

A nighttime photograph of a modern bridge with red-lit railings and illuminated pylons. The bridge deck is wet and reflects the lights. The background shows a city skyline with lights.

J. MICHAEL HAMON

2019 ANNUAL REPORT

**Of the City of
Columbus –
Redevelopment
Commission**



columbusindiana

redevelopment

COLUMBUS REDEVELOPMENT COMMISSION

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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 2019 elected community leaders.

Columbus Mayor:

The Honorable Jim Lienhoop

Columbus City Council:

*Dascal Bunch
Elaine Wagner
David Bush
Frank Miller
Tim Shuffett
Tom Dell
Laurie Booher*

Redevelopment Commission Members:

*Sarah Cannon, President
Al Roszczyk, Vice President
Don Trapp, Secretary
Kyle Hendricks
Kenny Whipker
Jeff Caldwell, School Board Liaison
Laurie Booher, City Council Liaison
Stan Gamso, Legal Counsel*

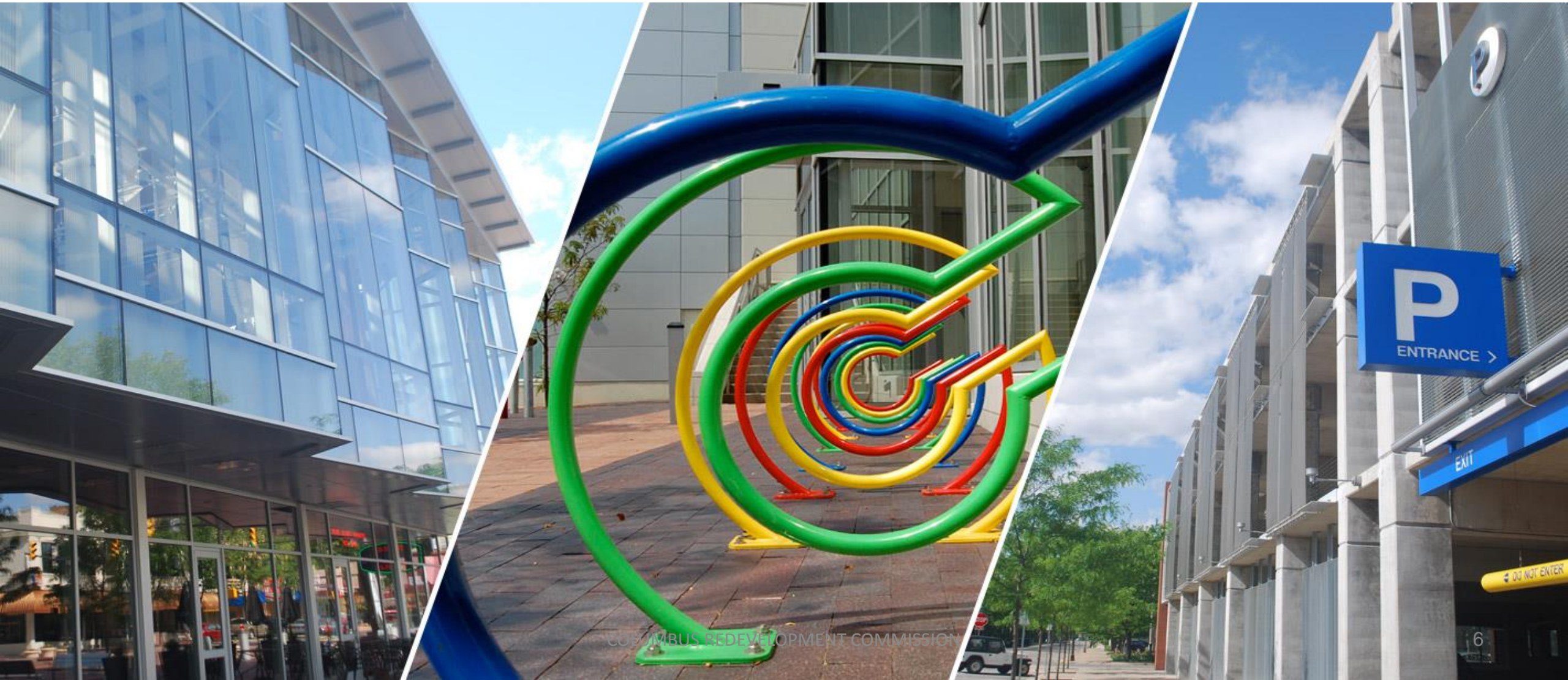
Mission

The Columbus Redevelopment Commission is committed to improving Columbus, Indiana by serving its citizens through 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 quality of life. The Redevelopment Commission administers and funds projects that support economic and workforce development, public infrastructure, and neighborhood revitalization.



