

REDEVELOPMENT COMMISSION
City of Franklin, Indiana

MINUTES OF MEETING

Date and Time: Thursday, January 24, 2008 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) Brian J. Deppe;
 - ii) Ted Grossnickle;
 - iii) Bob Heuchan;
 - iv) Trent McWilliams
 - b) Larry Koenes, President was absent
 - c) **Also in attendance:**
 - i) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
 - ii) Mayor Fred Paris
 - iii) Mike Buening, City Engineer;
 - iv) Janet Alexander, Clerk-Treasurer
 - v) Cheryl Morphew, Johnson County Development Corporation;
 - vi) Rob Shilts, Franklin Heritage
 - vii) Ken Remensnyder, Remensnyder & Associates
- 3) **Old business:**
 - a) Legal Counsel, Robert H. Schafstall, presented the minutes from the last meeting dated December 20, 2007. Mr. McWilliams, seconded by Mr. Grossnickle, made a motion to approve the minutes as presented. The motion carried and the minutes were approved.
 - b) Commission members inquired about the TIF interest money and potential uses of the money. Robert H. Schafstall, Legal Counsel, stated that he had talked to Rich Hall with Barnes & Thornburg on the interest issue and there are no options for using the interest money.

- c) Legal Counsel, Robert H. Schafstall, stated that he would propose a contract between Mark Keilor of Mark Keilor and Associates with the Board of Public Works and Safety (BOW) since there are no monies within the RDC to pay for these services. The next BOW meeting is Tuesday, January 29, 2008, in which the contract should be approved and Mr. Keilor to start his services thereafter. Mr. Keilor stated that the work would be completed within ten (10) weeks.

4) **New Business:**

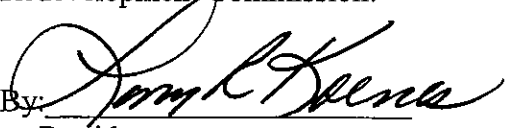
- a) Legal Counsel, Robert H. Schafstall, proposed a different alternative regarding the TIF districts. He explained that there are two (2) different areas within the TIF district: economic development area and allocation area. Mr. Schafstall proposed to expand the current Eastside TIF district west toward downtown to include the downtown area within this district to allow the use of monies within this TIF fund for downtown revitalization efforts. He also explained that current legislation has been proposed that would not allow the expansion of the areas and would allow the spending of monies on adjacent areas. This legislation is targeted to be passed in July 2008. Mr. Schafstall requested permission from the RDC to start the process, which will start with a RDC resolution that will then go to the Plan Commission, then to the Common Council, then back to the RDC. This is about a sixty (60) day process and includes public hearings. Mr. Schafstall recommended that the RDC make a motion to authorize staff and necessary consultants to start the process to expand the Eastside TIF district. Mr. Deppe, seconded by Mr. Heuchan, made a motion to authorize the RDC attorney and necessary staff to bring back plans, including maps, descriptions, and proposed resolution to the next meeting to expand the Eastside TIF district. The motion carried.
- b) Legal Counsel, Robert H. Schafstall, also proposed to expand one of the northern sites, either Castings or Franklin Power Products, to include the NSK property, which will include the land for the proposed future fire station. Discussion held. Mr. Schafstall recommended that the RDC make a motion to authorize staff and necessary consultants to start the process to expand the Castings TIF district. Mr. Deppe, seconded by Mr. Heuchan, made a motion to authorize the RDC attorney and necessary staff to bring back plans, including maps, descriptions, and proposed resolution to the next meeting to expand the Castings or Power Products TIF district large enough to include amenities. The motion carried.
- c) Legal Counsel, Robert H. Schafstall, proposed that the RDC consider sending out Request for Proposals (RFP) for urban planners to develop a downtown revitalization plan. This plan will include action steps in developing and implementing downtown revitalization efforts. Mr. Remensnyder appeared before the RDC to discuss the RFP. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to authorize legal counsel to initiate the RFP process. The motion carried.

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

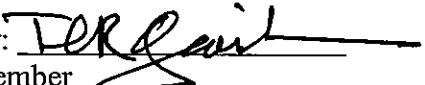
- 5) **Adjournment:** the meeting was adjourned by unanimous consent at approximately 9:00 a.m. The next meeting is scheduled for February 21, 2008 at 8:00 a.m.

Approved this 21 day of February, 2008.

City of Franklin, Indiana
Redevelopment Commission:

By: 
President

Attest:

By: 
Member

Prepared by:

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