
Minutes

The Redevelopment Commission met in Regular Session on Monday, May 20th, 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
(via Webex)

Other attendees: Heather Pope, Redevelopment Director; Mikala Brown, Redevelopment Project Coordinator; Tom Dell, City Council; Frank Miller, City Council; Ike DeClue, Office of Downtown Development; Robin Hilber, Director of Community Development; Jason Major, BCSC School Board Liaison; and Mary Stroh, legal counsel.

Discussion Items: None.

Action Items:

2. Resolution #9-2024 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the Central Economic Development Area – Andrew Lanam, Stifel Public Finance

Andrew Lanam (via Webex) introduces the State requirement to review and assess the budgeted TIF revenues for each of the development areas. He then reviewed the allocation areas that were consolidated in 2023. Each TIF area is approved individually via separate pass through resolutions.

Al opened it up for commission for questions or comments. Kyle asked about the 2025 projections reflecting revenues from Grant Funds. Andrew indicated that the Grant Funds are for the Riverfront Project and are specific to that one-time revenue.

No further questions from Commission.

Al opened it up for public comments. No comment or question.

Al asked for approval of the resolution. Kyle motioned for approval of the resolution and Cindy seconded. A roll call vote was taken and the motion passed unanimously.

3. Resolution #10-2024 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the Airport Allocation Area – Andrew Lanam, Stifel Public Finance

Andrew again explained the Airport Allocation Area expected revenue and expenditures. Andrew reviewed the numbers and budget for 2025 and confirmed that the Airport Allocation meets the below 200% threshold.

Al opened it up to the commission for questions or comments. No questions from Commission. Al opened it up for public comments. No comments or questions.

Al asked for approval of the resolution. Cindy motioned for approval of the resolution and Trena seconded. A roll call vote was taken and the motion passed unanimously.

4. Resolution #11-2024 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the 2nd and Lafayette Allocation Area – Andrew Lanam, Stifel Public Finance:

Andrew reviewed the budget for the 2nd and Lafayette TIF district. 2025 is the first year where there is a majority of the assessment and the revenues expected.

Al opened it up to the commission for questions or comments. No further questions from Commission.

Al opened it up for public comments. No further comments or questions.

Al asked for approval of the resolution. Trena motioned for approval of the resolution and Kyle seconded. A roll call vote was taken and the motion passed unanimously.

Andrew did remind everyone of the minimum taxpayer agreement in place with this district.

5. Resolution #12-2024 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the Midtown Allocation Area – Andrew Lanam, Stifel Public Finance

Andrew reviewed the expected revenues and expenditures for the Midtown Allocation Area. Al commented that the Midtown district includes NexusPark.

Al opened it up to the commission for questions or comments. No further questions from Commission.

Al opened it up for public comments. No comments or questions.

AI asked for approval of the resolution. Cindy motioned for approval of the resolution and Trena seconded. A roll call vote was taken and the motion passed unanimously.

6. Resolution #13- 2024 of the Columbus Redevelopment Commission of its determination of need to capture 2025 Tax Increment Revenues for the 6th and Washington Allocation Area – Andrew Lanam, Stifel Public Finance:

Andrew reviewed the budget and projections for the 6th and Washington TIF. No revenue expected in 2025 and no expenditures for the 2025 year.

AI opened it up to the commission for questions or comments. No further questions from the Commission.

AI opened it up for public comments. Tom Heller asked about where the boundaries of the TIF district are. Andrew noted that this is the one parcel at 6th & Washington Street where the new Flaherty & Collins apartments will be built.

No further comments or questions.

AI asked for approval of the resolution. Kyle motioned for approval of the resolution and Cindy seconded. A roll call vote was taken and the motion passed unanimously.

7. Resolution #14-2024 of the Columbus Redevelopment Commission to Amend the Declaratory Resolution and the Development Plan for the Central Economic Development Area – Bradley Bingham, Barnes and Thornburg

Heather briefly reviewed the proposed map with the Toyota expansion. Bradley Bingham, Barnes and Thornburg, reviewed the TIF amendment process. This would expand the existing Central Economic Area to pick up 3 additional parcels where Toyota intends to expand. This would then capture assessed value for purposes of the TIF. The resolution also designates Toyota as a designated taxpayer. The reasoning to expand and pick up these parcels is because of the needed improvements to the area. Heather added that formerly Cummins Plant 1 (Cummins TIF) was the other designated personal property allocation area. Brad also reviewed the process timeline: June 12th the request would go before the Plan Commission, July 2nd before City Council, public notice submitted prior to final action and public hearing at the August 19th, 2024 CRC Meeting.