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 of the Redevelopment Department & 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 director, one full-time administrative position shared with the Department of Community Development, and one part-time project coordinator.

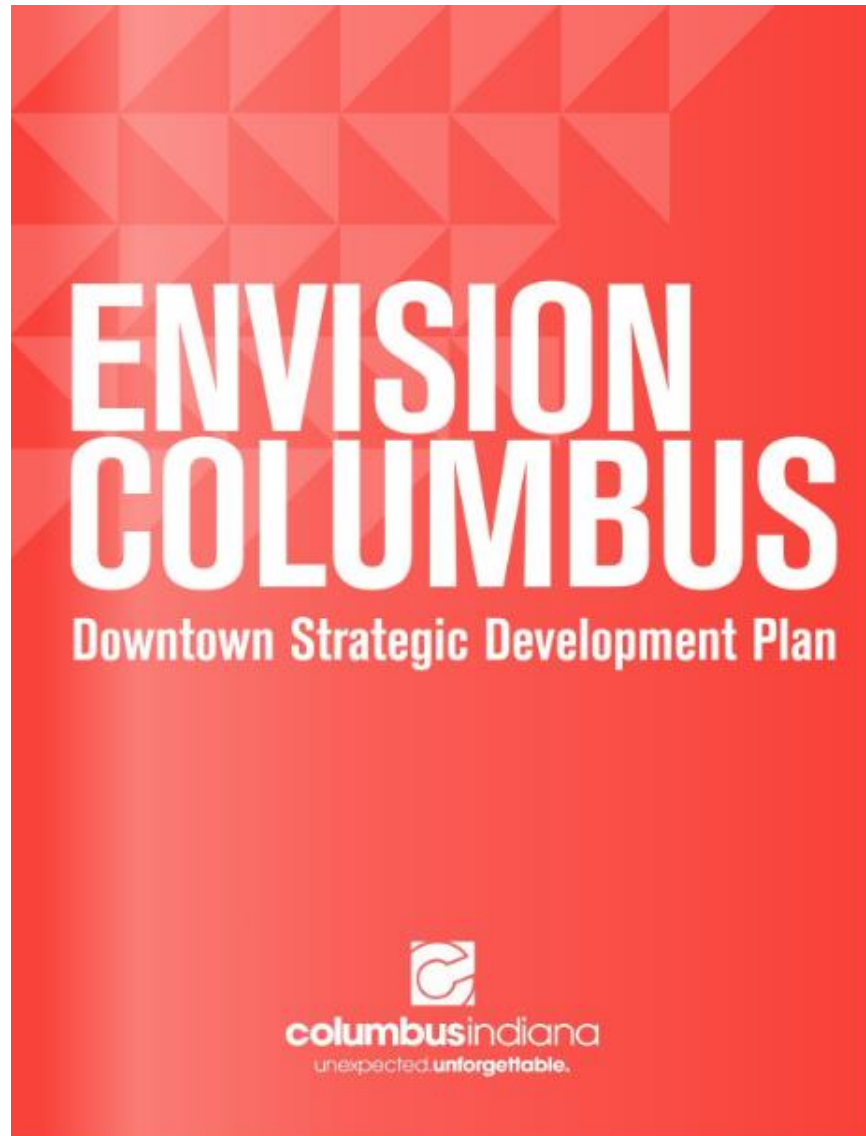
The duties of the commission shall be to (1) investigate, study and survey areas needing redevelopment within the corporate boundaries of the municipality; (2) investigate, study, determine, and to the extent possible, combat the causes of areas needing redevelopment; (3) promote the use of land in the 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.



