

## AGENDA RESERVATION REQUEST

### CITY OF FRANKLIN BOARD OF PUBLIC WORKS AND SAFETY

Please type or print

<b>Date Submitted:</b>	January 31, 2012	<b>Meeting Date:</b>	February 6, 2012
<b>Contact Information:</b>			
<b>Requested by:</b>	Anthony Biasi and Jerry Yarnell		
<b>On Behalf of Organization or Individual:</b>	Scenic Construction Services, Inc. and Yarnell Electric, Inc.		
<b>Telephone:</b>	(317) 224-7949		
<b>Email address:</b>	tony@scenicconstruction.net		
<b>Mailing Address:</b>	P.O. Box 40, Franklin, IN 46131		
<b>Describe Request:</b>			
Request approval of proposal to lease former Street Department facility			
<b>List Supporting Documentation Provided:</b>			
Letter of proposal to lease former Street Department facility			
<b>Who will present the request?</b>			
<b>Name:</b>	Anthony Biasi and/or Jerry Yarnell	<b>Telephone:</b>	(317) 224-7949

*The Franklin Board of Works meets on the 1st and 3rd Monday of each month at 5:15 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday prior to the Board of Works meeting.*

City of Franklin  
Board of Public Works  
70 E. Monroe Street  
Franklin, IN 46131

January 23, 2012

Re: Proposal to Lease Former Street Department Facility  
847 Hamilton Ave, Franklin, IN

Yarnell Electric, Inc. and Scenic Construction Services, Inc; two Franklin based service contractors hereby offer the following proposal for the lease of the southern half of the former City of Franklin Street Department facility. The proposed lease specifically pertains to the shop, storage buildings, and grounds within the fence enclosed portion of the property. The green storage building and grounds north of the fenced area are not included in the proposed lease and will remain available to the City of Franklin to be used at their discretion. The access drive from Hamilton Ave will be shared by the City, property owners to the east and west, and proposed tenant to the south.

The intended use of the leased portion of the property will be for shop maintenance activities, and for the storage of materials and equipment. Therefore, our activities will to a lesser extent mirror those previously exercised by the Street Department. No manufacturing, production, or storage of hazardous materials will be undertaken.

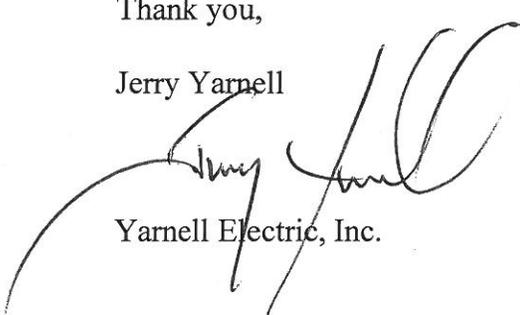
We offer a minimum two year lease at \$ 10,000.00 per year and will be responsible for all utility bills during the term of the lease. Yarnell Electric, Inc. and Scenic Construction Services, Inc. will jointly and individually assume responsibility for the entire lease amount. With written notice to the Board of Works, a sublease to another entity will be allowed so long as there is no reasonable objection by the City of Franklin. A single or joint tenant arrangement will be the only arrangements allowed so as to limit the use of the leased portion of the property to only two tenants. No alternate use of the property will be allowed without written permission from the Board of Works and/or Zoning Committee. Finally, access to the leased portion of the site for purposes of inspection or remedial activities will remain available to the City with proper notice.

The terms outlined above are offered as a general guideline. Specific lease terms can be defined upon acceptance of this initial proposal.

We appreciate your consideration of our proposal.

Thank you,

Jerry Yarnell

  
Yarnell Electric, Inc.

Anthony Biasi

  
Scenic Construction Services, Inc.