



Minutes

The Redevelopment Commission met in Regular Session on Tuesday, September 19, 2023 at 4:00 p.m.

1. Call to Order:

The meeting was called to order at 4:00 p.m. by the President. Roll call was taken. All commissioners were present in person.

Attendees:

Commissioners:

Al Roszczyk, Pres. Kyle Hendricks, V.P. Trena Carter, Sec.
 Shannon McDonald Cynthia Boll

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown via Webex, Redevelopment Project Coordinator; Grace Kestler, City Council Liaison; Jason Major, BCSC School Board Representative; Tom Dell, City Council Member via Webex; Andrew Beckort, City Engineer; Andrew Lanam, Stifel Public Finance; Brad Bingham, Barnes & Thornburg via Webex; and Alan Whitted, counsel.

Discussion Items: None.

Action Items

2. **Resolution #26-2023 of the Columbus Redevelopment Commission Confirming a Resolution Approving an Amendment to the Declaratory Resolution and Development Plan for the Central Economic Development Area.**

Bradley Bingham presented the 4-step process required for the amendment and the time frame for previous approvals. Notice was published at least 10 days prior to the meeting as required. Brad invited public comment or questions on the process. Heather discussed the letter sent for the economic district creation and her conversations with property owners. An EDA is an area that the city has determined needs development. All of the Central TIF district is within that area and there is a need to establish an EDA along the State Street corridor to be able to infuse the area. The EDA recognizes the need for that infusion and then the TIF allows for the infusion. The EDA does not place any restrictions on property or increase property taxes. It is simply a tool for the city to provide for the needed infusion in the recognized area. Heather again opened the floor for public comment and question. Public comment was made on whether this was an expansion or just moving around and where the money for the redevelopment would come from. Heather explained that the EDA is just expanding. The TIF district itself is expanding. Heather showed the current and updated maps for these

proposals. There is a separate TIF district that will be absorbed into the Central district and then there are a few parcels being removed from the TIF district because the zoning of those has changed.

Andrew Lanam spoke to where the funds will be coming from. There are currently funds and revenue within the existing district and the expansion allows for the new area to have access to those funds. In the expanded areas, new construction would be where any new revenue is generated in commercial or industrial development. There were further questions and conversation about how projects are approved and selected. Andrew spoke to the process and involvement of the redevelopment commission and that it has to be established that the project could not occur but for the TIF funds. The projects must also be consistent with the overall plan. The Redevelopment Commission is able to approve projects up to \$500,000 and anything above that is also approved by City Council. The TIF area does not change the tax rate. This district doesn't change any of the other requirements for development through planning and zoning or other required approvals either. Al asked for any further public comment. Having none, Al closed the public hearing portion.

No further discussion on the part of commissioners and no public comment or questions. Kyle moved and Cynthia seconded the motion to take action to adopt Resolution 26-2023 to confirm a resolution approving an amendment to the declaratory resolution and development plan for the Central Economic Development Area. The motion passed unanimously.

3. Resolution #27-2023 of the Columbus Redevelopment Commission to Contribute Funds to the 2nd Street Improvement Project.

Heather gave a quick background and overview of the project. The Envision Columbus document has identified the 2nd and 3rd Street corridors as key gateways to our city. Heather also identified some of the challenges with the current traffic patterns along this corridor. One recommendation was to convert both to two-way streets. The Redevelopment Commission then had a study done on that possibility. That study showed that doing so would be very difficult because of the transition points of those corridors and the cost. Further, it created new issues within intersections. Alternatively, the Commission looked at the 2nd Street Corridor and what options were there. The City partnered with the State to review the lane layout, width and right of ways. The development along this corridor was also considered. This resulted in considering a narrowing of the lanes and making this area more pedestrian friendly, along with adding on street parking. Aztec Engineering was engaged to create the design and the concepts were shared for the intersections. Further improvements will occur when development occurs further down the corridor.

The City put the project out to bid and received two bidders on September the 12th. Dave O'Mara was the lowest bidder. These bids include new curbing, drainage systems, ADA compliant ramps, and new landscaping along the four-block 2nd Street corridor. Al opened it up for questions. Shannon asked about the timeframe. Heather indicated that we hope to get Commission approval and then go through City Council to get approval and then start construction by March 15th and complete the work by August 2nd. Andrew Beckort, City Engineer, provided additional details. Alan Whitted added in negotiation of the upkeep and maintenance of these improvements with INDOT – this is done through Board of Works. Kyle inquired about the limitations on signage. Heather noted that most of the signage consideration is dictated by INDOT. Discussion was had about the significance of this and the additional pedestrian crossing signage. Heather did indicate that there was a twenty percent contingency in the approval per standard process. The not to exceed requested amount is \$1,395,600.

Al opened it up for public comment or discussion. No further discussion on the part of commissioners and no public comment or questions. Shannon moved and Trena seconded the motion to take action to adopt Resolution 27-2023 to contribute funds to the 2nd Street Improvement Project in an amount not to exceed \$1,395,600. The motion passed unanimously.

