



CITY OF FRANKLIN

Community Development Department

MINUTES

REDEVELOPMENT COMMISSION

December 16, 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
----------	-----------

Others Present:

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:

Richard Wertz made a motion to approve the November 18th, 2014 minutes. Jay Goad seconded the motion. The motion carried.

Old Business:

Old Post Brew Pub Updates-Phil Warrenburg:

Phil Warrenburg, managing member of Old Post Holdings, stated they did not get everything finished outside due to the weather but did get most of it completed. They will be working on completing the windows and doors as the weather allows. The mason is about 65% complete with his work. They are trying to figure out how to remove the carpet glue from the wooden floors. He stated the American Brewer's Guild is taking the lead on the equipment and design. Mr. Henderson questioned if his funding is tracking the way he had hoped. Mr. Warrenburg stated that it is. They are waiting until January 1st to do some of the paperwork.

Elk's Lodge #1818 Update:

Bob Swinehamer, Elk's Lodge, stated the outside is almost complete. They are waiting for the windows to be finished. He stated with the interior, the elevator shaft is complete, the new stairway is complete, the sprinkler system has been installed, and the \$200,000 that was received from the RDC has been expended. The heating and air conditioning have been installed. The floors will be saw cut and epoxied. The interior walls will be started after that, probably after the first of the year. It will take a little more than \$200,000 to finish the building. They also have an anonymous donor that will donate \$250,000 into an endowment to keep the building running.

Mr. Swinehamer stated that they have a new buyer for their old building and the offer has been accepted. He expects it to be finalized in the next 30 days. They will then have the extra money they need to complete their new building. The Elks are hoping to be in the new building by summer of 2015.

New Business:

Resolution 2014-25: N. Main Street Phase 1 (\$15,500):

Travis Underhill, City Engineer, stated they ended up slightly over budget at an amount of \$15,500. He stated some unit quantities were increased and some decreased. Mr. Underhill stated there was a conflict with the contractor and he would still like to hold the payment and encumber it and pay it next year until the conflict is completely resolved.

Jay Goad may 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.

Oren Wright Parking Lot Expansion Discussion:

Mr. Underhill stated they have received a lot of questions regarding the construction that will be on Jefferson Street and how to alleviate traffic and parking issues. He stated the BOW approved a contract to extend the 2015 paving program. He stated adding parking to the Oren Wright lot would alleviate some of the parking issues. He would like to discuss adding parking to the lot. Mr. Wertz questioned if Discover Downtown Franklin had been talked to. Mr. Underhill stated he had not talked to them but he would assume that DDF still wants to use it for the Farmers Market. Mr. Underhill stated he would include everything in the bid to make it similar to the parking lot on Water Street but it may be that only part of the parking is necessary. Mr. Goad questioned if it's a long term plan. Mr. Underhill stated it is a short term parking solution during construction but it could be turned into long term parking. Mr. Underhill stated they would look a preliminary design and get cost estimates. He stated if it were temporary they would not put in all the extras but he would still like to design it with all the extras.

Mayor Joe McGuinness stated they have been talking to the County Commissioners about the parking lot at the old Key Bank (now the East Annex). The county has no plans to remove the drive-thru. He stated if the drive-thru area were taken down they would gain about 21-23 public parking spots. There will be 6 dedicated spaces for 30-60 minutes parking. The parking spaces will cost \$4,000-\$6,000 per space. Mr. Underhill stated the total cost would be around \$100,000 for everything including demo, patching the building, parking lot striping and resealing. The County will not help with the cost but they will take care of the property. The drive-thru removal cost would be \$20k-25k. Mayor McGuinness stated he has talked to County Commissioner Baird about it and the County would consider helping more financially if the City would deed the Oren Wright lot back to the County. Mayor McGuinness stated he was not interested in deeding it back to the County. Mr. Goad questioned if we are paying for 35 parking spots but they get 17 and we get 17. Mayor McGuinness stated that was correct. The County would park there 8am-4:30 pm during the week. Mr. Wertz questioned who would patrol the parking. Mayor McGuinness stated that the police are understaffed right now and can't do that right now. Mr. Henderson stated he is open to moving forward but would like to see if they can get some funding from the County. Mr. Goad stated he is not in favor of spending RDC money on this.

Other Business:

November 2014 Financial Report: Ms. Linke stated she updated the report. She has added the sale of the Shell building to the Capital fund.

List of Planned Encumbrances into 2015:

Ms. Linke stated some of the balances will carry over on unfinished projects into 2015 and maybe into 2016. Mr. Huechan stated they haven't been spending as much as they could and are accumulating a cash balance. Ms. Linke stated when they advertise resolutions, they are advertised high so they don't have to be re-advertised if the amounts coming in a little higher than anticipated. There is \$666,128.57 that is not going to be encumbered into 2015 and can be added to the balance at the beginning of the new year. \$2,813,418.89 is being encumbered for projects that are intended to be worked on in 2015. The starting cash balance for 2015 is \$2.5 million.

Cash Flow Analysis #12:

Ms. Linke stated she added notes to the changes that had been made. The projected balance at the end of the year is \$5.1 million. The water main will be on the January agenda.

Public Comment:

Tara Payne, Discover Downtown Franklin, thanked the Board for their support of the Holiday Lighting.

Ms. Linke stated she has a letter of support that she would like Mr. Heuchan to sign for a Brownfield grant. One of the potential properties would be the site of the former Franklin Engineering location, now owned by the RDC. An environmental study will need to be done as the last one was done 10 years ago.

Jay Goad made a motion to allow Bob Heuchan to sign the letter. Rob Henderson seconded the motion. The motion carried.

Rob Shilts, Franklin Heritage, Inc., thanked the Board for their support as the Artcraft was setting new attendance records for December.

There being no further business, the meeting was adjourned. Respectfully submitted this 20th day of January, 2015.

Bob Heuchan, President

BJ Deppe, Secretary