



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

September 19, 2013

Members Present:

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

Members Absent:

BJ Deppe	Secretary
----------	-----------

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.

Approval of Minutes:

Rob Henderson made a motion to approve the August 15, 2013 minutes as presented. Jay Goad seconded the motion. The motion carried.

Old Business:

Alley Update:

Travis Underhill, City Engineer, stated the alley contract has been awarded through the Board of Works. The contractor is Monroe, LLC. The contract amount is \$113,549.00. The contract was bid with 2 different alternates, brick pavers are included in the higher amount and the alternate is for decorative concrete. The contract amount includes the decorative concrete. The concrete will either be decorative like the concrete on East and West Court Street or broom swept. He stated the contractor will meet with him tomorrow for a pre-construction meeting. The amount will be appropriated after final totals are in. The project will be completed this year.

Mr. Schafstall asked for permission to advertise for an appropriation for \$135,000.00. The Board agreed.

New Business:

John Grimmer:

John Grimmer is on a family vacation. Gene Perkins, representing Mr. Grimmer, stated they are looking at creating Hillview Properties which would have 149 lots, 38 of which would be cottage homes. 23 lots

would back up to the golf course and 43 lots would be on water. There will be 24 acres of green space. One entrance will be on Eastview Drive and another on Upper Shelbyville Road. He stated the cost would be over \$6 million. He stated they are not asking for money at this time.

Trent Newport, CrossRoad Engineers, stated there would be a park along Eastview and Upper Shelbyville Road where the City has already put in a walking trail. They would have direct access to the golf course and the property could be a planned unit development (PUD).

Resolution 2013-17: N. Main Street Phase 2 Right-of-Way Services:

Mr. Newport stated they had a resolution for the design, but were waiting on the Right-of-Way for the final expenses. This resolution will pay the landowners. He stated they have a contract with the City but the money hasn't been appropriated. There was \$400,000 appropriated earlier out of \$1.5 million for design fees. This does not include the 20% match. Mr. Newport stated they would be asking for the 20% at the end of this year or beginning of 2014.

Jay Goad made a motion to read Resolution 2013-17. Richard Wertz seconded the motion. The motion carried. A public hearing was held.

Rob Henderson Made a motion to approve Resolution 2013-17 for Right-of-Way services. Jay Goad seconded the motion. The motion carried.

Resolution 2013-18: N. Main Street Phase 2 Right-of-Way Acquisition:

Mr. Newport stated that the amount does include the former Village Pantry property. There are 17 property owners included but most are for temporary land use only.

Jay Goad made a motion to read Resolution 2013-18. Rob Henderson seconded the motion. The motion carried. A public hearing was held.

Rob Henderson Made a motion to approve Resolution 2013-18 for Right-of-Way Acquisitions. Jay Goad seconded the motion. The motion carried.

Mr. Henderson requested the recording or minutes from the public meeting that was held on August 21st. Mr. Newport stated he would get that for him.

Professional Services Agreement for Staff:

Rob Schafstall stated there is no agreement to approve yet. He stated this is a gray area as there could be a City wide redevelopment tax implemented to pay staff, but it would take away from the overall levy. The issue is that Krista and Rhoni are City Employees and are providing services to the RDC as the RDC doesn't have its own Staff. The work would be restricted to specific development projects. Ms. Linke stated that other cities keep timesheets tracking time spent on TIF projects specifically. Mr. Heuchan stated the issue they have is they are a volunteer Board and the prior Board put in a lot of volunteer time. They have asked the City to take care of lot of those issues now. He stated that one option is passing the redevelopment tax, but that would have to be passed through the City Council. He stated he'd like to look at what other cities are doing and see if they can find an answer. Mr. Wertz stated he would like to know what the state statute specifically says so they can stay in compliance within the law.

Economic Development Agreement: Production Handling:

Mr. Schafstall stated that Jim Edwards has an outstanding agreement with Production Handling. He stated the funds received were to cover costs to move the business back to Franklin from Madison, IN.

He stated the amount was \$110,000 for a three year loan. It is due in March 2014. They are at \$5.5 million in sales this year and are doing well this year. He stated they have 16 full time employees and plan to add 2-3 more people. Their annual payroll is about \$1.2 million. They subcontract to a lot of local businesses in and around Franklin. Mr. Schafstall requested that they attend another meeting in the spring of 2014.

55 W. Madison Street Update:

Ms. Linke stated the CKW quote was \$2,850 for a full survey. She stated they have received 3 quotes for a full inspection.

Jay Goad made a motion to approve the ALTA survey with CKW for \$2,850.00. Richard Wertz seconded the motion. The motion carried.

Ms. Linke stated the full inspections costs for CDH start at \$900.00. Center Grove Real Estate Inspection cost is \$500.00. Danny Maynard's cost is \$1,600 for a full building inspection.

