

REDEVELOPMENT COMMISSION
City of Franklin, Indiana

MINUTES OF MEETING

Date and Time: Thursday, August 2, 2007 at 8:00 a.m.

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

Minutes of Meeting

- 1) **Call to Order:** The meeting was called to order at approximately 8:00 a.m.
- 2) **Persons in Attendance:**
 - a) **Members of the Commission:**
 - i) Larry Koenes, President
 - ii) Brian J. Deppe;
 - iii) Ted Grossnickle;
 - iv) Trent McWilliams
 - v) The following member was absent: Bob Heuchan
 - b) **Also in attendance:**
 - i) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
 - ii) Mayor Brenda Jones-Matthews;
 - iii) Clerk-Treasurer Janet Alexander;
 - iv) Joe Csikos, Planning Director;
 - v) Krista Linke, Staff Planner;
 - vi) Cheryl Morphew, Johnson County Development Corporation;
 - vii) Rob Shilts, Franklin Heritage and Art Craft Theatre
 - viii) Dave Donnell, Ivy Tech Community College
 - ix) Randy Proffitt, Ivy Tech Community College
 - x) Mike Kensill, Leading Edge Commercial Real Estate Services
- 3) **New Business:**
 - a) Robert H. Schafstall introduced representatives from Ivy Tech Community College and advised the Members that Ivy Tech wants to relocate in order to meet the needs of their growing population. The representatives explained that Ivy Tech is increasing their presence in Johnson County and has become an affordable option for students. Dave Donnell, Facilities Director, provided the Commission with an overview of the need for more space, including additional parking. The proposed location for the relocation is along McClain Drive. Discussion held. Mr. Donnell explained that the current plan includes four (4) phases, in which the first phase is estimated at \$550,000, in which the current lease with the hospital expires fall 2008.

Robert H. Schafstall recommended that the Commission allow him to continue conversations with Ivy Tech in order to identify options for collaboration between the City of Franklin and Ivy Tech. The Commission provided their consensus.

- b) Rob Shilts, Executive Director Franklin Heritage and Art Craft Theatre, appeared before the Commission to provide the members with an update in regard to Franklin Heritage. Mr. Shilts explained that the Franklin Heritage has been in existence for 10 years and provided members with updated information on their restoration projects. Mr. Shilts specifically discussed the property located at 901 East Jefferson Street. Mr. Shilts expressed his concern with continuing work on properties due the property taxes. Mr. Shilts explained that he is requesting assistance from the RDC in regard to the property taxes during the construction phases of such properties.
 - c) Krista Linke, Staff Planner for the City of Franklin, appeared before the Commission to discuss revitalization efforts with the City and possible ways that the RDC could provide assistance to future businesses. Ms. Linke presented a memo to the members that outlined four recommendations to encourage quality downtown redevelopment: 1. establish a revolving loan fund to provide low interest loans to small businesses; 2. provide small business management assistance; 3. establish a building rehabilitation matching grant program, and 4. purchase a commercial property to rehabilitate and lease tenant spaces. Mayor Jones-Matthews discussed her support of these options. The Commission requested that Mr. Schafstall determine how the interest from the TIF funds can be utilized, in which currently the interest is being placed in the General Fund.
 - d) Cheryl Morphew, Johnson County Development Corporation, appeared before the Commission to encourage the City to identify options/strategies to prepare for the next project, which may include resources for training/professional development. Ms. Morphew explained that a current Indiana manufacturing and distributing company needs to relocate and the final Indiana site is Franklin Tech Park. If the company is unable to relocate to Franklin, it will relocate in another state. The current options include, abatement, preparing the site to be "pad" ready, moving a street, and assistance in purchase of equipment (approximately \$44 million). Mayor Jones-Matthews will be preparing a final letter to the company with incentives that the City of Franklin can provide.
- 4) **Old Business:**
- a) Minutes: Mr. Ted Grossnickle, seconded by Mr. Brian J. Deppe, made a motion to approve the minutes from the meeting held June 7, 2007. The motion carried and the minutes were approved.
 - b) Robert H. Schafstall offered an update on the Hazelett Building, in which they have changed realtors to Jarvis Realty. Mr. Schafstall recommended that the RDC move forward with the request for proposal idea. Mr. Schafstall proposed that he would prepare a Request for Proposal (RFP) to be approved at that next meeting.

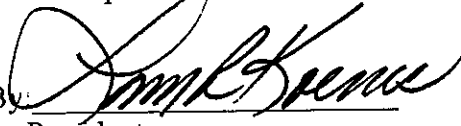
- c) Joe Csikos, Planning Director, provided the members with a memo from City Engineer Mike Buening. Robert H. Schafstall referred to the memo and requested direction from the Commission. The Commission requested that Mr. Schafstall prepare resolutions related to the culvert and paving to be addressed at the next meeting.

4) **Other Business:** None came before the Commission.

5) **Adjournment:** the meeting was adjourned by unanimous consent at approximately 9:30 a.m. The next meeting is scheduled for September 6, 2007 at 8:00 a.m.

Approved this 6 day of September, 2007.

