

2020 ANNUAL REPORT

City of Columbus-
Redevelopment Commission





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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 2020 elected community leaders.

Columbus Mayor:

The Honorable Jim Lienhoop

Columbus City Council:

Jerone Wood

Elaine Hilber

David Bush

Frank Miller

Tim Shuffett

Tom Dell

Grace Kestler

Redevelopment Commission Members:

Sarah Cannon, President

Al Roszczyk, Vice President

Don Trapp, Secretary

Kyle Hendricks

Kenny Whipker

Jeff Caldwell, School Board Liaison

Elaine Hilber, 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.



2020 Columbus Redevelopment Commission

Member	Office	Appointment	Term Expiration	Affiliation
Sarah Cannon	President	Mayor – Voting Member	December 31, 2020	Banking
Al Roszczyk	Vice-President	City Council-Voting Member	December 31, 2020	Banking
Don Trapp	Secretary	City Council – Voting Member	December 31, 2020	Finance / Business Development
Jeff Caldwell	Member	BCSC Board – Non-voting Member	December 31, 2020 (2-year term)	BCSC Liaison
Kenny Whipker	Member	Mayor – Voting Member	December 31, 2020	Retired, Sheriff
Kyle Hendricks	Member	Mayor-Voting Member	December 31, 2020	Community Services

ENVISION COLUMBUS

Downtown Strategic Development Plan



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 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.

2020 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	\$649,297.00	\$77,565.84	\$247,730.03	\$479,132.81
273	2nd St. Garage	\$136,093.08	\$234,718.02	\$270,966.85	\$99,844.25
274	Jackson St. Garage	\$1,125,954.23	\$229,245.21	\$201,185.71	\$1,154,013.73
324	2011B Garage Bond	\$0.00	\$308,112.52	\$308,112.52	\$0.00
327	2016A&B Jackson St. Bond	\$0.00	\$948,629.58	\$948,629.58	\$0.00
491	Airport TIF	\$356,701.77	\$462,884.34	\$10,000.00	\$809,586.11
492	Central TIF	\$11,244,910.46	\$8,813,179.81	\$5,164,852.12	\$14,893,238.15
493	Cummins TIF	\$8,846,704.24	\$5,956,028.82	\$1,915,000.00	\$12,887,733.06
494	South Commons TIF	\$296,875.50	\$282,231.41	\$248,423.53	\$330,683.38
501	2011 SRF Reserve	\$31,367.68	\$154.34	\$0.00	\$31,522.02
502	2011B Brownfield	\$25.31	\$0.30	\$0.00	\$25.61
504	2011B Brownfield Reserve	\$62,735.54	\$308.68	\$0.00	\$63,044.22
	Total	\$23,934,406.56	\$17,313,058.87	\$9,314,900.34	\$31,932,565.09



**FACE MASK
REQUIRED**



Covid-19

Within a span of just a few weeks, the novel coronavirus fundamentally changed the world we live in and life as we know it. Our traditions of passion and camaraderie remained but forced us to a new normal of being away from families and friends, our co-workers, fellow church members and being able to participate in the outstanding quality of life in our community.

Yet, our community demonstrated the same resiliency that has enabled us to overcome other crises. Together, we worked to coordinate the health and welfare of residents in our community by establishing a broad-based Covid-19 Task Force and partnered with the public and private sector to address the pandemic. We coordinated the outreach to our local businesses by starting the \$1M InVigorate Program that provided low- interest loans to help our small businesses. And, we helped support our local businesses with rent forgiveness, marketing activity and by encouraging our residents to "shop local".

While the Governor has lifted the mask mandate, he has not lifted the recommendations that we make our own personal decisions on the best ways to combat Covid-19. For that reason, we should do everything possible to put Covid-19 in the annals of history. Together, we can make a difference.

