



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

January 21, 2014

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.

Election of Officers:

On a motion by Jay Goad and a second by BJ Deppe, the members voted to elect Bob Heuchan as President. Bob Heuchan abstained from the vote.

On a motion by Rob Henderson and a second by BJ Deppe, the members voted to elect Jay Goad as Vice-President. Jay Goad abstained from the vote.

On a motion by Rob Henderson and a second by Jay Goad, the members voted to elect BJ Deppe as Secretary. BJ Deppe abstained from the vote.

Appointment of Legal Counsel:

BJ Deppe made a motion to retain Rob H. Schafstall as legal counsel. Jay Goad seconded the motion. The motion carried.

Approval of Minutes:

Richard Wertz made a motion to approve the December 19, 2013 minutes as presented. Jay Goad seconded the motion. Rob Henderson clarified that that last sentence in the Homesteads at Hillview referred to Eastview Drive. The motion carried.

Old Business:

Shell Building Update:

Mr. Henderson stated that Chris King and Jim Boggeman were unable to attend the meeting today. He stated that Runnebohm sent out RFPs for financing and received 3 proposals back. They were from First Merchants Bank, MainSource Bank, and Horizon Bank. They are proceeding with the proposal from MainSource bank as it

had the lowest rate and longest period of interest only for repayment. He stated Mr. King and Mr. Boggeman asked him to relay that they had attended the Cassidy-Turley real estate update last week and that industrial business is looking good going forward. He stated that Mr. Boggeman will meet with the IEDC person in February that is responsible for international business. Mr. Henderson stated the RDC will be considering an appropriation next week at the special meeting to look at expenses for the building.

Homesteads at Hillview-John Grimmer:

Mike Duke, representing Homesteads at Hillview, stated that John Grimmer was unable to attend the meeting. He stated they would like to request \$194,685 of assistance with the trails and public portion of the project. This would include excavation, installation of the trail, bike racks, park benches, tree plantings, etc. He stated they have submitted their final plans to Plan Commission for approval. Mr. Duke stated that it's important to the owner to have the help for the project. Trent Newport, CrossRoad Engineering, stated the information they brought the Board today was based on discussion at the last RDC meeting. The proposal goes from Eastview Drive to Upper Shelbyville Road. He stated it does not include connecting to State Road 44 right now. Mayor Joe McGuinness stated that there is a possible grant through the MPO for a much larger trail, separate from State Road 44. The trail would go to Commerce Drive and across US Hwy 31 to connect to the high school trail. He stated it would be over 3.5 miles of trails added. He stated the city's match portion would be partially from the city and possibly from the RDC.

Richard Wertz stated he felt that the City could be paying for the project in 2015 anyway. Mr. Duke stated they would like to start construction this summer off of Upper Shelbyville Road. Mayor McGuinness stated there has been pressure to get the trail finished but the City wouldn't get funding until at least 2015 anyway. Mr. Heuchan stated there is really nothing for the RDC to do now as they need to wait and see if the City will move forward in the future with extending the trails. Mayor McGuinness stated right-of-way would need to be acquired. Mr. Heuchan stated he would like to know for certain if the City is going to help with funding this project before doing anything further.

Infrastructure Improvement Project Map and Timeline:

Travis Underhill, City Engineer, stated there is nothing new at this point. He stated they are going to meet with the local citizen and business owner committee to figure out what project order they will recommend going forward.

Draft Project Priority List:

Ms. Linke stated the list had not been updated since early 2013. She stated several things that have been accomplished have been removed from the list. She stated she broke down the amounts into their appropriate funding sources. She stated it might make sense to group the list with the financial report. Mr. Wertz stated that the Shell Building should be added back onto the list.

Water Street Water Main Extension Update:

Trent Newport, CrossRoad Engineers, stated they have received bids and received approval from the water company. There is a 30 day permitting timeframe. He stated the cost is going to be \$36,000 but Indiana-American Water has agreed to pay part of this. The construction cost for Bemis will be approximately \$20,000. He stated there's also 5% cost fee from Indiana-American for design plus the cost from CrossRoad Engineers. The total cost will be \$26,000 of which the Bemis's have budgeted \$7,500. They would need about \$18,500 in assistance from the RDC. The contractor will start on February 1st, weather permitting. The permit for connecting the water will be done by February 10th.