AI opened it up to the commission for questions or comments. Heather invited Tony Miller (Toyota Material Handling) to speak on where they are in the process. Tony indicated that they selected a contractor, Force Construction, and have begun to move some dirt and have removed some structures.

No further questions from the Commission.

AI opened it up for public comments. None. No further comment or question.

AI asked for approval of the resolution. Shannon motioned for approval of the resolution and Trena seconded. A roll call vote was taken and the motion passed unanimously.

8. Resolution #15-2024 of the Columbus Redevelopment Commission to enter into Letter of Intent with Toyota Material Handling, Inc. for Infrastructure Improvements:

Mary briefly explained the Toyota Material Handling LOI. The resolution is related to the expansion of Toyota and their corporate need to establish an understanding of the referenced infrastructure improvements in a Letter of Intent. AI opened it up to the commission for questions or comments.

No further questions from Commission.

AI opened it up for public comments. No further comments or questions.

AI asked for approval of the resolution. Kyle motioned for approval of the resolution and Cindy seconded. A roll call vote was taken and the motion passed unanimously.

9. Resolution #16-2024 of the Columbus Redevelopment Commission to engage services of Bonnie Boatwright as the Project Manager for the Columbus Downtown 2030 Plan – Heather Pope, Redevelopment Director:

Heather spoke to the intentions of the project and the history of Envision Columbus. There has been a recent focus on revitalizing the downtown community and activating downtown spaces. This study would explore a narrower focus on downtown and will be called Columbus Downtown 2030. Bonnie Boatwright would be contracted to be project manager on this. Mayor Ferdon reviewed the request before Redevelopment. Envision Columbus was completed in 2018 and a lot has changed post-COVID. There is a lot of interest in an updated plan, including from City Council and the Mayor. This plan will assist in the recruitment of developers. The current request is to engage Bonnie to manage this project RFP with her doing a deep dive with community stakeholders. Ultimately, the goal is to understand what the desire is for downtown to look like in the next 10-15 years. This is the infrastructure piece. Grace Kestler, city council liaison, will be fully engaged in this as a stakeholder on the guiding team. There are lots of significant properties in flux right now, which is a good time to get community engaged and set a plan. We hope to find design firm that is familiar with our community and what we like to see integrated. Tom Dell commented on importance of this first step. Bonnie has the experience to get community excited about what our downtown can be – a vibrant and active downtown where people want to come and live. Tom notes that he really supports this first step. Heather reviewed the agreement: one-year contract, not to exceed \$75,000 with some reimbursable expenses. Bonnie will help facilitate stakeholder engagement sessions to support the RFP scope and process to ultimately engage an Urban Planner to develop the plan. Bonnie will be the point of contact for community, a consulting firm, and redevelopment.

AI opened it up for commission for questions or comments. Shannon asked for Bonnie to give a few thoughts and ideas on the project. Bonnie described her passion for the downtown area and for Columbus, she is a 25-year resident. She is very excited to see the future for downtown and help guide

the conversations. She hopes to help put together a plan that meets all the outlined objectives. Mayor Ferdon clarified that Bonnie is an expert in project management.

No further questions from Commission.

Al opened it up for public comments. Brad Davis, The Republic, asked for Bonnie's experience and how she intends to engage stakeholders. Bonnie spent 20 years at Cummins in a variety of roles and has a lot of project management experience. Bonnie has been on many boards and has served on several volunteer capacities. She intends to get an Urban Planning Firm in place and then have open conversations with members of the community during the stakeholder engagement process. Mayor Ferdon discussed the process used for NexusPark and the engagement piece. The intention is to use a similar process for this project. This has traditionally resulted in good engagement and results. Heather emphasized the use of a design firm. Hutch Schumaker, lifelong resident, commented on importance of this project and engaging a design firm for this plan. This will be a great opportunity to develop a sense of collaboration with Redevelopment, City Council, and City Administration.

No further comments or questions.

Al asked for approval of the resolution. Kyle motioned for approval of the resolution and Cindy seconded. A roll call vote was taken and the motion passed unanimously.

