
Minutes

The Redevelopment Commission met in Regular Session on Monday, June 24th, 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; Tom Dell, City Council; Jason Major, BCSC School Board Liaison; Grace Kestler, City Council Liaison; Frank Miller, City Council; and Mary Stroh, legal counsel.

Discussion Items:

2. Downtown Entrance Plaza Design Professional Introduction – Laura Garrett, Landmark Columbus Foundation, Columbus Design Institute.

Laura introduced the project and reviewed the selection process. She then introduced Merritt Chase. Chris Merritt and Nina Chase spoke regarding their firm and the upcoming project. They spent the day meeting with stakeholders and getting feedback. They gave a brief presentation regarding the project and desired outcomes and outlined the general schedule and target dates. Merritt Chase is working with Strand locally for civil engineering needs and Landmark Columbus Foundation (Columbus Design Institute) as the Project Manager. Nina gave a brief overview of the firm, their focus, and highlighted a recent project they are doing in Indianapolis. Chris then reviewed some of the initial plans for the entrance plaza. Al opened it up to the commissioners for questions and comments. Having none, Al opened it up to the public. Brad Davis from The Republic asked if there was a particular kind of feedback that was desired or more helpful. The intention now is to cast a wide net and collect broad feedback. Jason Major commented on 5 students that participated in a design competition and suggested that they involve students in some of this planning as well as shadowing opportunities. Shannon commented on the Indianapolis project and how it somewhat mimics the current space with that project and common themes. They do intend to incorporate some of that into this project as well. No further comment or questions. The Community Engagement Picnic is at 6 p.m. this evening (6/24).

3. Electric Vehicle Charging Stations Presented for the City Owned Parking Garages – Gary Thompson, REI

Gary Thompson described the proposal. There are currently four 20 amp electric chargers and REI is now proposing 8 new chargers that are more powerful and quicker. These chargers would also allow a fee to be charged. Gary reviewed the current setup and prior restrictions on the power. We currently ask that there be a 2-hour max time for charging, but this is sometimes exceeded. Furthermore, the number of EVs has significantly risen since the existing chargers were initially installed. The battery size of many of those vehicles is also much larger and requires a much longer charge time. There is not currently a fee affiliated with the existing chargers, but new technology has allowed for this to be included as well. Cities are now charging per kilowatt but also a fee for idle time when the charging is complete but patrons do not move their vehicle. Electron Charger attended the meeting and would be the operator of the new equipment. Electron Charger is based in Zionsville. They are currently working with several other cities and entities in Indiana. We will need to upgrade the electric and transformers in the garages. Dan Royal with Electron Charger described some of the enhancements that are offered with updated chargers and connectivity. The “smart” chargers allow us to recoup cost, have a remote team monitoring the chargers, and provide a significant amount of data to monitor the expansion and development of these chargers. Heather provided some additional comments on the proposal and the overall operations. This allows us to update the chargers and provide a turn-key operation with improved service. Electron Charger handles all of the ongoing management and maintenance.

AI asked about some of the assumptions included regarding payback schedule. Gary used very conservative numbers and estimated based on limited use. The Jackson Street garage does require more electrical infrastructure work as a part of this. Also used conservative amounts for charging cost. AI asked about how the data lines work for the payment method. They would use a QR code and input payment information. This has a 2-factor authentication code and the amount can be deposited then to the city. Shannon asked about if there is difference in peak or off-peak hours. That is something that can be completely customized. The proposed project costs include the work done by Duke and the subscription costs for maintaining the chargers. Heather asked about the warranty and payback period differences. There is opportunity to increase fees to shorten the payback time. We would want to find the right price to allow use but not encourage use in the garages versus at home. The chargers themselves are relatively inexpensive. Currently, there is no fee and so the charging stations are an ongoing expense. AI asked if electricity was still running on idle. It does not. Jason asked about average costs and determining pricing. Kyle asked about how frequently this type of technology overhaul needs to happen. Since initial install, has been about 6 years. In this situation, has more to do with the infrastructure versus actual charger. Heather asked about future expansions and the way that the infrastructure upgrades allow for that. This proposal does allow to add an additional 4 chargers per garage in a second phase. Shannon asked if we will get data on type of vehicle. We will get all of the data reflecting charge times and power use but not specifically the vehicle type. There were additional comments on the use and additional need. Tom Dell commented on encouraging garage use always being a good thing which may reduce some of the street parking concerns. No further questions or comments.

Action Items:

- 4. Resolution #21-2024 of the Columbus Redevelopment to engage the services of a professional design and engineering team to further develop the concept for the Bakalar Greens at the Columbus Municipal Airport Campus – Brian Payne, Columbus Municipal Airport Director**

Brian Payne gave brief update about the Grissom Street project. The Vickers project is also going very well and has contributed to several signed several leases. There is an electric aircraft charging station and two EV car stations. Bakalar Green has been an ongoing project. Brian shared the rendering done by Hitchcock Design. Overall the goal is to bring more people to the AirPark and encourage increased use and events. A high level concept was created previously and they are now moving the plan into specific concepts. They are looking at a water feature and connectivity to adjoining neighborhoods. The new concepts will include a couple of performance platforms. Brian is working with IU as well on additional facilities for students. Now, they are requesting the next step for overall plan, which is for the design and engineering services to complete cost estimating and phasing. They are also looking into grant funding as well.