BJ Deppe made a motion to advertise the resolution for a \$20,000 appropriation, assuming it has not been advertised already. Jay Goad seconded the motion. The motion carried. Mr. Schafstall stated there was a legal ad published for the January, 29th meeting.

Board of Works Projects Update:

Mayor McGuinness stated they did not have a meeting the first week in January due to the weather. They held a meeting last week.

Artcraft Theatre Request-Franklin Heritage, Inc.; Rob Shilts, Executive Director:

Rob Shilts, Executive Director of Franklin Heritage, stated they were last before the Board in 2009. The RDC matched \$150,000 for the front façade restoration at that time. He stated that the project allowed them to expand their programming and spur a lot of other development downtown. He stated they are looking to add more live programming and the funding would help with finishing the stage and securing the auditorium roof. They have already raised over \$26,000. He stated they have invested over \$860,000 in theatre and the buildings around it. There is approximately \$1.5 million needed to complete the theatre. The goal is to finish the theatre by 2022, 100 years after the theatre was built. He stated that this will allow the theatre to add shows Sunday thru Thursday and will help the downtown restaurants and merchants during the week. He stated they use local contractors when at all possible. He is requesting that the Board consider the proposal to help the Artcraft take the next step. Mr. Henderson questioned if the RDC looked at the financials in 2009. Mr. Shilts stated they would be able to look at the 990s for 2012 and would give them the financials for 2013.

New Business:

North Main Street Phase 2 Construction Inspection Funding Request (80% Reimbursable):

Mr. Underhill stated they would be invoiced by CrossRoad Engineers for the full amount. The amount is \$479,800 total. He stated that the invoice is 80% reimbursable by INDOT. The RDC would pay 100% up front and then be reimbursed the remaining 80%.

Richard Wertz made a motion to advertise for \$480,300. Rob Henderson seconded the motion. The motion carried.

Instruction: Franklin Community School Corporation Funding Request:

Dr. Clendening, Franklin School Superintendent, stated that Franklin Community Schools have lost 62.1% in tax dollars. He stated that they do have to pay their debts still but things are lost like the One to One initiative. He stated they are projecting an annual loss of \$3 million. Matt Spout, Director of Technology, stated that they haven't purchased any computers this year. They are looking to purchase iPads, Chromebooks or Kindles. He stated the Chromebooks are \$250 each. He stated that each high school student would receive a Chromebook instead of textbooks. This will allow them to work and collaborate with other students.

Dr. Clendening stated their total request is \$500,640. This would be 1,680 Chromebooks for students. He stated they'd like to start this for the 2014-2015 school year. Mr. Goad questioned how this will help the budget. Dr. Clendening stated it will help to free up the general fund a little bit. Mr. Spout stated the Chromebooks last 3-4 years. He stated they will also be showing students how to repair them.

55 W. Madison Street Draft Offering Sheet:

Ms. Linke stated that she provided an updated draft of the latest request for proposals. She stated unless there are any major changes that it will be published as is.

Other Business:

Discussion was held on the Tuesday meeting date. Mr. Wertz stated that he had requests to have the meeting in the evening a couple times a year.

December 2013 Financial Report:

Ms. Linke stated that there are some changes to the formatting of the report. She had to change the report to reflect how the Clerk's office keeps their records.

Yearly Redevelopment Commission Reporting Requirements:

Public Comment and Announcements:

Ms. Linke stated that they are required to report this every year. She stated the reporting requirements are the same, but the due date has changed to March 15th.

BJ Deppe made a motion to approve the Chair, Ms. Linke and Counsel to approve and work on the report. Jay Goad seconded the motion. The motion carried.

Public Comments:

Mayor McGuinness stated that he wants to make it clear that the tax money that is being used it is from two locations, the Franklin Tech Park and the Business Park. He stated the day time meetings work best for those entities that are making requests from the RDC and EDC as they operate during regular business hours.

The next meeting will be held on Wednesday, January 29th, 2014 at 8:00 am for the approval of resolutions.

There being no further business, the meeting was adjourned. Respectfully submitted this 18th day of February, 2014.

Bob Heuchan, President

BJ Deppe, Secretary