2019 Columbus Redevelopment Commission

Member	Office	Appointment	Term Expiration	Affiliation
Sarah Cannon	President	Mayor – Voting Member	December 31, 2019	First Financial Bank
Al Roszczyk	Vice-President	City Council-Voting Member	December 31, 2019	First Financial Bank
Don Trapp	Secretary	City Council – Voting Member	December 31, 2019	Community Education Coalition
Jeff Caldwell	Member	BCSC Board – Non-voting Member	December 31, 2020 (2-year term)	BCSC Liaison
Kenny Whipker	Member	Mayor – Voting Member	December 31, 2019	Retired Sheriff
Kyle Hendricks	Member	Mayor-Voting Member	December 31, 2019	Heritage Fund of Bartholomew County

Downtown Transformation



The Columbus Redevelopment Commission has been instrumental in the development of downtown Columbus, along with the city and private entities. The downtown area has a key node of restaurants, shops and attractions that make it a compelling place to visit, host an event, live and work. Over time, the downtown has been the subject of a series of redevelopment efforts, each building on those before it to ensure that downtown evolves to remain relevant and vibrant. That evolution, and therefore continued investment in the downtown, must continue for it to meet the contemporary needs of the community.

Envision Columbus is a project of the Heritage Fund. Completed in late 2018, it provides a flexible framework to guide the next evolution of downtown Columbus and the surrounding neighborhoods. The City Council adopted the Envision Columbus Study into the Columbus Comprehensive Plan in July, 2019.

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 Envision document will provide a roadmap for responsible development and growth.

COMMUNITY HIGHLIGHTS

- The City of Columbus won the AIM Award in 2018 focused on a local government collaboration
- Columbus has 7 National Historic Landmarks, 5 AIA Architecture Honor Award buildings, 8 AIA Gold Medal winners, and 4 Pritzker Prize winners
- Columbus was cited by Forbes as one of the ten coolest US Cities to visit in 2018
- Conde Nast Traveler recognized Columbus as one of the world's best cities for Architecture Lovers
- Columbus has been recently featured in The Washington Post, the New York Times and Architectural Digest
- Downtown Columbus is compact and walkable and only 2 miles from the interstate
- Downtown Columbus is one of seven designated IAC Cultural Districts in the state of Indiana
- Columbus is one of 17 U.S. cities recognized by the Lumina Foundation as a designated talent hub
- Columbus is an international community - \$3 billion in exports 53.7% of our GDP
- Current downtown Columbus events that draw visitors to our community nationally and regionally include, Exhibit Columbus, Columbus Craft Beer Fest, and the Mill Race Marathon.



Photo: Don Nissen

RECENTLY COMPLETED CITY & COMMUNITY PLANS

Envision Columbus 2018

www.envisioncolumbus.org

An updated downtown strategic plan providing a well-defined vision, a thorough analysis, and a series of bold, but achievable recommendations. Public input throughout the project ensured that the plan truly represents our community's aspirations and priorities.

City of Columbus Comprehensive Plans

www.columbus.in.gov/planning/comprehensive-plans/

- Update of Ped/Bike Plan of 2010
- Central Neighborhood Master Plan

2017-2021 Parks and Recreation System Master Plan

www.columbusparksandrec.com/about/reports

Columbus Redevelopment Commission

Other information about the Columbus Redevelopment Commission activities can be found here:

www.columbus.in.gov/redevelopment



Photo: Courtesy of Heritage Fund

COLUMBUS, INDIANA DOWNTOWN TRANSFORMATION

From the City of Columbus and the Columbus Redevelopment Commission



Located in south-central Indiana, the City of Columbus is home to over 44,000 residents and is the largest metropolitan area between Indianapolis and Louisville. It is located in Bartholomew County, which had an estimated population of 82,000 in 2017. Both are growing steadily

Despite its relatively small size, Columbus generates significant out-of-state tourism primarily for its noted commitment to architectural and related sight-seeing and tours, as well as the Edinburgh Premium Outlets. In addition, Columbus is the headquarters to Cummins, Inc., a growing Fortune 200 company with its corporate offices downtown.



Columbus Redevelopment Commission
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DOWNTOWN COLUMBUS

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4th Street Entertainment Corridor

The pedestrian friendly street design included pavers in the street, the elimination of curbs with a 10-foot sidewalk, and eight uniquely designed and fabricated pedestrian gates at either end to assist in the closing of the street for public events, street fairs, and festivals. Public investment of \$1.7 million.