City of Franklin, Indiana
Redevelopment Commission:

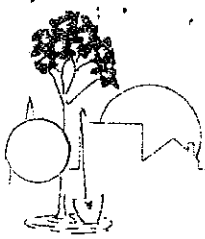
By: 
President

Attest:

By: 
Member

Prepared by:

Robert H. Schafstall
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City of Franklin

Department of Planning & Economic Development

44 North Jackson Street
Franklin, IN 46131
Phone: (317) 736-3631
Fax: (317) 736-4035

Memorandum

To: Redevelopment Commission

From: Michael Buening, City Engineer *MAB*

Date: August 2, 2007

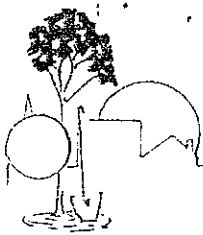
Re: Tech Park Drainage

Part of the tech park original Johnson County Drainage Board approval included a culvert replacement on CR 550 East. This was required to provide adequate capacity at the culvert for the drainage flows from the developed site. Denison Properties received Johnson County approval for plans to replace the culvert and has submitted bid information to staff with the low bid from Duncan Robertson being in the amount of \$84,528.

Denison has requested that the RDC approve the use of TIF funds from the Franklin Eastside district for this project.

If approved, I would recommend that the TIF funds be reimbursed to Denison Properties after completion of the culvert installation.

cc: Mayor Brenda Jones-Matthews



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Memorandum

To: Redevelopment Commission

From: Michael Buening, City Engineer *MB*

Date: August 2, 2007

Re: TIF District 2007 Paving Bid

The 2007 paving bid has been awarded to Milestone Contractors. The following are the bid amounts for Graham Road and Commerce Drive:

Graham Road	\$178,307.20
Commerce Drive	<u>\$159,998.00</u>
TOTAL	\$338,305.20

The bid amounts are based on unit price estimates. In order to cover slight variances staff requests RDC approval for \$190,000 for Graham Road and \$170,000 for Commerce Drive from TIF funds for this work. The Casting Technology and/or the Franklin Park districts should be used to fund the project.

cc: Mayor Jones-Matthews



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Memorandum

To: Redevelopment Commission Members
CC: Joe Csikos, Brenda Jones-Matthews, Rob H. Schafstall
From: Krista Linke
Date: 8/1/2007
Re: Downtown Revitalization

Recommendations to encourage quality downtown redevelopment:

1. Establish a revolving loan fund: Provide low interest loans to small businesses.
2. Provide small business management assistance: Help new businesses get started and existing businesses become more efficient.
3. Establish a building rehabilitation matching grant program: Encourage property owners to invest in their properties with funds that match their investment.
4. Lead by example: Purchase a commercial property and rehabilitate it, lease tenant spaces.

Funding Options:

1. Can the interest be used from the TIFF districts?
2. Is it possible to divert any of the money in the Cumulative Capital Development Fund for use in the downtown?

CITY OF FRANKLIN

TIF ACCOUNT TOTALS - JULY 31, 2007

Property tax revenue is received from the Johnson County Auditor twice annually, on June 30th and December 30th.

<u>TIF District</u>	<u>Property Tax</u>	<u>Account Total</u>	<u>% of Total</u>
Musicland	\$514,927.25	\$ 2,854,011.07	40.69%
Casting Technology	\$ -	\$ 929,082.05	13.25%
Franklin Park	\$ 873,856.93	\$ 727,919.81	10.38%
Franklin Eastside	\$ 275,046.63	\$ 2,510,519.07	35.79%
Miscellaneous Expenses	\$ -	\$ (7,306.70)	0.00%
Totals	\$ 1,663,830.81	\$ 7,014,225.30	100.10%
	<i>* Investment Income</i>	<i>\$ 9,744.84</i>	
	TIF Fund Sub Total	\$ 7,023,970.14	
	TIF Fund # 311 balance as of 7/31/07	\$ 7,023,970.14	
	Difference	\$ (0.00)	

** Interest income from investments between Jan 2003 and July 2004 were attributed to the TIF Fund. Prior to and since that time period, interest has gone to the General Fund.*

Tax Distribution Received June 29, 2007

Property Tax	\$ 1,663,830.81
Tax Increment Levy	\$ -
Excise Tax	\$ -
General Property Total	\$ 1,663,830.81

The Tax Increment Levy and Excise Tax settlement amounts are distributed and credited to the 4 separate TIF District accounts according to the percentage each separate TIF District contributes to the whole.

RESOLUTION NUMBER 2007-03

**APPROPRIATION RESOLUTION OF THE CITY OF FRANKLIN
REDEVELOPMENT COMMISSION**

WHEREAS, the City of Franklin Redevelopment Commission (the "Commission") has incurred certain professional fees and costs (the "Expenses") related to the Casting Technology T.I.F.; and

WHEREAS, the Commission has found that there are insufficient funds available or provided for in the existing budget and tax levy which may be applied to the Expenses and that an extraordinary emergency exists for the making of the additional appropriation hereafter set out; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication and posting as required by law, and the hearing on said appropriation has been held, at which all taxpayers had an opportunity to appear and express their views as to such appropriation.

Be it resolved by the Redevelopment Commission of City of Franklin, Indiana that for the expenses of the Commission, not to exceed \$360,000.00 for Casting Technology T.I.F. is hereby appropriated for the purposes specified, subject to the laws governing the same:

NOW, THEREFORE, BE IT RESOLVED by the City of Franklin Redevelopment Commission, that this resolution shall be in full force and effect from and after its adoption.

DULY ADOPTED on this 6th day of September, 2007 by the Redevelopment Commission of the City of Franklin, Johnson County, Indiana.



President



Vice President



Secretary



Member



Member

Attest:

Janet P. Alexander,
City Clerk-Treasurer