



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

July 22, 2014

Members Present:

BJ Deppe	Secretary
Rob Henderson	Member
Richard Wertz	Member
Danny Vaught	Franklin Community School Corporation Representative

Members Absent:

Bob Heuchan	President
Jay Goad	Vice-President

Others Present:

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

Call to Order:

BJ Deppe called the meeting to order at 8:00 a.m.

Approval of Minutes:

Richard Wertz made a motion to approve the June 17, 2014 minutes as presented. Rob Henderson seconded the motion. The motion carried.

Richard Wertz made a motion to approve the June 23, 2014 minutes as presented. Rob Henderson seconded the motion. The motion carried.

Richard Wertz made a motion to approve the July 9, 2014 minutes as presented. Rob Henderson seconded the motion. The motion carried.

Old Business:

None.

New Business:

Hetsco, Inc. Overview:

Sam Willard, COO of Hetsco, stated they are excited about moving to Franklin. They are the only independent company that repairs specific heat exchangers in North America. He stated they are considered to be a critical vendor by many companies. He stated they had originally planned to expand their business in Greenwood, but they would have run out of space within 3-5 years. The shell building is the answer to their expansion problems and will allow them to move in 6 months earlier than they had anticipated and also allows them to stay in Johnson County.

He stated they are now a part of Global Power and Equipment and are part of the service division. The purchase of the shell building been approved by their senior executive staff and will get final board approval next week.

Mayor McGuinness stated that the shell building was a huge success. He stated that tax abatements were approved by the EDC and the City Council for Hetsco's build out and new equipment. He stated the City has offered assistance on the land in the amount of \$155,000 cash assistance and \$250,000 in assistance toward the build out. He is suggesting a resolution approving the funding up to the maximum amount and appropriate more than is needed. His calculations are \$405,000. Mr. Schafstall stated the resolution has already been drafted and advertised for \$400,500 and will be heard at a special RDC meeting on Monday, July 28, 2014.

CrossRoad Engineers Project Updates: Trent Newport:

- i. Water and Monroe Streets-Trent Newport, CrossRoad Engineers, stated the project went to bid and O'Mara is set to start work tomorrow with a total reconstruction on Water Street from Jefferson to Madison. Angled parking will be put in and sidewalk size will be increased and new drainage put in. It will be closed about 30 days for construction. Monroe Street will have curb and walk replacement with lighted bollards and street lights. That section will be completed the by end of September/beginning of October. They are currently \$200,000 under what was appropriated.
- ii. North Main Street: Roundabout Education Meeting July 30th @ 6:30pm-Mr. Newport stated the meeting will be about educating people on roundabouts and how to use them and why they are a good thing. The meeting will be in the Council Chambers. He stated they are still within their budget.
- iii. State Road 44: Public Meeting August 12th @ 6:30pm- Mr. Newport stated that there will be a combined meeting with the RDC/City Council/BOW meeting at Beeson Hall to get public input on the project.

Franklin Elk's Lodge #1818 Update: Bob Swinehamer:

Bob Swinehamer stated that it has been a year since they have taken possession of the building. He stated they did not get as much work done as they'd hoped due to the winter weather. He stated that the work has resumed and they are working on the outside façade. He stated their agreement with the RDC stated that they were supposed to be finished with the exterior within one year. He is requesting an extension on the agreement.

Rob Henderson made a motion to extend the deadline by one year. Richard Wertz seconded the motion. The motion carried.

Other Business:

June 2014 Financial Report:

Ms. Linke stated that the actual revenue received for the first installment of property taxes was \$2.2 million. She stated that she and Mr. Henderson have looked at getting more analysis completed. Mr. Henderson stated that Umbaugh and Associates had been brought in to do a presentation and offered their services but nothing further has been done. He suggested that they talk about the issue in August. Ms. Linke stated she would add it to the August agenda.

Cash Flow Analysis Worksheet: Version #8:

Ms. Linke stated she has updated and added the bypass design, the Old Post Brew Pub, and the economic development interchange plan. She stated she added the Hetsco incentive and Bartram Parkway under projects under consideration. They will be on the July 28th agenda. She will correct the tax disbursement to the \$2.2 million.

Danny Vaught stated the school will be submitting a bill soon for the Chromebooks. He stated the amount needed may be a little bit less than anticipated.

2014 TIF Report to the Department of Local Government Finance:

Ms. Linke stated the report had been submitted on July 15th. There is an additional report that she is working on with Mr. Schafstall and Janet Alexander, the Clerk-Treasurer that needs to be ratified before it is submitted.

Richard Wertz made a motion to ratify the report. Rob Henderson seconded the motion. The motion carried.

Public Comment and Announcements:

Mr. Wertz questioned the status on the Farmers' Market arch. Marty Williams, Discover Downtown Franklin, stated the footers had been poured and it was scheduled to be constructed at the market either this week or next.

Special RDC Meeting: Monday, July 28th at 8:00 a.m.

August 12th: RDC joint meeting with the City Council and Board of Works.

There being no further business, the meeting was adjourned. Respectfully submitted this 19th day of August, 2014.

Bob Heuchan, President

BJ Deppe, Secretary