Commons Mall

Often referred to as "the community living room," The Commons is an indoor community and event space that hosted 226 rental events in 2018. The upstairs section is a venue for live performances, lectures, gala events, and exhibitions. The remaining space includes a 5,000-square foot indoor playground and a Jean Tinguely kinetic sculpture. \$9 million public & \$9 million private investment.



Indiana University J. Irwin Miller Architecture Program

A new master's in Architecture program of Indiana University is housed at The Republic Building, an architecturally significant building and National Historic Landmark. \$1 million public & \$1.5 million private investment. Indiana University plans to invest \$15 million in the next 5 years into the community.



State Street Corridor Project

Improvements to the Haw Creek Bridge, a widened 10-foot multi-use trail for pedestrian and cyclist safety, architectural elements, new landscaping, and two new greenspaces. A second phase of this project includes improvements along 3rd Street to California Street and north to 5th Street. Total public investment of \$6.45 million.



Jackson Street Parking Garage & Pedestrian Tunnel

The JSPG offers public parking in downtown Columbus. One of the amenities of the garages is a Pedestrian Tunnel connecting Jackson Street to the entrance of Friendship Way. Public investment of \$11 million.



2nd Street Parking Garage & The Cole

The Cole, an \$18 million mixed use development, wraps the 2nd St. Parking Garage and offers modern apartments in the center of downtown. 700 parking spaces are leased for residents and Cummins, Inc. during business hours. Remaining spaces are available to the public during non-business hours. \$3.6 million public & \$22 million private investment.



Columbus Railroad Overpass

This overpass will provide a route along State Road 46 that allows vehicles to travel without the need to stop for train traffic. Project will begin late 2019. The State of Indiana, City of Columbus, Bartholomew County, Louisville & Indianapolis Railroad and CSX came to together to fund this \$30 million overpass project.



Hotel Indigo Columbus Architectural Center

Located in the heart of walkable downtown Columbus, the 85 room hotel offers a bar, restaurant, conference space for 100, and a heated indoor pool and whirlpool. The hotel is pet-friendly and has a gallery showcasing regional artists. \$9 million private investment.



Workforce Development with BCSC

Workforce Development grant awarded to Bartholomew Consolidated School Corporation. Funds allocated to the programs iGrad, STEM, and Transitional Planning Program which are educational and work training programs designed to prepare individuals for employment in the competitive and global economy. Public annual investment \$750,000.



Upland Columbus Pump House

The Columbus Pump House is a historical building that showcases its original architectural grandeur while offering a laidback food and craft beer experience. Private investment of \$5 million.



Future Vision:

- Reimagining our Riverfront
- Urban Grocer
- Hotel Conference Center
- Residential
- Commercial

2019 Redevelopment Commission Funds

Fund	Fund Name	Beginning Balance	Revenue	Expenses	Ending Balance
246	Downtown/Airport CTP	\$1,183,741.75	\$0.00	\$0.00	\$1,183,741.75
272	Columbus Redevelopment	\$340,852.59	\$308,444.41	\$0.00	\$649,297.00
273	2nd St. Garage	\$170,995.07	\$237,808.84	\$272,710.83	\$136,093.08
274	Jackson St. Garage	\$940,709.55	\$396,334.42	\$211,089.74	\$1,125,954.23
324	2011B Garage Bond	\$0.00	\$309,812.52	\$309,812.52	\$0.00
325	2008 Redevelopment Bond*	\$0.00	\$444,651.25	\$444,651.25	\$0.00
327	2016A&B Jackson St. Bond	\$0.03	\$949,844.68	\$949,844.71	\$0.00
491	Airport TIF	\$534,288.12	\$275,661.97	\$453,248.32	\$356,701.77
492	Central TIF	\$9,952,855.49	\$10,769,414.95	\$9,477,359.98	\$11,244,910.46
493	Cummins TIF	\$5,871,116.14	\$4,735,588.10	\$1,760,000.00	\$8,846,704.24
494	South Commons TIF	\$264,646.94	\$278,190.36	\$245,961.80	\$296,875.50
	Total	\$19,259,205.68	\$18,705,751.50	\$14,124,679.15	\$23,840,278.03




2019 Activities & Projects

Our River, Our Riverfront



Riverfront Improvement Project

Our River, Our Riverfront



During 2019 conversations continued with the state regulatory agencies to find an acceptable solution to remove the dam and provide all the needed safety measures while making a trail connection from Mill Race Park to the east and north. Permits were filed with the Indiana Department of Natural Resources and the Army Corp of Engineers. Their approvals are expected early- to mid- 2020. Hitchcock Design Group was chosen to lead a team of professionals from seven different disciplines to develop bidding and construction documents, assist with the bidding of the project, construction management and post construction review. The Parks Foundation has contributed \$100,000 toward this needed trail connection project. We have applied to the State of Indiana's Next Level Trails program for a \$2M grant and have been awarded a \$10,000 Heritage Fund Positive Change grant in November, 2019 towards the Riverfront project.