10. Resolution #17-2024 of the Columbus Redevelopment Commission to Purchase Property At 1350 Arcadia Drive – Heather Pope, Redevelopment Director, and Bryan Burton, Department of Public Works:

Heather gave a brief background on this purchase. The CRC is considering purchasing this property as possible location for Department of Public Works (DPW) to relocate. DPW has been in their current space over 30 years, approximately 3 acres, and has significantly outgrown the property. Currently, the DPW is having to bus in employees because of insufficient room at the current location for parking. This new site could contribute to affordable housing development via freeing up additional properties along State Street. The CRC is looking at the State Street County Highway property and may be interested in purchasing this site for future opportunities. Two appraisals have been completed recently on this site. There are also discussions of the salt barn location for DPW. Arcadia Drive property is nearly 20 acres and features the ability to expand. The CRC has 120 days for due diligence. Actions taken during due diligence includes: having 2 appraisals done, an Environmental Site Assessment Phase 1, and consideration of new procurement opportunities, while taking into consideration floodplain. The CRC is also considering engaging Force Design Inc with the next resolution to assist with master planning and a capital outlay for the property. Heather asked Bryan Burton to give further information about DPW's existing facility. Bryan explained the current facility restraints and the responsibilities of the department. This new opportunity could contribute to a safer and healthier working environment. Bryan highlighted the central role that DPW plays in enhancing the lives of all residents. Bryan detailed the limitations of the current facility including being maxed out on electrical capacity, insufficient parking spaces, congested traffic at Kreutzer Drive through the DPW parking lot. There is shared parking with ColumBUS Transit drivers that are currently shuttling employees. The new facility would more than

double parking. The existing location does have enough space for storage of equipment and vehicles, the buildings are not ADA compliant, has recent burst piping, and costly repairs. Heather asked about quote to rebuild at current location. Bryan noted that they received an estimate between \$15-20 Million. The purchase price at Arcadia is \$2,600,000 and the budget for improvements is about \$4.4 million to modify building to meet DPW's needs. The purchase price includes furniture. Heather clarified that the County has not agreed to the sale of their property or sharing a salt barn with DPW but we have identified a few options here. Al further explained that is a separate transaction related to the County's current salt barn location. Al spoke to the good work of DPW and how well they take care of the city. Mayor Ferdon spoke to how this is a slightly different request. As we develop more as a city, we see how that impacts Department of Public Works. This allows for the growth of the department and heavily impacts economic development and how we are able to service the residents. Al asked if all equipment would fit inside the new facility? Bryan doesn't believe it will fit all of their equipment, but most will be accommodated.

Al opened it up to the commission for questions or comments. No questions from the Commission.

Al opened it up for public comments. Tom Heller spoke to the project and hopes that we think big picture so the properties work together, referring to City and County. He noted that getting the old county garage property would really benefit the entities working together. Heather did clarify that the County has given us an indication that they are interested in selling the property but that we are uncertain about a shared salt barn. Hutch Schumaker spoke on the benefits of collaborating with the County as well. Also looking at the overall impact of this improvement to the area, which is a primary entrance to the community. Heather indicated that there is a specific intent to plan the addition to look as if it was intended to be there and match the existing façade. Brad Davis asked what the building used to be. It used to be Cummins Data Center. Brad also asked Bryan how long they have been at capacity at current facility. They have been at capacity for at least 15 years and have considered a few options to accommodate growth. This isn't the first site considered. DPW needs to have a central location to serve the whole city.

Carrie Sinebaldy – She echoes what Hutch said about the design and how it looks from the street. Is the Recycling center staying? Also there are new developments for housing in the area. What happens if there is another flood? Feedback noted that recycling is County division and will be staying there. The appearance of the building is important and how it impacts the surrounding area. When looking at the size, we want to be considerate of neighbors. DPW is also considering an offsite salt location to decrease noise and keep a central location. As far as flooding goes, this site provides access to the City through a few routes. Heather indicated that the property is currently zoned I3 and we would need to rezone to I2. She reviewed the property specs and some of the natural barriers and setbacks. We are also taking into consideration the bicycle and pedestrian plan. Tom Dell spoke to the need for an enhanced facility for Department of Public Works. This site allows for expansion as the City expands. It is important to focus on how the building appears from the outside and also need to protect the potential residential area to the North of this site. This is very necessary for the Department of Public Works to maintain equipment properly. Tom recommended that Redevelopment approve the purchase of this property.