2020 Activities & Projects



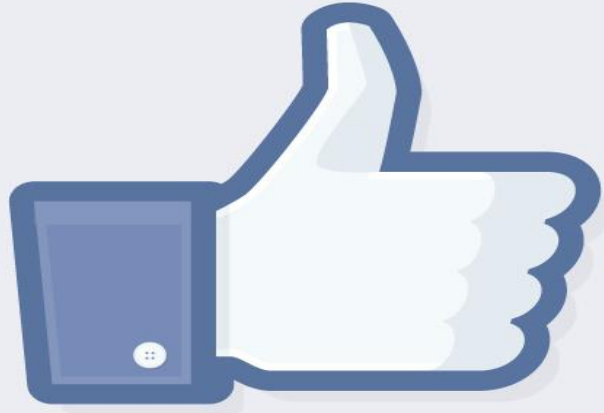
Pandemic Support- Columbus Invigorate and Rent Abatement

We remain an active partner in supporting our local businesses and have listened and responded to their concerns as we all work together to make our way through the impacts of Covid-19 on our local economy. That's why we:

1. Supported the Columbus INvigate initiative, which has provided \$869,000 in low-interest loans (1% loans with a six month deferral of principal and interest) to 50 local small businesses. The Redevelopment Commission unanimously approved to provide \$400,000 for this worthy project.
2. Provided rent abatement for those businesses who rent space from the Redevelopment Commission in the Commons and Jackson Street Parking Garage throughout 2020 and into 2021.
3. Developed partnerships to highlight the efforts to bring more shoppers and visitors to our downtown.

We are all in this together and together, we will continue to make Columbus and Bartholomew County a better place to live, work and raise a family. Remember...shop and spend local!





Like us on Facebook

Social Media

The Redevelopment Department launched their very own Facebook page in Spring, 2020. Weekly posts focus on current and future projects, downtown tenant news and public information from the Mayor's office. The goal is to stay positive and keep the public informed about what is going on in regard to redevelopment in our city.

By the end of 2020 we had over 250 followers, which included local businesses as well as the general public. Find us on Facebook [at Columbus Indiana Redevelopment](#)

Promotional Video

Highlighting Local Businesses Downtown



The Redevelopment Department coordinated a video highlighting local businesses in our downtown area and the impact that Redevelopment has had on their business. Including our partnership with Bartholomew School Corporation towards Workforce Development. Plans are to continue to highlight additional downtown businesses into 2021.

To see the video please go to the Redevelopment website:
www.columbus.in.gov/redevelopment



RAILROAD OVERPASS

Ground breaking for the Railroad Overpass was November 4, 2019 and construction began on November 11, 2019. With mild weather throughout the winter and spring, Milestone was able to work 7 days a week and quickly move the project forward. The project was completed months ahead of the projected completion date. Ribbon cutting was held on September 30, 2020. Here is what it took to get the job done:

- 50,000 truckloads of dirt
- 125,000 tons of stone
- 45,000 tons of asphalt
- 2,000 cubic yards of concrete

Hotel Conference Ctr./ Urban Grocer/Mixed Use Development

Due to the unforeseen circumstances of the pandemic, the plans for the downtown Hotel and Conference Center were put on hold until the hospitality industry can rebound from losses of 2020. Flaherty & Collins has committed to move ahead with plans for a mixed use development at the corner of 2nd and Lafayette. Their proposal includes approximately 200 market rate apartment units with an additional 10,000 square foot restaurant/retail space. They have also secured interest from an urban grocer to locate along the 2nd St. frontage. Plans are being developed and groundbreaking is anticipated for March, 2022.





State Street Trail Connection Project

This project not only creates a safe multi-modal trail link between East Columbus and Downtown, but it enhances the corridor with special unexpected features, which are the hallmark of this community. Phase I started in 2016 and Phase IIB was completed in November, 2020.

All three phases of this project provided for improvements for safer pedestrian movement through enhanced streetscape, pedestrian spaces, new sidewalks, new public green spaces, pedestrian scale lights and connection to our downtown and surrounding neighborhoods.

