

CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION
September 20, 2016

Members Present:

Richard Wertz	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Keith Fox	Member
Danny Vaught	School Board Representative

Others Present:

Krista Linke	Director of Community Development
Julie Spate	Recording Secretary
Rob Schafstall	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 7:59 a.m.

A motion was made to approve the August 16th minutes by BJ Deppe and seconded by Keith Fox. Motion carried.

Old Business:

New Business:

Krista Linke presented a request from Fred Paris in partnership with Dixie's Voice Bulldog Rescue for an October 22nd event from 5-10 p.m. to use the new part of the Jefferson Street parking lot. The plans include a band, beer garden and food tents with the proceeds going to Dixie's Boys Bulldog Rescue. Board of Works approved the noise variance last night for the outdoor band. There are still insurance documents needing to be secured. Mr. Paris presented details for the bulldog rescue event. Mr. Wertz asked if construction would present any issue. Mr. Paris didn't think it would affect them negatively. Ms. Linke stated her plan to meet with Mr. Paris to work out additional requirements for this event. Mr. Fox made a motion to approve the request based on contingencies being adequately cared for. Paul Buening seconded. Motion passed.

HWC Engineering: Supplemental Contract Amendment Number 2

Travis Underhill presented regarding the King Street and Paris bypass improvements. Working through right of way acquisitions and negotiations with one supportive property owner was very much in flux. Because of both temporary and permanent right of way, there were some additional legal and professional surveyor fees associated, the total amount being \$6,330. Projected roundabout open date is for the end of the month. Rob Schafstall advised approving resolution 2016-30B Supplemental

Contract Amendment Number 2 with HWC Engineering first. Mr. Fox made a motion to read by title only. Mr. Deppe seconded. A public hearing was held. Mr. Deppe asked if the costs were all engineering and surveying and not acquisition. Mr. Underhill confirmed it is just professional services. Motion to approve was made by Mr. Fox with a second by Mr. Buening. Motion passed.

Mr. Fox made a motion to approve the Supplemental Contract Amendment Number 2 with a second by Mr. Buening. Motion passed.

Resolution 2016-31: South Main Street Reconstruction Project

Mr. Underhill reminded that South Main Street is the final remaining leg in the gateways and greenways planning study commissioned by RDC several years ago. It is the project that successfully received federal funding assistance and last year's MPO call. \$1.432 million has been received. The scope of the project is from the South Main Street Bridge to US 31. There is a little difference in the break point from the bridge to Champ Ulysses. The design and construction will be very similar to North Main Street and Jefferson Street. From Champ Ulysses to 31 the project changes some. It's in a floodplain and not developed. The road will be redone but no sidewalks. There will be a 10-foot trail on one side and a modest gateway element proposed and constructed at 31 similar to the eight-foot towers at the North Main roundabout along with a ground mounted sign, landscaping and lighting the entire way. This resolution deals with a contract from CrossRoad Engineers that the Board of Works has agreed to subject to funding from RDC in the amount of \$402,000 including pre-construction activities, professional engineering, design, layout and environmental studies up to right of way acquisition. There will be a supplement at some point and some substantial right of way costs. For total construction cost, this equates to approximately a 50-50 match. The road reconstruction funded in-house will be between \$1 and \$1.4 million. The remainder will receive the 80-20 match for pedestrian enhancements. Mr. Deppe and Mr. Underhill interacted on the specific breakdown of costs. Mr. Schafstall recommended automatically encumbering into next year so amending the resolution in paragraph two, sentence one, specifically naming Crossroad Engineers. Ms. Linke asked if there will be an additional request for construction costs as well when the project is bid. Mr. Underhill responded affirmatively but stated their effort will be to be in advance of the bid by several months. The earliest it would likely be an appropriation would be 2019.

A motion to amend the resolution was made by Mr. Deppe. A second by Mr. Fox. Passed. A public hearing was held. Mr. Fox made a motion to approve the resolution and Mr. Buening seconded. Passed.

Mr. Underhill added the city received \$1 million in road funding for projects separate from the RDC's pervue so is looking for opportunities. Mr. Wertz expressed congratulations.

Shell Building Update

Ms. Linke reported that a meeting was held. The consensus was to work with the property owner to the south to see of their willingness to share that drive. Preliminary site designs are still pending. Chris King of Runnebohm Construction brought no update. They have surveyed the property and are working on plans. Mr. Deppe asked if the amount of acreage has been settled on and Mr. King said no but close to the 14-15 acre range previously discussed. It will be decided on the drive location is determined. Ms. Linke asked when they'd be ready and Mr. King didn't know but thought in a couple of weeks.

55 W. Madison Street – Appraisals

Ms. Linke reported hiring two appraisal services, both of which have been received. The RDC can now decide about the retainer of ownership or the disposition of offering. Ms. Linke suggested putting out Requests for Offers again for this property. Mr. Wertz added the assessed value of the property came in at \$190,000 and the city's improvement expenditures at approximately \$260,000. Mr. Wertz is in support of the RFP process. Mr. Deppe clarified that if the RFP process did not result in acceptable bids based on the appraisal, RDC is free to dispose of the property as it sees fit. Mr. Fox asked if there is a time frame in which the RFP's are to be received and then a committee formed to review. Ms. Linke confirmed all to be accomplished within a 30-60 day process. Consensus was to have Ms. Linke move ahead with the process and formal resolution to be brought to the next meeting.

Other Business

Rescind Resolution 2015-24B: Reserved for Downtown Redevelopment Projects – Replaced by Resolutions 2016-10B; Resolution 2016-12B; Resolution 2016-15B; and Resolution 2016-21B

Ms. Linke presented the blanket resolution approved for downtown redevelopment projects in the amount of \$2 million. Because the four chosen projects for this money were established by individual resolutions for each, the first blanket resolution needs to be rescinded. Mr. Fox made a motion to approve and Mr. Buening seconded. Ms. Linke identified the dollar amounts approved in each of the four resolutions.

August 2016 Financial Report

Ms. Linke highlighted activity reflected in August and a year-end cash balance of \$7.5 million. Mr. Wertz added that the fire truck has been ordered and \$400,000 will assist with the purchase.

August 2016 TIF Bond Financial Report

Ms. Linke reported an update on all approved TIF projects.

Cash Flow Analysis Worksheet #33:

Ms. Linke reported the addition of South Main Street.

Public Comment and Announcements

Mr. Paris asked why the Old Post Office appraisals aren't being released and if a public request would get them released. Mr. Schafstall explained a statute that requires confidentiality. Ms. Linke explained that the average of the two appraisals is the offering price that will be publicized.

Marty from Discover Downtown thanked RDC for the use of the parking lot for the Farmers Market.

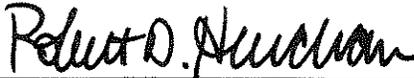
Rob Shilts from the Artcraft thanked the RDC for the use of the old post office building for the home tour. It was the largest tour to date. 853 people attended the home tour. He also brought an update of the HVAC project, anticipating by the end of this month the last of the project to be done.

Ms. Linke reminded of the internal controls webinar that has to be watched, forms signed and returned to Ms. Linke.

Tara Payne highlighted the bicentennial celebration this weekend.

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of October, 2016.



Bob Heuchan, President



BJ Deppe, Secretary