
Minutes

The Redevelopment Commission met in Regular Session on Monday, April 15th, 2024 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. Commissioners in attendance 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, Redevelopment Project Coordinator; Grace Kestler, City Council Liaison (via Webex); Tom Dell, City Council (via Webex) Jason Major, BCSC School Board Liaison; and Mary Stroh, legal counsel.

Discussion Items:

2. **Build Operate Transfer Project Procurement Method – Jason Larrison, Vice President, JS Held, LLC**

Jason Larrison presented on Build Operate Transfer (BOT) projects under Indiana Code 5-23 and described the public private agreement allowed under this statute. It allows for municipalities to engage with developers to build, operate and then transfer a project. The process shifts the burden of initial stages to the developer. Jason reviewed the statutory requirements involved and gave a process overview. The municipality is able to include full schematic designs prior to the RFQ/P but also able to contract that in agreement. Once the design is completed, the contractor is responsible for all of the build/contracting process. The developer operates the building for short-term and then transfers the development to the municipality. Jason also identified some keys for successful projects under this process and gave an example of a current project done as a Build Operate Transfer. Heather then gave some background on the presentation and identified it as an opportunity for future use in Columbus, as it has not been used previously. She also commented on utility and engineering projects being able to benefit from using this type of procurement method. Jason also described the ordinance requirements to allow for BOT projects. Al inquired about the advantages of this method and how you manage costs effectively. This process allows packaging of various components under one contractor, therefore simplifying some of those processes. The RFQ/P process allows you to get substantial information to the developers that respond. Heather asked if there was an opportunity to address concerns with cost estimates following the design phase. Typically, the developer will give you a guaranteed maximum price for the project and then are required to stick to that. Mayor Ferdon also commented on how we haven't used BOT specifically, but a

similar process was used in NexusPark with moving the design phase to developer and it did simplify things. Andrew Beckort also commented on how this process can be used for roads. Ashley Getz (CCU) also talked about their current process and how BOT would simplify some elements. They are hoping to be able to implement this process so that they are able to select contractors based on qualifications, not just low bid, while also taking a more collaborative approach. Andrew Lanam spoke regarding types of projects that have been financed using this procurement method, and also noted some exemption benefits.

The floor was opened to further comment. Trena asked the difference between BOT and Construction Manager as Contractor (CMc). Jason discussed how BOT shifts the risk to the developer and is a public/private agreement. For the CMc process, it is still goes through public bidding process. Grace asked how the developer manages costs. Jason described that it is all one number, except for some limited allowances. Their fee is incorporated into the guaranteed maximum price. Al asked about ability to select a new developer if the build ends up too expensive. If you do not move forward with the build, then you have to restart the process and the developer then retains the designs. There are many pieces that can be negotiated in these agreements. Shannon asked if the transfer terms are laid out specifically or if they can be negotiated. Jason indicated that some of the process is required but many of the details are left for negotiation. Tom indicated that it sounds like a good tool to be used but does require some significant upfront work to ensure the end product is as desired. Jason agreed. No procurement method is the best but each can be used differently for varying circumstances. Jason Major had to leave the meeting for a BCSC meeting. Andrew noted that this method functions well when there is an initial desired cost cap. Jason described how you are able to include these parameters in the RFI and then get responses that give you the options. The RFI is confidential, so they are able to provide more information without sharing protected information. There were no public questions or comment. Tom Dell requested a copy of the presentation.

Action Items:

- 3. Resolution #08- 2024 of the Columbus Redevelopment Commission to fund the Downtown Entrance Plaza redesign for a not to exceed amount of \$450,000 for design fees and construction costs – Laura Garrett, Columbus Design Institute (CDI), Landmark Columbus**

Laura Garrett, Landmark Columbus Foundation, is providing strategic planning advisory services. CDI (Columbus Design Institute, an arm of LCF, came together and gathered individuals to identify how the Downtown Entrance Plaza can be redesigned and have function improved. They facilitated the RFQ process and received 18 responses. There are many community partners that have been involved in last two years to develop the goals and hear stakeholder input. CDI and the CRC have gone through the design selection process and have identified a final candidate. The current request is for a total not to exceed amount of \$450,000 for the project, with a max of \$50,000 for design fees. Heather gave some additional information on the process, response, and budget.

Al opened it up to the commission for questions or comments. Kyle asked about the safety measures that are planned. Laura indicated that there is desire to buffer the road and allow for safer use of the space. Al asked about the intent and desire to increase pedestrian traffic. Much is focused on walkability and use of the space. Currently, much of the space is overgrown and has invasive species. The redesign also allows for a stronger connection to the 1821 Trail. Heather then referenced the potential roadway changes through this space along 2nd Street/SR46. Shannon clarified that there is no need for INDOT approval.

There is no INDOT approval outside of their right of way. Heather noted that we are very conscious that this is a memorial plaza and is very loud with the road traffic. Many designs addressed options to allow for more peaceful space to allow for events. Shannon asked if there were any major concerns. Laura indicated that budget was the big one, but that there may be an opportunity to phase additional modifications in the future. No further questions from Commission.