For updated information on Our River, Our Riverfront;
<https://www.columbusriverfront.org>



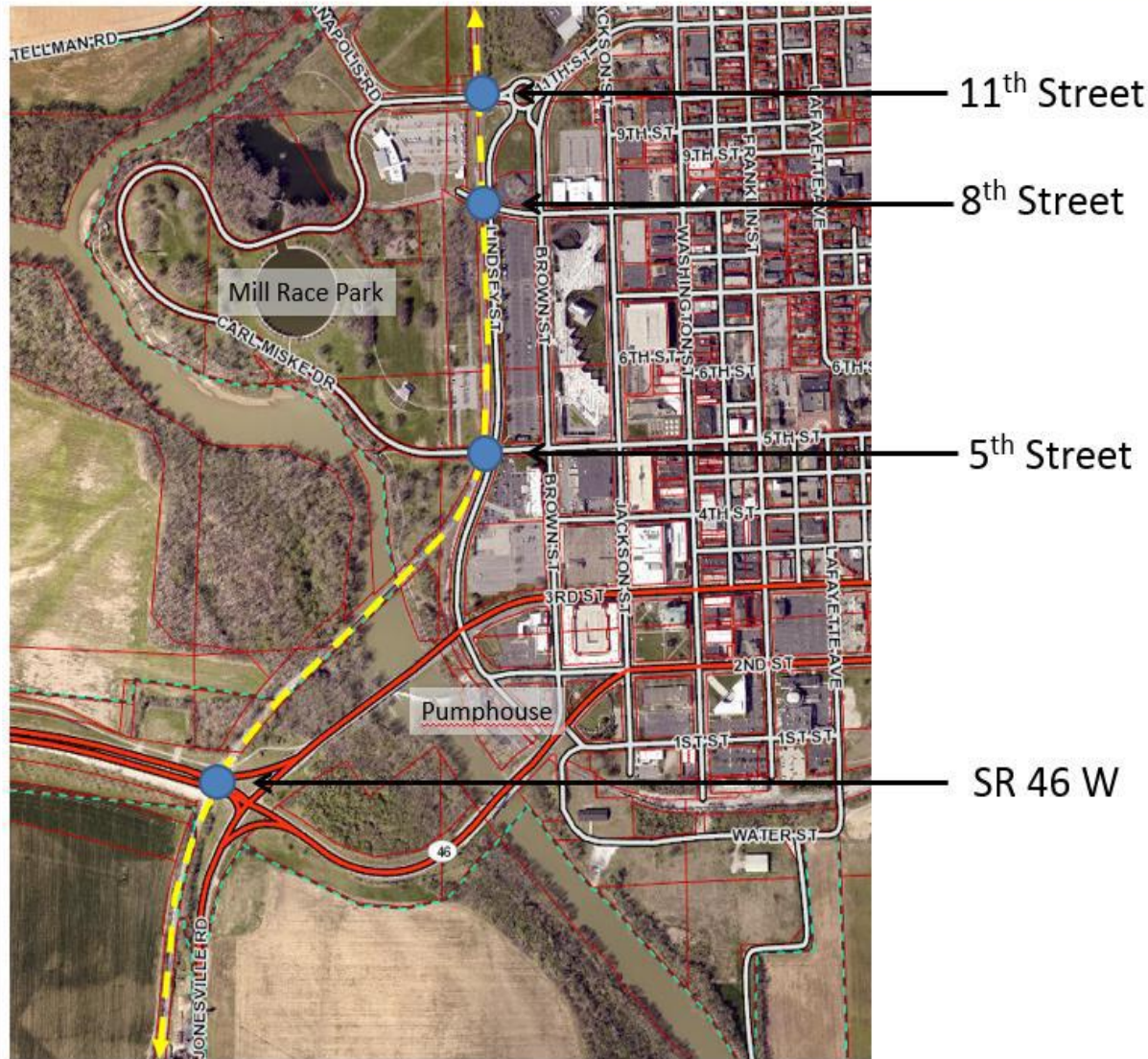
Railroad Overpass

On October 9, 2019 the State of Indiana received and opened bids for the railroad overpass bridge construction project. Milestone Contractors was the lowest bidder and was awarded the project. A ground breaking ceremony was held November 4, 2019 and construction began on November 11, 2019. With mild weather, Milestone Contractors has been able to work 7 days a week to move the project forward. Tentative completion date for the overpass is late 2020/early 2021.