No further comments or questions.

AI asked for approval of the resolution. Kyle motioned for approval of the resolution and Cindy seconded. Trena had to leave prior to the vote. A roll call vote was taken and the motion passed unanimously.

11. Resolution #18-2024 of the Columbus Redevelopment Commission to engage services of JS Held to Provide Construction Delivery Consulting Services – Heather Pope, Redevelopment Director:

Heather noted that last month we reviewed the Build Operate Transfer Method (BOT) process and that this would be a good project for this type of procurement method. The first step is for City Council to approve the BOT process. It is a one-time approval and then all city departments can utilize it. Since we have utilized BOT before, we are looking to engage Jason Larrison with JS Held to assist us through this initial process. Jason will establish the BOT method and then assemble the scope of the project in conjunction with Force Design Inc. The resolution authorizes an amount not to exceed \$19,500. Jason recapped the BOT procurement method and noted similarities and differences as it relates to the design bid build method.

AI opened it up to the commission for questions or comments. No questions from Commission.

AI opened it up for public comments. Tom Dell indicated that Jason will assist with developing the RFP/Q so that the proposals are built to those specifications. Force Design Inc. will be able to establish the exact specifications. Tom asked if the client is the city or Redevelopment. Mary clarified that the BOT adoption is done at the city level and is then able to be used by all city departments. In this situation, the Redevelopment Commission would be the client.

No further comments or questions.

AI asked for approval of the resolution. Kyle motioned for approval of the resolution and Cindy seconded. A vote was taken and the motion passed unanimously.

12. Resolution #19-2024 of the Columbus Redevelopment Commission to engage services of Force Design Inc. to Develop Master Plan for 1350 Arcadia Drive – Heather Pope, Redevelopment Director:

Heather again identified some of the unique needs at this site and also some of the site conditions. In order to make sure that we can accommodate needs and future use, the CRC would like to engage Force Design Inc. to ensure that we have addressed all of those aspects and can master plan the site appropriately. Not to exceed \$25,760 for master planning. Karen Walker, Force Design Inc. will do design and cost estimating. Heather reviewed the timeframe for this process and recommended approval.

AI opened it up to the commission for questions or comments. No questions from the Commission.

AI opened it up for public comments. No comments or questions.

AI asked for approval of the resolution. Cindy motioned for approval of the resolution and Kyle seconded. A roll call vote was taken and the motion passed unanimously.

13. Resolution #20-2024 of the Columbus Redevelopment Commission to enter into a Sub-recipient Agreement for READI Funded Project Amendment – Heather Pope, Redevelopment Director:

Heather briefly reviewed the ask to reallocate approved READI funds from the Downtown Hotel Conference Center to the Riverfront. There had already been funds allocated to the Riverfront and this just approves the receipt of these funds. These are reimbursable fund/grant dollars. The Hotel Conference Center originally received these READI funds, but was not able to move forward in time required to receive the funds. The total funds were already approved for Redevelopment projects. This will go back to City Council for approval after getting updated bids this year. Construction is scheduled to begin along the Riverfront next spring. This request just approves the reallocation of the \$5M in READI funds so that the funds are not left on the table. AI reviewed the process as well to rebid and have these funds available for the project. Assuming the reallocation is approved, these funds will be used prior to use of TIF dollars.

AI opened it up to the commission for questions or comments. No questions from the Commission.

AI opened it up for public comments. Hutch Schumaker asked about the initial bids. Heather noted that we initially received a cost estimate from Taylor Brothers and that the bids came in significantly higher than those estimates. The project itself was divided up into 6 packages. City Council approved approximately \$11.6 million in TIF funds and approximately \$2.4 million has been secured to date in other various grants and funds. These approvals and commitments were made before the \$5M in READI funds were available for reallocation. We initially believed this was a \$14 million project. Robin Hilber asked about project starting in 2024. We will have to request an amendment to be allowed to begin in Q1 of 2025 per grant funding commitment. IEDC is aware of this need for modification. Frank Miller noted that it is important that Council has another look at all of these buckets of funds and the overall cost of the project. He appreciates that we will bring it back to Council. Heather did indicate that we did not know the \$5 Million could be reallocated until this year, after the request for TIF approval made to council at end of 2023.

No further comments or questions.