City Parking Garage Updates

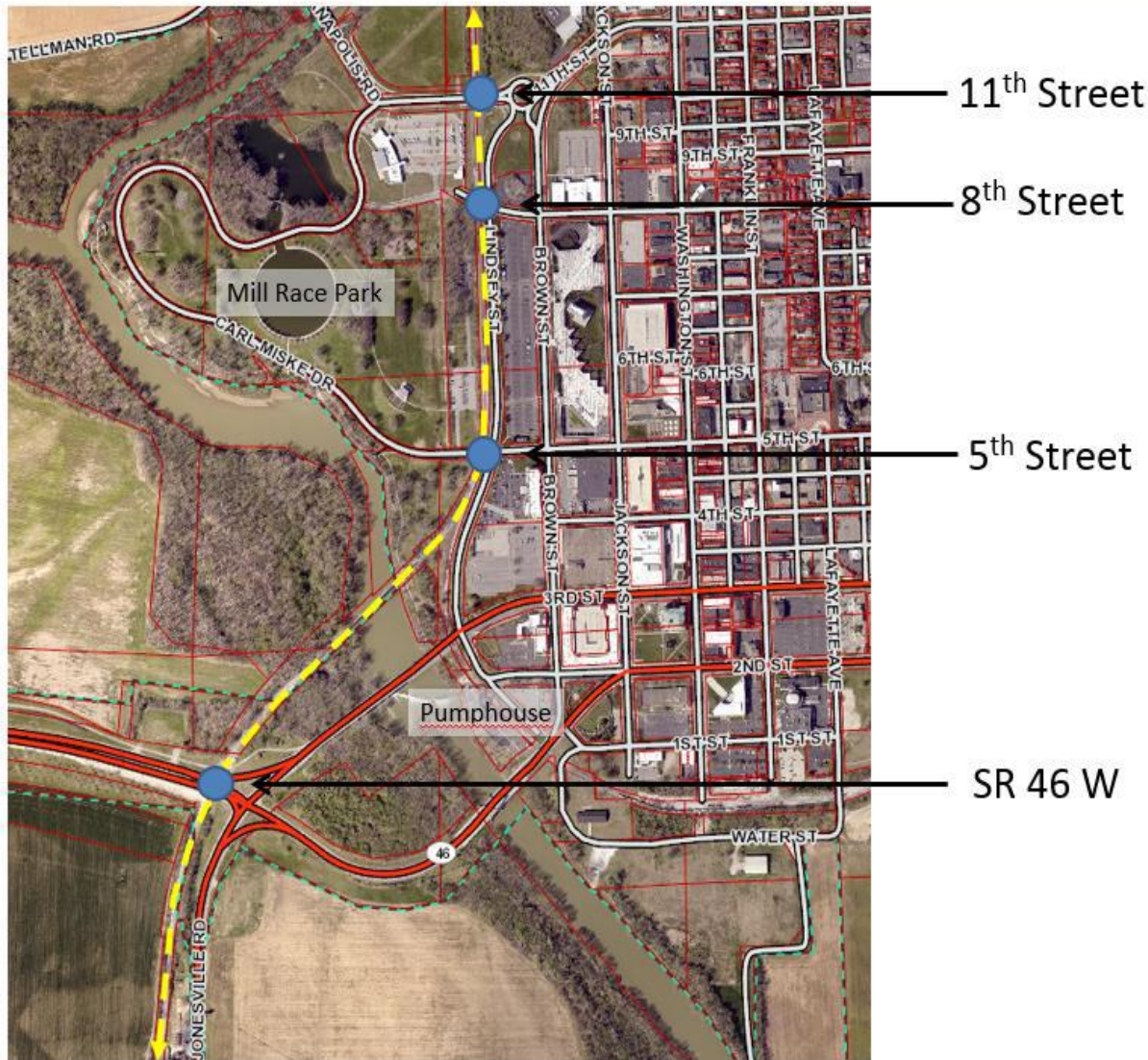
The 2nd St Parking Garage connected to The Cole was approved for some much needed updates. An employee restroom as well as increased storage and mechanical space will be added for more efficient operations of the facility.



Railroad Quiet Zone

The Railroad Quiet zone continues to be an important project to the Redevelopment Commission. Unfortunately, no progress could be made on this project in 2020 due to the pandemic. Railroad officials were unavailable to move the project forward.

A study was completed in 2019 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 in 2019 to allow L&I Railroad to begin the process of engineering and designing the work that will need to be done. We hope to pick this project back up as the pandemic restrictions lighten up in 2021.

