Leases shall remain in full force and effect to the extent not modified herein.

Adopted this 28th day of May 2020.

Sarah Cannon, President



Al Rószczyk, Vice-President

Donald Trapp, Secretary