



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

****SPECIAL MEETING****

January 29, 2014

Members Present:

Bob Heuchan	President
Rob Henderson	Vice-President
BJ Deppe	Secretary
Jay Goad	Member
Richard Wertz	Member

Members Absent:

Danny Vaught	Franklin Community School Corporation Representative
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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.

Old Business:

None.

New Business:

Resolution 2014-01: Utilities and Maintenance \$35,000:

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

Ms. Linke stated that this resolution is for utilities and maintenance for the RDC owned properties. It does not include the GC Murphy building. Rob Schafstall stated the resolution should state that it is only for RDC owned properties. A public hearing was held.

BJ Deppe made a motion to approve the resolution as amended to include only the RDC owned properties. Rob Henderson seconded the motion. The motion carried.

Resolution 2014-02: Legal and Financial Fees \$50,000:

Ms. Linke stated this resolution covers the legal expenses, any year-end reporting, and legal ads.

BJ Deppe made a motion to read the resolution by title only. Jay Goad seconded the motion. The motion carried. A public hearing was held.

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

Resolution 2014-03: Expandable Shell Building Project \$100,000:

Mr. Henderson stated that the resolution is similar to 2013-03. He stated that part of the RDC's agreement is to reimburse carrying costs that Runnebohm would incur. This would include interest expense, insurance, property taxes, utilities, and maintenance. He stated that Runnebohm has issued RFPs for financing for the cost of the building and have decided to go with MainSource Bank. The RDC reimbursement to Runnebohm will be around \$95,000 annually, with interest being the largest component.

Jay Goad made a motion to read the resolution by title only. Richard Wertz seconded the motion. The motion carried. A public hearing was held. Mr. Wertz stated the Shell Building should be on the priority list. Ms. Linke stated that it will show up on the financial report. Mr. Goad stated he didn't know if it should be on the priority list as it may come across as the RDC giving incentives.

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

Mr. Schafstall stated that the amount should come out of the capital expense fund, not the TIF fund.

Resolution 2014-04: Bemis Group Water Main Installation \$60,500:

Ms. Linke stated the amount is actually lower than the \$60,500. Trent Newport stated that around \$25,000 would be okay.

BJ Deppe made a motion to read the resolution by title only for an amount of \$25,000. Rob Henderson seconded the motion. The motion carried. A public hearing was held.

BJ Deppe made a motion to approve the resolution as amended to \$25,000. Jay Goad seconded the motion. The motion carried.

Resolution 2014-05: OCRA Main Street Revitalization Program Match \$40,000:

Ms. Linke stated the amount was approved last year but that it wasn't able to be encumbered so a new resolution was needed.

Rob Henderson made a motion to read the resolution by title only. Jay Goad seconded the motion. The motion carried. A public hearing was held.

Jay Goad made a motion to approve the resolution as presented. Richard Wertz seconded the motion. The motion carried.

Resolution 2014-06: Indiana Housing and Community Development Authority Owner Occupied Housing Rehabilitation Grant Match \$18,000:

Ms. Linke stated the amount was approved last year but that it wasn't able to be encumbered so a new resolution was needed. She stated the funds will be needed for the grant this year.

Richard Wertz made a motion to read the resolution by title only. Jay Goad 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 2014-07: Gateway Design Contract-Supplemental Number 5 with CrossRoad Engineers \$1,223,100:

Trent Newport, CrossRoad Engineers, stated this resolution clears the slate on previous resolution amounts that were remaining. He stated that the amount requested is for the previous unused resolution amounts and for the relinquishment. He stated the boundaries covered are from 1000 feet west of US Hwy 31 to Eastview Drive. He stated there is a contract and they have included everything including right-of-way. The only thing they would have to come back to the RDC for is landowner payments after the right-of-way is set.

Mr. Newport stated they can get a schedule to the RDC of the timeframe of work over the next few years. He stated that there are previous resolutions that will not be used. Ms. Linke stated that December financial report will reflect encumbered amounts that are no longer needed due to the fact that they are included in the new agreement. Mr. Henderson questioned if we'd be receiving money from the State for the relinquishment of SR 44. Mr. Newport stated the State is generally not going to pay any part of the amount except for the inspections. The RDC will have to pay for those and wait to be reimbursed.

Mayor McGuinness stated they have contracted with another engineer to work on a storm water plan for the entire City. It will be paid for out of the City funds. Jay Goad stated that he would work on a report with Ms. Linke and Mr. Schafstall showing what has already been paid to CrossRoad Engineers on the entire Gateway Project.

BJ Deppe made a motion to read the resolution by title only. Jay Goad seconded the motion. The motion carried. A public hearing was held.

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

Richard Wertz made a motion to approve Contract Supplemental Number 5 with corrections from Rob Schafstall, Jay Goad and Krista Linke. Rob Henderson seconded the motion. The motion carried.

Other Business:

Mr. Henderson stated he would like the November tax installment number looked into which was about \$200,000 less than anticipated. He'd like to know where the error was.

Public Comments:

The next meeting will be held on Tuesday, February the 18th, 2014 at 8:00 am.

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

Bob Heuchan, President

BJ Deppe, Secretary