Grace commented on how this is great to provide activation of space and asked about timeline for this project. Brian has asked for that but is also doing some initial research to determine what items they intend to include. The discussion phase could take 3-6 months. Jason commented on the possibility for Merritt Chase being involved in this process. Hitchcock Design Group has been a big part of all of this and the initial renderings for the project, spending a considerable amount of time on the process. Heather asked about the inclusion of reimbursable expenses. The \$48,200 is for the schematic design to understand costs. Heather suggested that we add in some amount for approval for those expenses.

Al opened it up to commission for questions or comments. Having none, Al opened it up for public comments. No comment or question.

Al asked for approval of the resolution. Cindy motioned for approval of the resolution in an amount not to exceed \$50,000 and Shannon seconded. A vote was taken and the motion passed unanimously.

- 5. Resolution #22-2024 of the Columbus Redevelopment Commission to engage ARa to support the Columbus, Indiana Board of Aviation in the procurement process to select a professional firm to complete a Columbus Walesboro Airport Master Plan – Brian Payne, Columbus Municipal Airport Director**

Trena recused herself from the discussion and vote. Brian gave overview of the proposal and history of the Walseboro Airport. We would like to get better idea of the master planning and the additional infrastructure necessary for shovel-ready sites. Several of departments and City Administration is involved in the discussion. A lot of pieces have moved and changed since the initial master plan process. This request is to engage ARa to develop a RFQ for that master planning process. Heather described the proposal, which requests ARa to create, release and administer the RFQ and assist in evaluating responses and the selection process. Al opened it up to the commissioners for questions and comments. Shannon asked about the time frame. Brian anticipates this taking a few months, to be completed in 2024.

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

Trena recused herself. Al 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.

6. Resolution #23-2024 of the Columbus Redevelopment Commission to authorize the expenditure of Central TIF Revenue to make a grant to Housing Partnerships, Inc. (DBA Thrive Alliance) for a proposed affordable, multi-family housing development located at 2100 Midway – Kevin Johnson, Thrive Alliance, Andrew Lanam Stifel Public Finance and Brad Bingham, Barns & Thornburg

Kevin described the project. It is a 64-unit affordable housing development, which will be a two-phased project. The second phase would be senior housing. Kevin shared a rendering of the proposed project. Heather described Andrew's review of the financials required to ensure the gap needed. Andrew has reviewed those and provided his analysis. There are significant reporting requirements for this type of request. Thrive, working with Gratus, together have combined experience in developing affordable housing. LIHTC is Low Income Housing Tax Credits – this application process is only done once a year. Andrew reviewed this process briefly and how they apply to the project. This project has proposed financing through TIF dollars, READI funds, and some bank debt. Andrew has reviewed all of the financials for the proposed project and didn't see any red flags. They are partnering with Gratus as a developer. They are a for-profit, mission driven, affordable housing developer. They also have significant experience and success in getting state funding for these projects. Al clarified that the ask is an amount not to exceed \$4,650,000.00 subject to the tax credits and READI funds. Brad Bingham covered what is permissible by statute. Brad reviewed the governance documents for HPI and Thrive and they do qualify as recipient for these funds. This is a proposed grant and will have to be approved by Council as well.

Al opened it up to commission for questions or comments. Al asked about Thrive's recent projects. Kevin described those recent projects. There is a 64-unit development in Seymour that is now up and running and a similar project in Terre Haute with 64 units and similar services. Shannon asked about the childcare portion of this project. They are partnering with local agencies but haven't finalized the provider just yet and are focusing on 0-3 care. That has been an extremely important part of the project. It is for entire community and not just residents. Heather reviewed complete approval process that will include Council approval and receipt of tax credits and READI funds. Kevin described that the application is due in July and the award of funds will be issued in November. The build time would be 15-18 months. The plan would be for a similar process related to the senior housing next year. TIF dollars would likely be expended in calendar year 2025. Andrew asked when they expect to put the project out for bid after getting awarded funds. They are planning for a 2025 second quarter bid process. Al clarified that there is also a tax abatement as a part of this project that would be approved by Council. Heather did clarify that this property is not within one of the TIF districts but spending these funds outside of that area does benefit and serve the actual TIF district. Robin Hilber indicated that we are on track to get housing study results in July. If approved here today, the TIF request would go to City Council for action on July 16th.

AI opened it up for public comments. Kyle clarified that Thrive will continue to manage and operate the facility once completed. They are also required to maintain the affordable housing for a minimum of 40 years. Thrive will own the property outright. Gratus is the co-developer but will not have ownership in the property itself. Frank Miller spoke in support of this project and recommended approval. It is an important project that is needed in the city. There are many steps involved in these projects. Tom Dell also encouraged the approval of this project and noted that the City needs to fill the gap needed with affordable housing. Grace noted that she is on Thrive's Board of Directors and will not be voting at Council but appreciated the presentation. Mayor Ferdon spoke in favor of the project and emphasized the City's priority of housing.