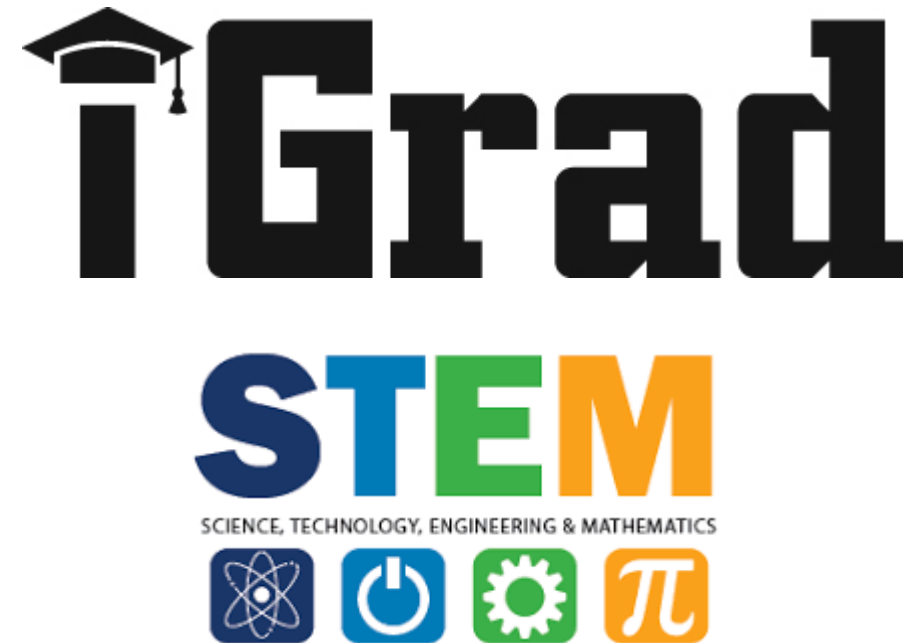


Bartholomew Consolidated School Corp. Workforce Development Grant

For the fifth year in a row, The Columbus Redevelopment Commission is pleased to issued 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 Redevelopment Commission is proud of their contribution to these programs that benefit the community, it's citizens, and the employers within the City of Columbus.




Court Services Building



Approval was given by the City Council in 2020 to purchase property at 555 First Street for the construction of a new court services building. The Redevelopment Commission and the County Commissioners reached an agreement for a land swap that would provide a new court services building for the county and open up an entire block for the future development of a downtown hotel/conference center. Plans call for the current court services building, located in the former Elks Club at 507 Third St., to be torn down in anticipation of further development. Anticipated completion date of the new Court Services building is March, 2022.

Riverfront Improvement Project

Our River, Our Riverfront



During 2020, conversations continued with the state and federal regulatory agencies to find an acceptable solution to removing the lowhead dam and providing all the required ecological measures for the riverfront; while creating a safe trail connection from Mill Race Park to the east and north. Permits were filed with the Indiana Department of Natural Resources, Indiana Department of Environmental Management and the Army Corp of Engineers. A conditional permit was issued by IDNR and discussions continue with the agencies in regard to the scope of the project. Hitchcock Design Group continues to take the lead in developing bidding and construction documents, assisting with the bidding of the project, construction management and post construction review.

In 2019 an application was made to the Next Level Trails grant program. The program was put on hold in March of 2020 due to the pandemic. If awarded the grant it would provide \$2M toward construction of the trail.

Additional information can be found on the Riverfront website;
<https://www.columbusriverfront.org>

867 2nd Street

In March of 2020 the Redevelopment Commission purchased 867 2nd Street. This property had previously been a gas station and convenience store. However, had sat empty for a number of years. Due to it's vacancy and being unkempt this public nuisance invited vagrants and undesirable activity.

The Redevelopment Commission partnered with Indiana Brownfields to use orphan tank funds to remove the 11 underground storage tanks. By the end of the year all tanks had been removed along with the convenience store completely razed.

There are no immediate plans for the use of this property. However, when a development comes forward this property is ready to go!



Tenants

The Redevelopment Department manages two tenants at the Jackson St. Parking Garage, as well as four tenant spaces in the Commons through an agreement with the Commons Board. Unfortunately, in 2020 the forced closure of the Commons and prolonged restrictions on stand alone restaurants put a tremendous strain on our tenants. The Redevelopment Commission unanimously voted to provide 100% rent abatement for our tenants from March 2020 to June 2021. Subway restaurant in the Commons have opted out of their lease agreement and The Garage Pub and Grill will open under new ownership in the spring of 2021. We will continue to support our tenants in anyway we can.



2021 Priorities



- Riverfront Revitalization
- Urban Grocer
- Multi-use family development
- 1821 Bicentennial Trail
- Railroad Quiet Zone
- Hotel/Conference Center
- Continued support of our downtown businesses



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