

COMMON COUNCIL  
COUNCIL CHAMBERS  
CITY HALL  
JULY 16, 2024

City Council President Frank Miller appeared in person and called a regular meeting of the City Common Council to order at approximately 6:00 p.m. in Council Chambers.

**I. Meeting Called to Order**

- A. Jen Riddle, Director of Children, Youth and Young Adult Ministries at First Presbyterian Church, provided the invocation.
- B. Councilor Grace Kestler led the Pledge of Allegiance.
- C. Roll Call was taken: Christopher Bartels, Elaine Hilber, Kent Anderson, Frank Miller, Josh Burnett, Tom Dell, and Grace Kestler were present in person. Jerone Wood and Jay Foyst were absent.
- D. Councilor Hilber made a motion to approve the minutes from the Common Council meeting on July 2, 2024, as presented. Councilor Dell seconded the motion. Roll call vote as follows:

|                     |     |
|---------------------|-----|
| Christopher Bartels | Aye |
| Elaine Hilber       | Aye |
| Kent Anderson       | Aye |
| Frank Miller        | Aye |
| Josh Burnett        | Aye |
| Tom Dell            | Aye |
| Grace Kestler       | Aye |

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

**II. Old Business Requiring Council Action**

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. 25, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS) TO I1c (INDUSTRIAL: LIGHT WITH COMMITMENTS)." (Cummins Rezoning) Jeff Bergman, Planning Director, presented this ordinance. He explained Cummins proposes rezoning an area of 10.5 acres from I3 (Industrial: Heavy) to I1 (Industrial: Light). The property is located on the east side of International Drive, north of its intersection with State Road 58. Jeff stated Cummins intends to combine this property with their adjacent property (commonly referred to as their OLY site). He displayed maps and photographs of the area. Jeff reported the Columbus Plan Commission forwarded the application to City Council with a favorable recommendation by a vote of nine in favor and zero opposed. Brief discussion followed. There were no comments from the public. Councilor Dell made a motion to pass the second reading and adopt the ordinance. Councilor Burnett seconded the motion. Roll call vote as follows:

|                     |         |
|---------------------|---------|
| Christopher Bartels | Aye     |
| Elaine Hilber       | Abstain |
| Kent Anderson       | Aye     |
| Frank Miller        | Aye     |

|               |     |
|---------------|-----|
| Josh Burnett  | Aye |
| Tom Dell      | Aye |
| Grace Kestler | Aye |

Motion passed by a vote of six (6) in favor and zero (0) opposed.

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled, "RESOLUTION NO. 17, 2024, A RESOLUTION CONFIRMING RESOLUTION NO. 15-2024, THE DECLARATION OF A CERTAIN AREA WITHIN THE CITY OF COLUMBUS PROPOSED TO BE AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT." (HAW CREEK MEADOWS BY HOUSING PARTNERSHIPS, INC) Items A, B, and C were discussed at the same time. Robin Hilber, Community Development Director, presented Items A and B and Heather Pope, Redevelopment Director, presented Item C. Robin introduced Teresa Lorenz, Executive Director of Thrive Alliance, Kevin Johnson, Executive Director of Housing Partnerships, John Zey, Housing Development Manager with Housing Partnerships, and Jonathan Ehlke with Gratus Development Group. Robin explained the first item (A) is a request for approval of a confirmatory resolution of the economic revitalization area. She stated the site is located at 2100 Midway Street and is a vacant and blighted area. Robin discussed Item B - the tax abatement request. She indicated Housing Partnerships, Inc., is requesting a real property tax abatement on an investment of \$14,440,000 for an affordable housing development project at 2100 Midway Street. Discussion followed. Heather Pope, Redevelopment Director, presented Item C, requesting approval of the expenditure of certain tax increment revenues. She introduced Andrew Lanam, Financial Consultant for the Redevelopment Commission. Heather stated the Redevelopment Commission heard this request and voted unanimously to approve the TIF (Tax Increment Financing) request for an amount not-to-exceed \$4,650,000. She explained the applicant (Housing Partnership, Inc.) has requested \$3,325,386 from the TIF allocation area, along with \$3,325,386 from READI (Regional Economic Acceleration & Development Initiative) Funds. Heather indicated that this property is located outside of any of the allocation areas; however, the Commission made the determination that affordable housing would benefit the area. She stated this would be a grant to Housing Partnerships, Inc. Much discussion followed. Andrew provided additional information regarding the project. Eric Frey, Executive Director of Administration, stated the READI funds have already been approved. President Miller opened the meeting for public comment. Kerri Sinibaldi asked about tax abatements that were referred to at 100% but documentation states 95% and she questioned what would happen if the funding for the second phase wouldn't come through. Robin stated the developer would have to reapply if their first request wasn't approved. Jonathan Ehlke thanked the Council for their consideration of this project. Kevin Johnson discussed retail opportunities at the site. Council Hilber made a motion to pass the resolution as presented. Councilor Anderson seconded the motion. Roll call as follows:

|                     |         |
|---------------------|---------|
| Christopher Bartels | Aye     |
| Elaine Hilber       | Aye     |
| Kent Anderson       | Aye     |
| Frank Miller        | Aye     |
| Josh Burnett        | Aye     |
| Tom Dell            | Aye     |
| Grace Kestler       | Abstain |

Motion passed by a vote of six (6) in favor and zero (0) opposed.

