



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## MINUTES

### REDEVELOPMENT COMMISSION

\*\*\*\* SPECIAL MEETING \*\*\*\*

July 28, 2014

#### **Members Present:**

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

#### **Members Absent:**

BJ Deppe	Secretary
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#### **Others Present:**

Rob 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 2014-14: Franklin East Bypass:**

Rob Schafstall stated there was a problem with the initial legal advertisement. He stated another public hearing needed to be held.

Richard Wertz made a motion to read the resolution by title only. Rob Henderson seconded the motion. The motion carried. A public hearing was held. Ms. Linke stated the resolution is for the design work for all of the intersections.

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

##### **Resolution 2014-17: Bartram Parkway:**

Travis Underhill, City Engineer, stated the resolution is for the repair for the first quarter mile of Bartram Parkway. The total of \$162,000 reflects the amount of the lowest bidder, Milestone Contracting. He stated the new road will be much more durable. The same process will be used as was done on the first quarter mile of Hurricane Road. The road will be three times more durable than it is now. Milestone's contract has been approved by the Board of Works, subject to funding from the RDC.

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.

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

**Hetsco, Inc. Economic Development Agreement:**

Mr. Schafstall stated the request is \$405,000. \$155,000 toward real estate improvements and \$250,000 for personal property. He recommended giving them 24 months to complete the project including their capital investment. The company's projected employees are 40 employees over 4 years at roughly 10 employees per year. Mr. Schafstall recommended removing the employee commitment from the RDC agreement. The number would still be tracked by the EDC during tax abatement compliance, and then the RDC could consider the project complete in two years.

Mr. Schafstall stated the Board of Works will be covering the permit fees.

Mr. Schafstall stated that the advertisement for the amount was listed wrong at \$400,500. It will be \$4,500 short. There will be a resolution at next meeting for that amount for the \$4,500 appropriation.

Eric Prime, Van Valer Law Firm representing Hetsco, stated \$155,000 is for real property and \$250,000 for personal property.

Richard Wertz made a motion to approve the resolution and remove the employee commitments as a condition for completion and to allow Rob Schafstall and Eric Prime to redefine Section C. Jay Goad seconded the motion. The motion carried.

Mr. Henderson stated he'd like to see a reference to hourly wages and jobs.

**Resolution 2014-18: Hetsco, Inc.:**

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.

Steve Barnett questioned if it was going to be a Trussway situation. Mr. Schafstall stated that the jobs are tied to the agreement. They are committing to 40 jobs over 4 years. Krista Linke stated it is on the tax abatement.

Rob Henderson made a motion to approve the resolution as presented. Richard Wertz seconded the motion. The motion carried.

**Other Business:**

**Report to Common Council-Due August 1, 2014:**

Mr. Schafstall stated the 2013 Annual Report will be submitted to the Common Council with updated numbers from the Auditor's Office. It is due August 1, 2014.

Jay Goad made a motion to authorize Bob Heuchan to sign the document. Richard Wertz seconded the motion. The motion carried.

Mr. Wertz requested a cost analysis on the shell building from the beginning of the project to the end.

Richard Wertz made a motion to release the Hetsco, Inc. mortgage at closing. Rob Henderson seconded the motion. The motion carried.

**Public Comment and Announcements:**

August 12<sup>th</sup>, there will be a RDC joint meeting with the City Council and Board of Works.

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

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Bob Heuchan, President

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BJ Deppe, Secretary