4. Resolution #28-2023 of the Columbus Redevelopment Commission to Engage the Services of James Lima Planning & Design to complete and Economic Impact Study on the Our River...Our Riverfront Project.

Heather shared that the City received the permit from the U.S. Army Corps of Engineers. The next step in this project is to engage a construction manager. Traditionally, this is done with a Design/Bid/Build. This type of project is very complex and specialized, so the City is looking at a CMc, which is a construction manager as contractor. An RFP has been prepared but there is also a need to determine the cost. Because of the scale of the project, there is benefit that would be found with an updated economic impact study to evaluate what this development could create. James Lima was highly recommended, and they provided a quote not to exceed \$44, 010.63. The scope of this project includes the economic impact study, which consists of interviews with stakeholders, and study on the economic benefit and the public return on investment. The CRC would then like to have a special joint meeting with Redevelopment and City Council to hear this report and have Hitchcock Design give a presentation and updated report on the design. Don't anticipate any action being taken at the special meeting and would be for informational purposes. The James Lima report would be completed by the beginning of November. Al opened the floor to comment. Kyle spoke about James Lima's work with Heritage Fund and Landmark Columbus and the good outcomes there. Grace asked if there had been a report done originally and Heather confirmed that one was done originally as well. James Lima is very familiar with the community. There was some additional discussion on the investment here and the outcomes of the report. There was additional conversation regarding the impact on the community and need to address the concerns along the Riverfront as well. A question was raised about who owns the dam. Alan gave a brief history of the dam and how it was installed and held. As a part of this project, the City is working with the State to address the issues and concerns. Shannon inquired about the quoted amount in 2017. It was estimated at \$8.9 Million. The City has received about \$2 Million in grants for the trails and ramps. There are also approximately \$600,000 in READI Funds and \$100,000 from the Parks Foundation. Grace asked about recent reports on water quality. These projects will improve the water quality. There has been some previous water testing done and can be found through State website. For overall costs, we are expecting a significantly higher cost than the 2017 numbers. We also hope to keep costs down while using the CMc method which can coordinate specific contractors for the unique aspects of the project. Al opened the floor for public comment.

No further discussion on the part of commissioners and no public comment or questions. Trena moved and Cynthia seconded the motion to take action to adopt Resolution 28-2023 to engage the services of James Lima Planning & Design to complete an Economic Impact Study on the Our River...Our Riverfront Project in an amount not to exceed \$44,010.63. The motion passed unanimously.

**5. Approval of Minutes: August 21, 2023 – Regular Meeting Minutes
September 14, 2023 – Executive Session Minutes**

Review of the August 21, 2023, Regular Meeting Minutes and the September 14, 2023 Executive Session Minutes was had, no corrections or changes were noted. Kyle moved and Shannon seconded a motion to adopt the same. There being no discussion the motion passed unanimously.

6. Review and Approval of Claims

Docket of claims was provided. Kyle asked about claim for in the Airport Allocation Area and what that was for. That was for finishing the road extension. No further questions or discussion regarding those presented. Kyle moved and Trena seconded a motion to adopt the same. There being no discussion the motion passed unanimously, and all claims approved.

7. Project Update – Heather Pope


- 2nd Street Thoroughfare Project: Assuming the funding proposal is approved at Tuesday's meeting, the next step for this project will be to engage a contractor. Construction will take place in the Spring of 2024 and concluding by August 2024. Landscaping would be planted in the fall of 2024. This project is currently being coordinated with the Taylor mixed-use development timeline and also with the INDOT road resurfacing scheduled to take place in 2025/2026.
- 8th Street Gateway Project: All infrastructure has been completed to the gateway. Landscaping will be installed by the end of the year.
- Tenant Activity: We have had recent conversations with the party interested in leasing the former Bucceto's space. Currently, they are reviewing the proposed lease. Once we have a formalized commitment, the future tenant will likely begin tenant improvements in the space, which they anticipate being completed prior to the end of the year.
- The Taylor – Currently, the leasing office is open and accepting early lease applications and tours. The first round of leasing will open approximately 63 units and is expected to take place at the end of this month. To date, approximately 27 units have commitments.
- Housing Study – The RFP has been issued. With a completion report expected in June 2024.
- Riverfront – We received our preliminary approval through USACE with several conditions. USACE required acknowledgement of these conditions, which we have provided. Assuming we hear back soon on our final approval, we will proceed with detailing the bid process and timeline. In the meantime, we are pursuing revised cost estimates from Taylor Brothers.

AI asked for further public comment or discussion. There was no further public comment or questions.

Adjournment


There being no further business, Shannon moved and Kyle seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 4:57 p.m.

Approval this 16th day of October, 2023 minutes.



Al Roszczyk, President

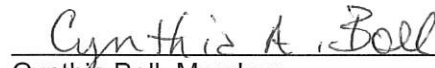
Kyle Hendricks, Vice-President



Trena Carter, Secretary



Shannon McDonald, Member



Cynthia Boll, Member