

**REDEVELOPMENT COMMISSION**  
**City of Franklin, Indiana**

**MINUTES OF MEETING**

Date and Time: Thursday, September 6, 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) Ted Grossnickle;
    - iii) Bob Heuchan
    - iv) Trent McWilliams
    - v) The following member was absent: Brian J. Deppe;
  - 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) Mike Buening, City Engineer
    - v) Joe Csikos, Planning Director;
    - vi) Krista Linke, Staff Planner;
    - vii) Rob Shilts, Franklin Heritage and Art Craft Theatre
    - viii) John Hogan, Chancellor of Ivy Tech Columbus Campus
    - ix) Dave Donnell, Ivy Tech Community College
    - x) Mike Kensill, Leading Edge Commercial Real Estate Services
    - xi) Jeff Reuter
- 3) **Old business:**
  - a) Legal Counsel, Robert H. Schafstall, presented the minutes from the last meeting dated August 2, 2007. Mr. Grossnickle, seconded by Mr. Heuchan, made a motion to approve the minutes as presented. The motion carried and the minutes were approved.
  - b) Legal Counsel, Robert H. Schafstall, presented Resolution 07-03, which appropriates \$360,000 for paving within the Casting Technology TIF. Mr. Heuchan, seconded by Mr. McWilliams made a motion to approve the resolution as presented. The motion carried and Resolution 07-03 was approved and signed.

Mr. Schafstall explained that Mayor Jones-Matthews has requested that the remaining monies within the Casting Technology TIF be released to the Johnson County Auditor. Mayor Jones-Matthews explained that other municipalities have done this in the past, and that the monies would be returned to the Auditor and then redistributed according to the tax distribution schedule. Mr. Schafstall explained that this effort would demonstrate that the City is a good steward of their money and that the City has an obligation to the rest of the community. Mr. Schafstall explained that he is not proposing that the account be closed and that in the future, the taxes captured in this area in the future will replenish this account. Members inquired about the funding needed to continue the Bike path throughout the City and how/if the Casting Technology TIF monies could be used for this purpose. Discussion held. Mr. Heuchan, seconded by Mr. Grossnickle, made a motion to approve the release of \$500,000 of the Casting Technology TIF funds to the Johnson County Auditor. The motion carried.

- c) Legal Counsel, Robert H. Schafstall introduced representatives from Ivy Tech Community College. Mr. Koenes explained that he had talked to school representatives and recommended the Commission to approve the request of the \$275,000 match, with the conditions that Ivy Tech provide appropriate signage, the logistics would be approved through the legal counsel, and Ivy Tech would provide opportunities for City employees to receive continuing education. Mr. Hogan explained that Ivy Tech is currently proposing that Franklin residents would receive 50% tuition reduction starting in fall 2008 for their first class, which is the equivalent to a \$142 scholarship. Mr. Schafstall explained that Ivy Tech still needs the State college approval, in which Ivy Tech will place the commitment from RDC into the proposal for approval. The State has the ultimate approval and if the approval is not received, then the City is not out any money. Mr. Schafstall explained that the City is not allowed to give the money to Ivy Tech, but the City is able to purchase the lease in the amount \$275,000 and then sell it back to Ivy Tech for \$1 at the end of the lease. Mr. Schafstall explained that he has reviewed this process with the City's Bond Counsel, Rick Hall, in which he approves the process. It was explained that the lease is currently for 10 years, with an option to purchase throughout, for example after 5 years or 7 years. Mr. Grossnickle, seconded by Mr. Huechan, made a motion to approve the \$275,000 in matching monies, subject to appropriate language approved by legal counsel, appropriate signage, and tuition reduction for City residents. The motion carried.
- d) Legal Counsel, Robert H. Schafstall introduced Jeff Reuter to present his proposal for the Hazelett Building and the opportunity that this may present for the City. Mr. Schafstall offered that the Commission members could allow him to work out the details with the current owners of the building and Mr. Reuter to determine how and if the City should move forward with this opportunity. Discussion held. Rob Shilts, Executive Director Franklin Heritage, appeared before the Commission members and explained his support of City's involvement in the Hazelett Building.

The Commission members were in agreement that they need to know the current condition of the building and the estimated cost to make the building available for use. Mr. Koenes inquired about the use of interest monies generated from the TIF funds to be used for similar projects. The Commission members' consensus was for legal counsel to proceed in obtaining additional information, such as inspection of building, use of interest monies, willingness of the current building owners to sell the property, etc.

4) **New Business:**

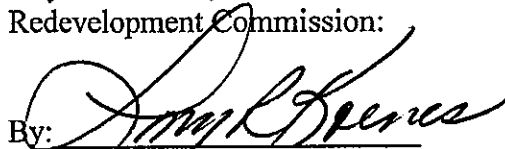
- a) Mike Buening, City Engineer, presented Commission members with a memorandum requesting approval to use Franklin Eastside TIF monies for Denison Properties to replace the culvert on CR 550 East. Staff submitted bid information and received an acceptable bid from Duncan Robertson in the amount of \$84,528. The City Engineer explained that them monies would be paid to Denison Properties after the completion of the culvert installation. Mr. Huechan, seconded by Mr. McWilliams to approve the City Engineer to bring a resolution to the next meeting.

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

- 5) **Adjournment:** the meeting was adjourned by unanimous consent at approximately 9:15 a.m. The next meeting is scheduled for October 4, 2007 at 8:00 a.m.

Approved this 4<sup>th</sup> day of OCT, 2007.

City of Franklin, Indiana  
Redevelopment Commission:

By: 

President

Attest:

By: 

Member

Prepared by:

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