AI asked for approval of the resolution. Shannon motioned for approval of the resolution and Cindy seconded. A roll call vote was taken and the motion passed unanimously.

14. Approval of Minutes: April 15, 2024 – Regular Meeting Minutes

Review of the April 15th, 2024, Regular Meeting Minutes was had, no corrections or changes were noted. Kyle moved and Shannon seconded a motion to adopt the same. There being no discussion, a roll call vote was taken and the motion passed unanimously.

15. Review and Approval of Claims

Docket of claims was provided. Heather noted that we have to have docket signed for the Sear's building purchase IF approved by City Council. No further questions or discussion regarding the claims. Kyle moved and Cindy seconded a motion to adopt the same. There being no further discussion, a roll call vote was taken and the motion passed unanimously, and all claims approved.

16. Project Update – Heather Pope –

- **Our River...Our Riverfront** – Bids for the Riverfront came in in February. The initial round of bidding came in over budget. After a period of review and collective feedback, the CRC, project CMc, and Riverfront Development Team decided to pursue the reissuing of bids. This process involves a period of value engineering and restructuring bids to identify savings. Tentatively, the timeline includes rebidding late this summer/fall, issuing a construction contract in 2024, beginning site preparation next spring, and in-river work the summer of 2025 (July – October when river conditions are typically optimal).
- **New TIF Creation** – Toyota Material Handling's requested annexation was recently approved at the April City Council meeting. Assuming the CRC Declaratory Resolution is passed, 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 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 has been issued with and responses are due May 24th.
- **Tenant Activity**: The final lease has been submitted to Upland following some recommended language from the Commons Board. Once Upland reviews and executes the contract, they will have access to the space to begin renovations.
- **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. Redevelopment will formally request funding at the May 21st City Council meeting for the purchase of the Sears building. The current Agreement specifies a closing date no later than May 31st. Two appraisals and a Phase 1 Site Assessment have been received for this property. It is important to note that the purchase price agreed upon is less than the average of the two appraisals. If the request is approved at the City Council meeting, then the CRC will proceed with the YES! Cinema lease reassignment to the CRC as the new property owner.

- **Waste Water Treatment Plant** – Redevelopment has been in preliminary conversations with CCU regarding CCU-owned property located on Water Street that formerly served as their Waste Water Treatment Plant. Redevelopment is interested in this 18-acre parcel to support future Riverfront development and downtown activation. Although, no specific plans have been identified for this parcel, Redevelopment and CCU are working toward executing an MOU for the transfer of this property.
- **County Highway Garage** – The former County Highway Garage is located on State Street. The CRC is interested in acquiring this property and readying it for future redevelopment. Currently, CRC and County legal counsel are working to create and execute an LOI for the property transfer.
- **Downtown Entrance Plaza** – Indianapolis and Pittsburgh-based design firm, Merritt Chase, has been selected to redesign a 1.5-acre plaza at the city’s most prominent entrance into downtown. The project is in collaboration with Columbus Design Institute, a technical service arm of Landmark Columbus Foundation. The project’s next steps include a full site survey, a formal introduction by Merritt Chase at the June Redevelopment Commission meeting, and stakeholder visioning sessions. The project will kick off on the evening of June 24, with a community-wide engagement workshop, which will be open to the public.
- **Housing Study Update** – Community Housing Survey received 925 responses – 22 submitted in Spanish. The consultants sent out a landlord and workforce housing survey. Anticipate wrapping up the study by the end of summer and a public presentations shortly thereafter.
- **Reminder:** The June CRC Meeting has been moved to Monday, June 24th at 4PM in Council Chambers.

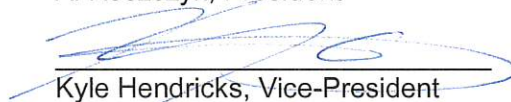
Adjournment

Al asked for further questions or comments. There being no further business, Kyle moved, and Cindy seconded a motion to adjourn. A vote was held, and the motion passed unanimously. The meeting was adjourned at 5:57 p.m.


Approval this 24th day of June 2024 minutes.



Al Roszczyk, President



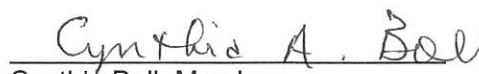
Kyle Hendricks, Vice-President



Trena Carter, Secretary



Shannon McDonald, Member



Cynthia Boll, Member