



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## MINUTES

### REDEVELOPMENT COMMISSION

December 19, 2013

#### **Members Present:**

Bob Heuchan	President
Rob Henderson	Vice-President
BJ Deppe	Secretary
Jay Goad	Member
Richard Wertz	Member
Danny Vaught	Franklin Community School Corporation Representative

#### **Others Present:**

Rob H. Schafstall	Legal Counsel
Krista Linke	Director of Community Development
Jaime Shilts	Recording Secretary

#### **Call to Order:**

Bob Heuchan called the meeting to order at 8:00 a.m.

#### **Approval of Minutes:**

Jay Goad made a motion to approve the November 21, 2013 minutes as presented. Rob Henderson seconded the motion. The motion carried.

#### **Old Business:**

##### **Homesteads at Hillview-John Grimmer:**

Mr. Heuchan stated that Mr. Grimmer had requested \$2 million for the project. Mr. Henderson stated that he is supportive of the project but does not feel that the RDC should give \$2 million. Mr. Heuchan stated they need to figure out what would be an appropriate amount for assistance and if the board is in support of the project. Mr. Henderson stated that as a representative of City Council, he was to relay a message from the members that they are not supportive of the project as presented. Mike Duke, representing Mr. Grimmer, stated there are at least \$900,000 worth of improvements that will be put in to improve the area and the entrance to the country club. Mr. Schafstall stated TIF money can be spent along that drive.

Mr. Deppe stated he was glad to see the project but didn't think the money should be given. Mr. Heuchan questioned if the board members were supportive of the project and the original request of \$2 million. Mr. Deppe stated he was not in favor of using TIF dollars for the project. Mr. Henderson stated he was not in favor of giving the \$2 million, but he would be open to helping with parks and trails. Mr. Wertz stated he was opposed to the project as presented but was okay with the trail areas. Mr. Goad stated he was not in support of giving money to the project but was in support of the common areas. Mr. Heuchan stated he cannot vote as the entity he works for is involved with Mr. Grimmer. Mr. Vaught stated it's a good project but he would only support funding for the common areas. Mr. Heuchan stated they may take a look at the project from another direction over the next couple meetings.

## **New Business:**

### **Franklin Sports Corporation Presentation:**

David Clendening, Superintendent of Franklin Community Schools, stated the project is not just with the school corporation but also the college, hospital and the city. They were given a grant from the FDC in 2012 to work on this project. He stated that they have been looking at the economic impact that youth sports organizations will have in Franklin. They hired two consultants to figure out what the possibilities could be in Franklin. Jeff Mercer, FDC and Franklin Community School Corporation, stated he was not on the FDC board when the grant was given. Mr. Mercer stated they had 54 events in 2012, which encompassed 35,000 people coming into Franklin. In 2013, they had around 54,000 people. He stated the lack of hotel and motel space inhibited their ability to get people to come into town and stay. He stated they will bring in a state gymnastics event in next spring and there are a lot of opportunities to bring in other events. Mayor McGuinness stated that youth activities are driving vacations now and could economically impact Franklin. He stated that we do lack hotels. He is having a traffic study completed on King Street coming into the city to give potential hotels data on the number of people coming in to town.

### **Resolution 2013-16: Elk's Lodge #1818:**

Ms. Linke stated there was not a signed resolution. The amount is \$200,500. It was discussed but never formally approved.

BJ Deppe made a motion to read the resolution by title only. Richard Wertz seconded the motion. The motion carried.

A public hearing was held. Bob Swinehamer, Franklin Elks, stated they have expended \$150,000 of their funds already. They are submitting the claims that have been used on the façade and windows.

BJ Deppe made a motion to approve the resolution as presented. Jay Goad seconded the motion. The motion carried.

### **Resolution 2013-22: CrossRoad Engineers Supplemental Agreement #4:**

Trent Newport, CrossRoad Engineers, stated they had a cap on their contract that ended in August. They ended up being under budget in the end but the time frame was extended. He stated this covers Water Street and sub consultants as well. Ms. Linke stated they received the two checks from the county.

Jay Goad made a motion to read the resolution by title only. Rob Henderson seconded the motion. The motion carried.

A public hearing was held.

Jay Goad made a motion to approve the resolution as presented. Rob Henderson seconded the motion. The motion carried.

### **Resolution 2013-23: Water Street Water Main Extension:**

Trent Newport stated he and Travis Underhill, City Engineer, had met with Indiana American Water. They will be submitting a plan to Indiana American for approval. Todd Bemis stated that they are hoping with the help from Indiana American Water that the amount they need from the city may be significantly less. He stated Indiana American wants an 8" pipe installed and have agreed to help with the up charge.

Mr. Heuchan stated that no action will be taken on this today. Ms. Linke stated they could advertise now and reduce the amount as needed at the next meeting. She stated the next meeting is January 16<sup>th</sup>, 2014.

**Other Business:**

**Infrastructure Improvement Projects Map and Timeline:**

Trent Newport handed out a map to the board. He stated that this was a map requested by the RDC to show a timeline, amounts, and locations of city improvements. Discussion was held on the different potential projects.

Mayor McGuinness stated he needs to know where the board stands with the infrastructure projects. He stated the projects total around \$15 million in all.

**November Financial Report and 2014 Encumbrances:**

Ms. Linke went over the financial report. She explained the outstanding commitments and the funds to be encumbered.

**Shell Building Update:**

Jim Boggeman stated the electricity has been run to the building and final items have been finished. The building has been closed and secured. He stated there are several companies that are coming to look at the building at the start of next year.

**55 W. Madison Street Update:**

Ms. Linke stated they asked for further clarification from the building inspector on the condition of the north wall. She stated the building was used successfully for the Winter Market. She does continue to have interest in the building but has not had any formal requests.

**Artcraft Theatre Update-Franklin Heritage, Inc.:**

Rob Shilts, Artcraft Theatre, stated he will be bringing a report to the board in January. He stated they will have owned the building for 10 years in April and have finished their first phase, which was stabilizing the building. He stated the 2<sup>nd</sup> phase will encompass finishing the stage for live events. He stated they do need good hotels to place performers in. Mr. Goad noted that he has family that works with Mr. Shilts.

**Public Comment and Announcements:**

The board decided to change their meetings to the 3<sup>rd</sup> Tuesday of each month at 8:00 a.m.

Mr. Wertz stated that Ms. Linke made up a list of projects and the RDC wish list. He stated that each board member had a copy of it.

Mayor McGuinness stated they have started the seizure process at the Clark gas station on East Jefferson Street. He stated there may be some opportunities for revitalization there.

Mr. Henderson stated Steve Woods, FDC, couldn't attend the meeting. He stated that the FDC is reassessing their position in the community and will be back in January to give an update.

There being no further business, the meeting was adjourned. Respectfully submitted this 21<sup>th</sup> day of January, 2014.

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Bob Heuchan, President

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BJ Deppe, Secretary