REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, April 16, 2009 at 8:00 a.m.

Place of Meeting: Common Council Chambers
Franklin City Hall
55 West Madison Street
Franklin IN 46131

1) **Call to Order**: The meeting was called to order at approximately 8:00 a.m.

2) **Persons in Attendance**:
a) **Members of the Redevelopment Commission**:
i) Larry Koenes, President
ii) B.J. Deppe
iii) Ted Grossnickle;
iv) Bob Heuchan;
v) Trent McWilliams;
Member Darren Thompson was absent.

c) **Also in attendance**:
vi) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
vii) Mayor Fred Paris;
viii) Krista Linke, Planning Director;
ix) Todd Wilkerson, Engineer

3) **Old business**:

a) Robert H. Schafstall presented proposed minutes from the March 26, 2009 meeting. Mr. Deppe, seconded by Mr. Grossnickle, to approve the minutes as presented. The minutes were approved.

b) Legal Counsel, Robert H. Schafstall, introduced Resolution 09-03 – Additional Appropriation for Ivy Tech in the amount of $175,000. This is a public hearing and Mr. Schafstall asked if there were any comments from the public. No one requested to speak. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve Resolution 09-03. The motion carried.

c) Legal Counsel, Robert H. Schafstall, Resolution 09-04 – Additional Appropriation for Corporate Capital Development LLC (a.k.a. Cooper Tire) in the amount of $285,000. The total incentive for Cooper Tire equals $275,000 and the additional monies are to pay for professional services estimated from the City's Bond Counsel and Financial Advisor. This is a public hearing and Mr. Schafstall asked if there were any comments from the public. No one requested to speak. Mr. Heuchan seconded by Mr. Deppe, made a motion to approve Resolution 09-04. The motion carried.

d) Legal Counsel, Robert H. Schafstall, Resolution 09-05 – Additional Appropriation for Revolving Loan Fund in the amount of $1,200,050. This is a public hearing and Mr. Schafstall asked if there were any comments from the public. No one requested to speak. Mr. Deppe, seconded by Mr. Grossnickle, made a motion to approve Resolution 09-05. The motion carried.

e) Legal Counsel, Robert H. Schafstall, introduced Resolution 09-06 – Additional Appropriation for Franklin Heritage in the amount of $150,000. Mr. Schafstall explained that Franklin Heritage, Inc. is considered a Neighborhood Development Corporation and the Redevelopment Commission is authorized to provide grants to Neighborhood Development Corporation. This appropriation will be distributed to Franklin Heritage, Inc. in the form of a grant for the repair of the front façade of the Artcraft Theater. This is a public hearing and Mr. Schafstall asked if there were any comments from the public. No one requested to speak. Mr. Heuchan seconded by Mr. McWilliams, made a motion to approve Resolution 09-06. The motion carried. Mr. Grossnickle abstained.

f) Legal Counsel, Robert H. Schafstall, introduced a representative from Remenschneider Associates, Inc. to provide the Commission with an update of the Gateway, Greenway Trails, and Redevelopment Project. President Koenes approved the most recent invoice from Remenschneider. President Koenes, Legal Counsel Schafstall, and Mayor Paris excused themselves from the meeting. Member Grossnickle resumed the meeting. Representative from Remenschneider provided the Commission with an update and it was explained that the first phase of implementation will include the four-block radius in the downtown area. Mr. Remenschneider appeared before the Commission to explain the next state of the process, which includes a Market Analysis. He proposed that Remenschneider and Associates prepare the scope of work and solicitation of proposals for the Market Analysis for a fee not to exceed $3,500. Discussion held. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve Remenschneider and Associates to prepare the scope of work and to prepare the Request for Proposal (RFP) for the Market Analysis for an amount not to exceed $3,500. The motion was amended to include that the RDC will own the RFP after completion. The motion carried as amended. Mr. Grossnickle requested that the Planning Department and Remenschneider prepare a "road map" document that outlines the timeline for future steps of this project and present at the next meeting.

4) **New business**:

a) City Engineering Department representative Todd Wilkinson presented information regarding the Bertram Parkway, which is the extension at Tech Park that will run East to West from Bertram Parkway to County Road 525. Planning Director Krista Linke explained that the City has also received a grant in the amount of $110,000 for the work at this site. Mr. Wilkinson explained that KOE Engineering (KOE) has experience at the Tech Park. Mr. Wilkinson requested that the RDC select KOE as the Engineering firm and authorize Legal Counsel to review the contract with KOE and authorize the RDC President to sign upon approval from Legal Counsel.

Mr. Deppe, seconded by Mr. McWilliams, made a motion to authorize Legal Counsel to review contracts and authorize Mr. Koenes to sign.

b) Planning Director Krista Linke introduced Tim Pryor as the City of Franklin's new Staff Planner.

5) **Adjournment**: the meeting was adjourned by unanimous consent at approximately 9:05 a.m. The next meeting is scheduled for Thursday, May 21, 2009 at 8:00 a.m.

Approved this 21 day of May, 2009.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By: Larry R Koenes
President

By: [illegible]
Member