

REDEVELOPMENT COMMISSION
City of Franklin, Indiana

MINUTES OF MEETING

Date and Time: Thursday, November 20, 2008 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) Bob Heuchan;
 - iv) Trent McWilliams;Members Darren Thompson and Ted Grossnickle were absent.
 - c) **Also in attendance:**
 - v) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
 - vi) Mayor Fred Paris;
 - vii) Krista Linke, Planning Director;
 - viii) Todd Wilkerson, Engineering Department;
 - ix) Rob Shilts, Franklin Heritage;
 - x) Representatives from Remenschneider and Wessler
- 3) **Old business:**
 - a) Robert H. Schafstall presented minutes from the joint meeting held October 20, 2008 with Economic Development Commission, Redevelopment Commission, and Common Council. Mr. Heuchan, seconded by Mr. McWilliams to approve minutes as presented. The minutes were approved unanimously.
 - b) Robert H. Schafstall introduced Remenschneider and Associates and explained that Remenschneider had agreed to all the changes in the contract for the Gateway Study, except for the status payment. Mr. Remenschneider proposed a more aggressive time line that completes the work along a six-month schedule rather than twelve-month, in which due to this he is requesting progress payments, billed on amount of percentage complete. RDC members requested that a time line be prepared. Mr. Deppe, seconded Mr. Heuchan, made a motion to approve the contract with changes, subject to President Larry Koenes approval. The motion carried.

Legal Counsel explained that there is a portion of the scope of work that is outside the Economic Development Area, since the project encompassing US 31 West to the Old Middle School. He requested that the Board of Public Works pay for the portion outside of the ED Area, in the amount of \$4200, in which they would be added to the contract. This was approved by consensus.

- c) Legal Counsel, Robert H. Schafstall, advised the RDC that the Common Council had selected Steve Hougland as the sixth member of the Franklin Development Corporation Board of Directors, and requested that the Board of Directors remain at an odd number. Mr. Schafstall requested that the RDC nominate another member for the Board of Directors. President Larry Koenes nominated Trent McWilliams, seconded by Deppe, the motion carried. . Mr. Heuchan, seconded by Mr. McWilliams, made a motion to ratify the selection of Larry Koenes, Ted Grossnickle, and B.J. Deppe as original members of the FDC Board of Directors. The Economic Development Commission members include John Ditmars and Tony Wellings.
 - d) Legal Counsel, Robert H. Schafstall, explained that there are still interested in parties in the Hazelett Building, in which counter offers have occurred and the details are still being worked out with the property owners and potential buyers.
 - e) Mayor Fred Paris provided the Commission with an update regarding recent conversations with Carmel and their private partnership, and the recent developments within the City of Franklin, such as the Armory. Bernardin, Lochmueller and Associates submitted the grant proposal as requested.
- 4) **New business:**
- a) Legal Counsel, Robert H. Schafstall, presented Resolution 08-08, which appropriates monies for the payment of services completed by Umbaugh and Associates on the Nicepak project and identifying the borrowing capacities of the RDC. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve Resolution 08-08 as presented. The motion carried.
 - b) President Larry Koenes made a proposal to establish a subcommittee and continue work with Legal Counsel to development the area within the Corporate Campus as well as the adjoining area. Member Deppe recommended that this subcommittee make contact with the State Armory Board to determine if there are projects that the City can partner with the State.
 - c) Mayor Fred Paris explained that the City agreed that we should be moving forward with the development of the Corporate Campus and adjoining area. Progress has been made with the State of Indiana with removing fence along Interstate 65 and the City agreed to maintain the area. Mayor Paris and Cheryl Morphew have been working with Amcor regarding a possible expansion project within the Community in the near future.

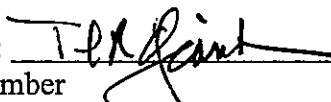
- d) Cheryl Morpew, Johnson County Development Corporation, explained that there are still projects that have been put on hold due to the economy and difficulties with projects being financed. The good news is that businesses are still looking and interested in expanding to the area, in which site visits are still occurring.
- e) Member McWilliams inquired about the State grant that the City applied for, in which the Mayor advised that the City was not approved for that money. The City is planning to reapply with revised Scope of Work, after a meeting with Office of Community and Rural Affairs (OCRA).
- 5) **Adjournment:** the meeting was adjourned by unanimous consent at approximately 8:55 a.m. The next meeting is scheduled for Thursday, December 18, 2008 at 8:20 a.m.

Approved this 18 day of December, 2008.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By: 
President

By: 
Member