For up-to-date information and monthly progress photos or to sign-up for e-mail updates, visit the Railroad Project website; <https://www.columbusrailroadproject.org>

Railroad Quiet Zone

A study was completed to determine feasibility of developing quiet zones over a one and one-half mile section of track that would include 5 crossings in Columbus. Those vehicular crossings are SR-46, 5th St, 8th St and 11th St as well as a People Trail crossing at SR 46 and 3rd St. Options include flashing lights, gates, power out wiring and notices, raised curbs, traffic flow control devices and crossing closings. \$40,000 was approved to allow L&I Railroad to begin the process of engineering and designing the work that will need to be done.



Jackson Street & 2nd Street Parking Garage

The Jackson Street and 2nd Street Parking Garage focused on reducing their carbon footprint and capital maintenance in 2019. Both garages replaced all of the existing lightbulbs to LED lights and light fixtures through the Duke Energy Small Business Energy Saver Program. Total cost to the garages to switch over to LED lightbulbs and fixtures was \$8,900. We expect to see that return on investment in a few months.

Both garages received concrete repair in several areas and scraping and painting of stairwells. Security was also added on the weekends at the Jackson Street Garage, which has greatly reduced illegal activity, loitering and trash pickup. It was noted by our management company that the garages are in very good shape for their age and have been very well maintained.



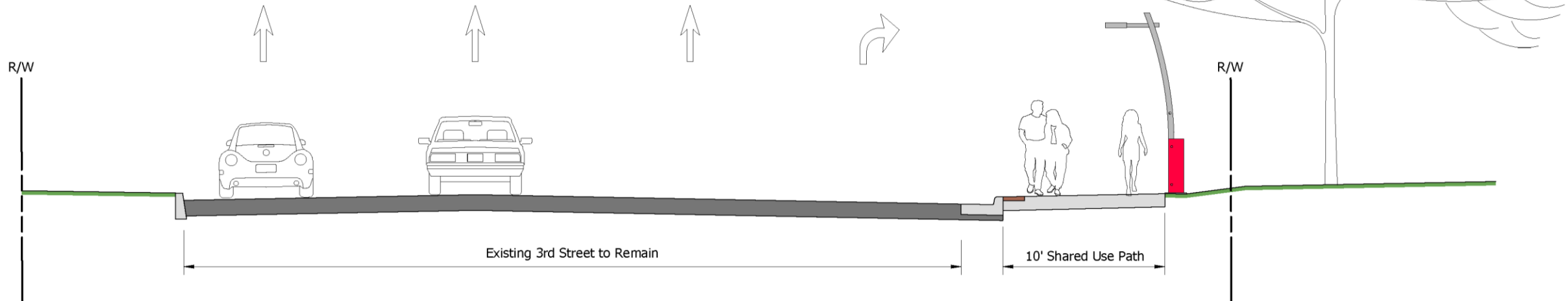
Hotel Conference Center/Urban Grocer/ Mixed Use Development

In November, 2019, Sprague Hotel Developers was selected as the developer/operator of a new downtown hotel/conference center, which will include approximately 145 hotel rooms, 18,000 square feet of divisible ballroom and breakout meeting rooms, a 3 meal restaurant, catering kitchen, upscale rooftop food and beverage, and a parking structure. Sprague Hotel Developers partnered with Flaherty & Collins Properties to develop a mixed use development at the corner of 2nd St. and Lafayette Avenue. Their proposals included approximately 200 market rate apartment units with an additional 10,000 square foot restaurant/retail space with an option for an urban grocer along the 2nd St. frontage.