B. Reading of a Resolution entitled, "RESOLUTION NO. 18, 2024, A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE PRESIDENT OF THE COMMON COUNCIL TO EXECUTE THE STATEMENT OF BENEFITS FORM." (HAW CREEK MEADOWS BY HOUSING PARTNERSHIPS, INC) Robin Hilber offered no additional information. President Miller reported the Incentive Review Committee met on July 2, 2024, and found the application to be in substantial compliance. There were no comments from the public. Councilor Hilber made a motion to approve the resolution. Councilor Dell seconded the motion. Roll call vote as follows:

|                     |         |
|---------------------|---------|
| Christopher Bartels | Aye     |
| Elaine Hilber       | Aye     |
| Kent Anderson       | Aye     |
| Frank Miller        | Aye     |
| Josh Burnett        | Aye     |
| Tom Dell            | Aye     |
| Grace Kestler       | Abstain |

Motion passed by a vote of six (6) in favor and zero (0) opposed

C. Reading of a Resolution entitled, "RESOLUTION NO. 19, 2024, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, APPROVING THE EXPENDITURE OF CERTAIN TAX INCREMENT REVENUES TO PROVIDE FINANCIAL ASSISTANCE FOR AN AFFORDABLE HOUSING PROJECT AND MATTERS RELATED THERETO." Heather Pope provided nothing further. There were no comments from the public. Councilor Dell made a motion to pass the resolution. Councilor Anderson seconded the motion. Roll call vote as follows:

|                     |         |
|---------------------|---------|
| Christopher Bartels | Aye     |
| Elaine Hilber       | Aye     |
| Kent Anderson       | Aye     |
| Frank Miller        | Aye     |
| Josh Burnett        | Aye     |
| Tom Dell            | Aye     |
| Grace Kestler       | Abstain |

Motion passed by a vote of six (6) in favor and zero (0) opposed.

D. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_\_, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Jeremy & Cynthia Thompson Annexation) Jeff Bergman presented this ordinance and the following ordinance (Item E) at the same time. He explained the applicants are requesting that an area of 18.79 acres be annexed and rezoned for future industrial development. The property is located on the west side of 300 West, generally between its intersections with State Road 58 and Tuttle Drive. Jeff displayed maps and photographs of the area. He stated the Columbus Plan Commission forwarded both the annexation and rezoning applications to the City Council with a favorable recommendation by a vote of ten (10) in favor and zero (0) opposed. Much discussion followed. President Miller opened the meeting for public comments. Tom Heller, 410 Sixth Street, asked if there is any anticipation that TIF monies would be used for future projects. President Miller closed the meeting to the public. Councilor Dell made a motion to pass the first reading of the ordinance and place in

proper channels. Councilor Burnett seconded the motion. Roll call vote as follows:

|                     |     |
|---------------------|-----|
| Grace Kestler       | Aye |
| Tom Dell            | Aye |
| Josh Burnett        | Aye |
| Frank Miller        | Aye |
| Kent Anderson       | Aye |
| Elaine Hilber       | Aye |
| Christopher Bartels | Aye |

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

E. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_\_, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS)." (Jeremy & Cynthia Thompson Rezoning) Jeff Bergman offered no additional information. There were no comments from the public. Councilor Anderson made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Hilber seconded the motion. Roll call vote as follows:

|                     |     |
|---------------------|-----|
| Grace Kestler       | Aye |
| Tom Dell            | Aye |
| Josh Burnett        | Aye |
| Frank Miller        | Aye |
| Kent Anderson       | Aye |
| Elaine Hilber       | Aye |
| Christopher Bartels | Aye |

Motion passed by a vote of seven (7) in favor and zero (0) opposed.

F. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_\_, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (JOLI Development / Aciukewicz / Lentell Properties Annexation) Jeff Bergman presented this ordinance. He explained this is an annexation request from three petitioners, JOLI Development LLC, Joshua Aciukewicz, and Lentell Properties LLC. They are requesting 261.44 acres be annexed to the City of Columbus. Jeff stated the Columbus Plan Commission reviewed the application and forwarded it to City Council with no recommendation by a vote of eight (8) in favor and two (2) opposed. He stated the proposed annexation area is located along State Road 46 / State Street to the southeast of the current city limits. It includes not only the three parcels owned by the petitioners, but also four additional parcels owned by two non-petitioners – Mark Rediker and Clifty Creek Farms. Jeff displayed maps and photographs of the area. Much discussion followed. Joe Conner, owner of JOLI Development LLC, explained there are tremendous barriers to expansion to almost all areas in the city and this is a critical step to allow Columbus to grow. He stated he has a history of developing desirable neighborhoods in Columbus. John Whittington, owner of Lentell Properties LLC, stated he does not have a solid use of this property at this point, but would like to work with the city to see how they can contribute positively to the east side of Columbus. Joshua Aciukewicz explained his property is a very small portion of the proposed annexation; however, he takes pride in improving the area. Mark Rediker discussed acreage – of non-petitioner properties verses the three voluntary petitioner's properties. He spoke in opposition to the annexation stating it would impact the way his family uses the property, such as target shooting. Judy Pittman, part owner of Clifty Creek Farms, stated it was unsettling for your land to be annexed

without your permission because someone wants to develop it. She indicated the annexation would be dangerous due to increased traffic. President Miller opened the meeting for public comments. John Gephart, 100 S, stated the road is busy and added traffic would be bad. Phillip Satterfield, 1470 S Heights Court, explained his property backs up to the Rediker property and expressed safety concerns if a housing addition is development in the area. Natalie Reed, 4835 State Street, stated she lives right next to the annexation. She feels this is not a safe place for a new development because of the many traffic accidents in the past. Adam Rediker explained he has grown up on this property and they do a lot of recreational shooting, they will not be able to do this any longer if the annexation is approved. Kerri Sinibaldi doesn't understand why there would not be an expense for the fire department by adding a new development. Jamie Reed spoke against the annexation. President Miller closed the meeting to the public. Much discussion followed. President Miller made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Anderson seconded the motion. Roll call vote as follows:

|                     |     |
|---------------------|-----|
| Christopher Bartels | Nay |
| Elaine Hilber       | Nay |
| Kent Anderson       | Aye |
| Frank Miller        | Aye |
| Josh Burnett        | Aye |
| Tom Dell            | Aye |
| Grace Kestler       | Nay |

Motion passed by a vote of four (4) in favor and three (3) opposed.

E. Reading of a Resolution entitled; "RESOLUTION NO. 20, 2024, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, IN SUPPORT OF TWG DEVELOPMENT LLC PILOT PURSUANT TO INDIANA CODE 6-1.1-10-16.7 (PROPERTY TAX EXEMPTION STATUTE)." Robin Hilber presented this resolution. She introduced Marisa Conatser, Development Director with TWG Development. Robin explained TWG Development is interested in developing affordable housing at 14<sup>th</sup> and Michigan Streets. They are applying to IHEDA (Indiana Housing & Community Development Authority) for 4% tax credits along with Affordable and Workforce State Tax Credits. Robin stated TWG is proposing a 110 multi-family affordable housing project with an onsite, licensed daycare center. Marisa provided information about TWG, stating they are based out of Indianapolis and are an affordable and workforce housing developer. She indicated they have secured the former Columbus Pallet Corporation parcel at 14<sup>th</sup> and Michigan Streets. Marisa explained TWG is asking for a local contribution via a PILOT (payment in lieu of taxes) agreement, allowing them to claim tax savings toward their total development costs. Much discussion followed. There were no comments from the public. Councilor Hilber made a motion to pass the resolution as presented. President Miller seconded the motion. Roll call vote as follows:

|                     |         |
|---------------------|---------|
| Christopher Bartels | Abstain |
| Elaine Hilber       | Aye     |
| Kent Anderson       | Aye     |
| Frank Miller        | Aye     |
| Josh Burnett        | Aye     |
| Tom Dell            | Aye     |
| Grace Kestler       | Aye     |

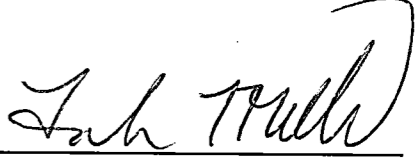
Motion passed by a vote of six (6) in favor and zero (0) opposed.

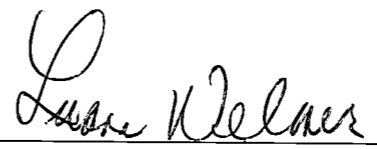
IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, August 6, 2024, 6:00 p.m.**
- C. Councilor Hilber made a motion to adjourn the meeting. Councilor Burnett seconded the motion. Roll call vote as follows:

|                     |     |
|---------------------|-----|
| Christopher Bartels | Aye |
| Elaine Hilber       | Aye |
| Kent Anderson       | Aye |
| Frank Miller        | Aye |
| Josh Burnett        | Aye |
| Tom Dell            | Aye |
| Grace Kestler       | Aye |

Motion passed by a vote of seven (7) in favor and zero (0) opposed. The meeting adjourned at approximately 9:13 p.m.

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
Clerk of the City of Columbus