AI asked for approval of the resolution to authorize an amount not to exceed \$4,650,000 from the Central TIF district. Shannon motioned for approval of the resolution and Kyle seconded. A vote was taken and the motion passed unanimously.

7. Approval of Minutes: May 20, 2024 – Regular Meeting Minutes

Review of the May 20th, 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 vote was taken and the motion passed unanimously.

8. Review and Approval of Claims

Docket of claims was provided. Heather noted that a claim was added for JS Held after claims initially sent. No further questions or discussion regarding the claims. Trena moved and Cindy 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.

9. Project Update – Heather Pope –

- **Our River...Our Riverfront** – Over the last several weeks, the Riverfront design team, project manager and CMc have been value engineering and restructuring bid packages in efforts to promote savings. We are working toward rebidding this summer/fall, providing an update of the bid receipts to the CRC and City Council and ultimately, issue a construction contract in 2024. This would allow for site preparation beginning next spring, and in-river work the summer of 2025 (July – October when river conditions are typically optimal).
- **2nd Street Thoroughfare Project** – This project is in response to a desire to extend the pedestrian-friendly experience downtown and will feature several modifications to the existing conditions such as: Narrowing the traffic lanes as a traffic calming measure; Integrating on-street parking; Installing safety bumpouts and buffers; Creating an on-street connection to the Taylor apartments; Installing pedestrian crosswalks; Planting new landscaping. Following the receipt of INDOT permits, the selected contractor, O'Mara, has begun facilitating utilities coordination in preparation to begin construction later this year. Hoping to see utility work beginning in July.
- **Arcadia Drive** – We are currently in the due diligence period for this project and have engaged Force Design Inc to masterplan the property for DPW reutilization of the space. We have also engaged an

ALTA/Topo Survey, Phase 1 Environmental Site Assessment with no issues discovered, two separate appraisals, participated in a design charrette, and engaged JS Held's professional services to provide Construction Delivery Consulting Services.

- **New TIF Creation** – Currently, the CRC is in the process of amending its Central TIF to include the recently annexed parcels by Toyota north of their existing manufacturing facility and Headquarters adjacent to Deaver road. The TIF amendment has been approved by the CRC as the May Regular CRC meeting via a Declaratory Resolution, then a Resolution to amend the Central Economic Development Area was approved at the Plan Commission meeting on June 12th. Next, the CRC will bring the request forward at the July 2nd City Council meeting via a resolution. Finally, a Confirmatory Resolution will be acted on at the August CRC meeting, which will include a Public Hearing. 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. Recently American Structurepoint was selected in response to the RFP for an engineering firm to design/engineer the proposed infrastructure improvements referenced. We are anticipating their design contract to be ready for the July CRC meeting. We are currently on track to have the referenced infrastructure projects designed and bid by late 2024 or early 2025.
- **Tenant Activity:** The final lease has been executed with Upland! They anticipate 3 months for renovation process if no delays and already began working.
- **Sears Building** – The CRC closed on the Sears property and adjacent parking lot on May 30th. We have received all the closing documents, owners title and recorded deed. We have transferred the utilities over, walked through the building again with Cummins on a few occasions, received keys/fobs, and executed the lease reassignment for YES! Cinema. The Department of Public Works has worked with Cummins going through the building management system (the electrical system that runs the security, lighting, fobs, etc.), water softener details, HVAC details, electrical/lighting details, dumpster installation, relocated some flower pots to the corner of 4th and Brown, etc, simply ensuring that the building will continue to be well maintained. DPW will run their sweeper through the parking lot every couple weeks and they will keep the sidewalks clear of snow. Although, there has been no identified future use for this space and the adjacent parking lot, the location of this property is prominent in our downtown and will be a notable location for the Columbus Downtown 2030 Plan to acknowledge. We have appropriated \$75,000 of funds from the Redevelopment District General Fund for utilities and maintenance-related ongoing expenses.
- **Columbus Downtown 2030 Plan** – Bonnie Boatwright, the Project Manager for the Columbus Downtown 2030 Plan, has been pursuing her role is to engage with community stakeholders, brainstorm with a defined steering committee, provide regular updates to the Columbus Redevelopment Commission and City Council, and ultimately lead an RFP process to select an Urban Planning firm to conduct the study / master planning for our Downtown. Bonnie has obtained feedback from a Guiding Team, as well as having conducted three separate stakeholder engagement sessions to clearly define a scope for the written RFP. It is important to note that once the RFP is issued and ultimately an Urban Planner is selected, there will be opportunity to engage community stakeholders and the public to provide feedback to shape the overall masterplan results. Bonnie reiterated this update during the CRC meeting.
- **Downtown Entrance Plaza** – Don't forget to head over to the Downtown Entrance Plaza following the CRC meeting from 6-7PM to participate in the Community Engagement Picnic.

Adjournment

AI 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 5:58 p.m.

Approval this 15 day of July 2024 minutes.




Al Roszczyk, President



Kyle Hendricks, Vice-President

Trena Carter, Secretary



Shannon McDonald, Member



Cynthia A. Bell, Member