State Street Corridor

In January, 2019 Phase 2B of the State Street Corridor Connection Plan was awarded to Dave O'Mara Contractors. This phase included the installation of a 10 foot multi-use trail along the north side of 3rd St. from the State St. Bridge to California St., then north on California St. to 5th St., the same decorative pedestrian scale lighting as in the previous phase will be installed along the trail. The first portion of this project was completed in 2019 which included extensive utility relocation work. Multiple overhead utility lines were relocated underground. The Redevelopment Commission partnered with the City Engineers Department to install a new six foot wide, ADA compliant sidewalk along the south side of 3rd St. from 2nd St. to California St. The south side sidewalk was completed in 2019 along with the utility relocation. The remaining work will be completed in Summer, 2020.



Project Awards

The State Street Corridor project continues to receive numerous accolades for design and engineering as well as aesthetics. In 2018 the project received awards for landscaping from the American Society of Landscape Architects and the Indiana Park and Recreation Association. In 2019, awards were received from the Indiana Ready Mixed Concrete Association for Excellence in Concrete Construction. In early 2020, the project will be receiving a merit award from the American Council of Engineering Companies of Indiana for Engineering Excellence.



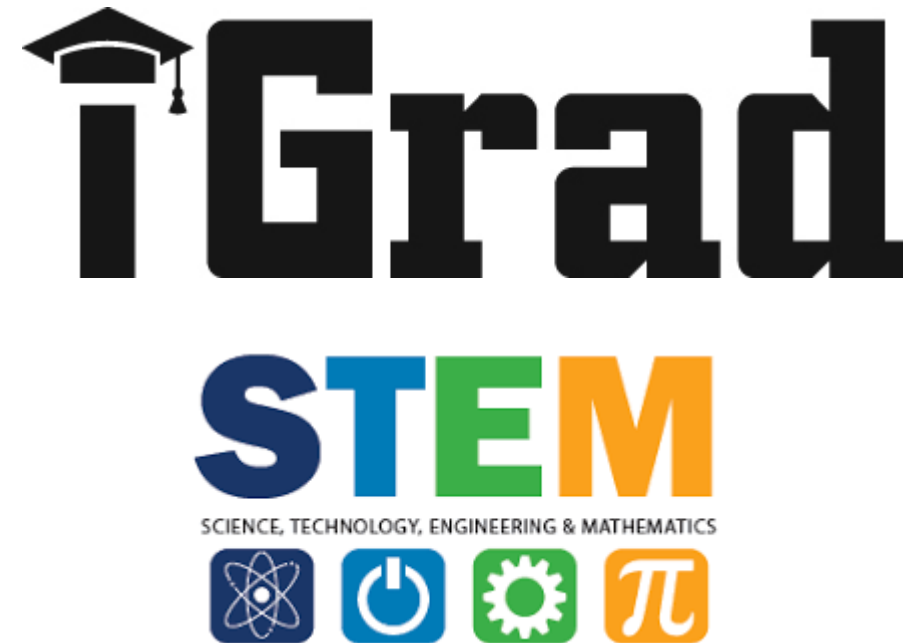
Poshard Drive Extension

The extension to Poshard Drive was completed in 2019. The extension included two drive lanes, curb and gutter, sidewalks on both sides along with street trees. This extension provides vehicle and pedestrian access to the new soccer fields being installed on Poshard Drive by Bartholomew County School Corporation. The improvements will assist in attracting additional commercial growth for the airport property.



Bartholomew Consolidated School Corp. Workforce Development Grant

For the forth year, the Columbus Redevelopment Commission provided a \$750,000 grant to Bartholomew Consolidated School Corporation's Workforce Development from Central TIF revenue. Funds were allocated to the following BCSC programs: iGrad to improve student retention and dropout rates, STEM to encourage students to pursue science oriented coursework; and Transitional Planning Program who work with special needs populations to assist with school to work transitions. 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 has found these programs to benefit the community, citizen, and employers within the City of Columbus.



Tenants

The Redevelopment Department currently manages two tenants in the Jackson Street Parking Garage, as well as four tenant spaces in the Commons through an agreement with the Commons Board. The Commission is thankful for our tenants and the contribution they make to our beautiful downtown.



2020 Priorities



- Riverfront Revitalization
- Railroad Overpass
- Railroad Quiet Zone
- Hotel/Conference Center
- Multi-family Development
- Urban Grocer
- State Street Phase 2B
- Woodside Northwest



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