Jay Goad made a motion to approve the \$1,600.00 inspection on the Old City Hall with Danny Maynard. Richard Wertz seconded the motion. The motion carried.

Phil Warrenburg gave an update on the brew pub his is looking at putting at the location. He has updated his design of the property and added parking. He stated they would not expand the building at all. They have added a possible public restroom and removed the beer garden. He has met with Larry White of the SBA and is meeting with a brew master.

Gateway Project-Phase 1: Additional Payees (Sternberg and Yarnell Electric):

Ms. Linke stated the funds were appropriated in 2012. The funds were encumbered in 2013 but the vendors were not included so an additional resolution is needed to name them as additional payees.

The Board gave Ms. Linke permission to advertise the resolution.

2014 Discover Downtown Franklin Expenses:

Ms. Linke stated they have received a request from DDF to discuss some of the expenses needed. They are not requesting funds today but to give the Board something to consider.

Marty Williams, President of Discover Downtown Franklin (DDF), stated they have been in existence for 10 years and are part of the Main Street Organization which is part of the National Trust. Mr. Williams outlined their many programs, committees and events they have been a part of. He stated they are without a director right now and could use help with expense funding so they can hire a new director.

Linda Norton, Board Member, stated they just had their 9th Strawberries on the Square event. They served over 1,500 people. Expenses for the event are \$5,725.00. The income was \$5,888.54.

Joe Kelly, Board Member, stated that DDF holds a KCBS sanctioned BBQ event each year. He stated they are looking at a larger budget, there are currently 25-30 teams that attend. If there is a larger purse (prize money), it could bring Franklin to a national level by attracting teams from all over the U.S. He stated that last year's profit was \$8,923.83. Ms. Linke stated that the numbers presented in the handout are projected numbers for 2014.

Brenna Cundiff, Board Member, stated the Beer & Bluegrass festival is a put on in collaboration with the Johnson County Museum. She stated they sold over 700 tickets before they sold out during the event. They made \$12,600 that will be split between the museum and DDF. Expenses were \$10,690.00.

Carolyn Williams, Board Member, stated the Farmers' Market is going very well. They have over 30 vendors each week. They usually have between 600-800 people attending the market each Saturday. She stated the DDF booth passes out flyers, sells tickets for local events and answers general questions about downtown. She stated the profit for this year is \$1,548.23. She stated a Winter Market has been put together the past two years that had thousands of visitors.

Mr. Heuchan stated that the dilemma they face is how the RDC can support DDF legally. He would like to figure out a way to help them. Mr. Williams stated they would like help financially through funding or sponsorship. He stated they don't know from year to year what they will have to work with. Mr. Heuchan stated they will see what they can do.

Other Business:

August Financial Report:

Ms. Linke discussed the August Financial Report.

Property Use Request:

Ms. Linke stated that Tracy Kaiser from Electric Impulse wants to have a Family day on November 9th, 2013 at 10:00 am in the parking lot where the Farmers' Market is located. They will need to have an insurance certificate.

Richard Wertz made a motion to approve the use of the parking lot with the requirement that they obtain the proper insurance. Jay Goad seconded the motion. The motion carried.

FDC Update:

Steve Woods, FDC, stated they have had two meetings so far. They have about \$150-200K that is not committed. They have a request for the flood buyout properties that they will need to address. He asked how the RDC would like them to approach new requests for funding in the future.

Mr. Heuchan stated he sees more of a collaborative effort between the groups in the future in regards to funding. His expectation is that the FDC Board be active and help with the rehab of the downtown housing and improve the downtown area. Mr. Wertz stated the whole community needs attention and hopes they can help.

Shell Building Update:

Cheryl Morphew, JCDC, stated the landscaping needs to be completed and the facility itself is pretty much completed. Mr. Wertz stated he felt that next year the RDC should enter into an agreement with a professional realtor or marketing person to help sell the building.

56-58 E. Jefferson Street Update:

i. Former Oren Wright and Franklin Engineering Lots Update:

Ms. Linke stated there was a request to do something with the two lots after the construction is finished. She has requested a quote from CrossRoad Engineers to find out what it would take to redesign the whole property into one. The RDC has also asked for a quote on sidewalks and lighting from City Hall to the college on East Monroe Street and on Water Street to Martin Place.

ii. **FCSC Safety and Security Upgrades Invoice:**

David Clendening, Superintendent of Franklin Schools, stated the buildings have been retrofitted and have installed the new security systems. He thanked the RDC for their gift to the schools.

Jay Goad made a motion to pay resolution 2013-08 for the payment of invoices from Franklin Community School Corporation. Richard Wertz seconded the motion. The motion carried.

Public Comment and Announcements:

None.

There being no further business, the meeting was adjourned. Respectfully submitted this 17th day of October, 2013.

Bob Heuchan, President

BJ Deppe, Secretary