Al opened it up for public comments. Brad Davis noted that both Laura and Heather noted the smaller size of the budget and asked about what might be a typical budget. Laura described the different components and how the size contributes to a smaller budget, so it's hard to compare to other projects. Robin also indicated that there is some desire to have movement in the timeline and looking at potentially one year. There has been a lot of community commentary on the shape of this area for four years. Al asked for further comment or questions. Tom clarified that this is only money for design and construction and asked about who funds further. This is the full budget, comprised of \$50,000 for design and \$400,000 for the construction. He noted that this does seem like a great way to connect the other downtown areas. No further comment or question.

Having none, Al asked for approval of the resolution. Shannon motioned for approval of the resolution and Cindy seconded. A vote was taken and the motion passed unanimously.

4. Approval of Minutes: March 18, 2024 – Regular Meeting Minutes

Review of the March 18, 2024, Regular Meeting Minutes was had, no corrections or changes were noted. Kyle moved and Trena seconded a motion to adopt the same. There being no discussion, a vote was taken and the motion passed unanimously.

5. Review and Approval of Claims

Docket of claims was provided. No questions or discussion regarding the claims. Shannon moved and Trena seconded a motion to adopt the same. There being no further discussion, a vote was taken and the motion passed unanimously, and all claims approved.

(Kyle had to leave the meeting at 5:04.)

6. Project Update – Heather Pope –

- **Our River...Our Riverfront** – Following the receipt of bids in February, the Riverfront design team has been exploring additional cost savings considerations for the project. We are in bat season right now, so moving forward, we have decided to reissue the bids after a period of value engineering and some minor redesign within our permitting approved parameters. The Riverfront Design Team will meet on April 16th for a workshop designed to revise bid packages and scheduling based upon contractor bid feedback. We are very excited to continue moving this project forward, and remain

committed to delivering a quality public amenity while being diligent to remain within the parameters of our scope and budget.

- **2nd Street Thoroughfare Project** – This project has been awaiting INDOT right-of-way permitting. Last week, we received updates from INDOT that final comments should be expected soon. This still allows for construction to begin later this spring. You may recall that Dave O'Mara Contracting Inc. was selected as the contractor for this project. Following the receipt of INDOT's final permitting, O'Mara will commence with lane narrowing, bumpouts and on-street parking. We have also received an update from INDOT that their SR-46 overlay project is expected to bid in late 2026 with construction beginning in Spring 2027 and anticipated to extend over 2-3 construction seasons so that there are lane restrictions but the roads not completely closed.
- **New TIF Creation** – Toyota Material Handling's requested annexation was recently approved at the April City Council meeting. Following a public notice period, the CRC will begin the process of creating a new Redevelopment Allocation Area around the recently annexed parcels. This process will begin at the May CRC meeting with the Declaratory Resolution. Following the Declaratory Resolution, the proposed TIF creation will go before the Plan Commission at the June 12th meeting. Following the Plan Commission's recommendation, the resolution will tentatively go before the City Council at their July 2nd meeting. The final step will be a Public Hearing and approval of a Confirmatory Resolution at likely the July/August CRC meeting. This is a critical step in the process for the CRC to support requested infrastructure improvements immediately connected to this site including: road frontage widening, realignment of CR 225 W, a pedestrian crosswalk across Deaver Road, intersection improvements at CR 175 W and Deaver Road, realigning CR 150 W to CR 175 W, and an added sanitary sewer line. The RFP for an engineering/design firm will be issued next week, and then respondents will have 30 days to submit their proposals. As a reminder Toyota plans to build a \$90 million production facility for their EV line of forklifts and the creation of 85 new jobs. Toyota will also be designated as a "designated taxpayer" so that we will be able to collect their personal property tax.
- **Sears Building** –The CRC submitted the executed Purchase Agreement to Cummins, contingent upon our required due diligence process of appraisals, environmental assessments, and finally City Council approval. The Agreement specifies a closing date no later than May 31st. Two appraisals and a Phase 1 Site Assessment have been ordered for this property. One appraisal has been completed – the remaining appraisal and the Phase 1 report will be received by the end of April. From here, the CRC will bring the funding request before the City Council at the May 21st City Council meeting. Closing will occur prior to May 31st if approved. We also received the average cost estimates on maintaining the property, which does not reflect the tenant income. We will also be requesting an appropriation of funds to allow for maintaining the property, not from TIF funds.
- **The Taylor** – We received an update last week that The Taylor is 50% occupied and 73% preleased.
- **CRC Annual Report** – Annually, we provide an in-depth presentation of the CRC projects we engaged in during the prior year. This comprehensive report will be available and shared with our commission, the media, and on our website next week.

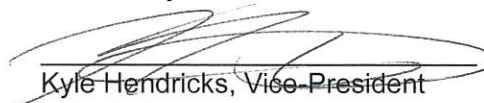
Adjournment

Al asked for further questions or comments. There being no further business, Trena moved, and Shannon seconded a motion to adjourn. A vote was held, and the motion passed unanimously. The meeting was adjourned at 5:12 p.m.

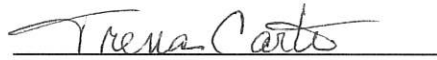
Approval this 20th day of May 2024 minutes.




Al Roszczyk, President



Kyle Hendricks, Vice-President



Trena Carter, Secretary



Shannon McDonald, Member



Cynthia Boll, Member