

REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, December 18, 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) Ted Grossnickle;
 - iv) Trent McWilliams;Members Darren Thompson and Bob Heuchan were absent.
 - c) **Also in attendance:**
 - v) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
 - vi) Mayor Fred Paris;
 - vii) Clerk-Treasurer Janet Alexander;
 - viii) Krista Linke, Planning Director;
 - ix) Rob Shilts, Franklin Heritage;
 - x) Media representative from Daily Journal;
- 3) **Old business:**
 - a) Robert H. Schafstall presented minutes from the joint meeting held November 20, 2008. Mr. McWilliams, seconded by Mr. Grossnickle to approve minutes with one change under new business #4 to correct the misspelling of Mr. McWilliams' name. The minutes were approved as amended.
 - b) Robert H. Schafstall introduced Resolution 08-09 which appropriates monies for the purpose of funding the revolving loan fund that provides funding to low to moderate income residential projects, as well as operating expenses. Robert H. Schafstall provided the Commission with an update regarding the Franklin Development Corporation (FDC). FDC has been incorporated. Mayor Fred Paris appeared before the Commission to express his concerns with the current by-laws of FDC in which he has requested that the City of Franklin have a stronger connection with FDC due to the financial obligation that the City has/will have invested in FDC. Legal Counsel requested that the monies not be actually exchanged until the policies and procedures of FDC have been developed and adopted and the Clerk-Treasurer is satisfied and approved the appropriate funding documents.

Mr. Grossnickle, seconded by Mr. Deppe, made a motion to approve Resolution 08-09 as presented, however, monies will not be transferred until the policies and procedures are adopted. The motion carried.

- c) Legal Counsel, Robert H. Schafstall, introduced Loren Mathes from Umbaugh and Associates to provide RDC with an update regarding the bonding of FDC. Ms. Mathes explained that the current recommendation includes the use of TIF monies, however, they have been unable to obtain good estimates on the personal property within the area. Ms. Mathes also explained that there are some concerns with the repayment of the Best Buy/Musicland bond because the Trustee had not received the amendment. Ms. Mathes is working with the Trustee to solve this discrepancy. President Koenes explained that he received a phone call from the Trustee that the insurance requirement had not been met by Best Buy/Musicland and referred the matter to Legal Counsel.
 - d) Legal Counsel, Robert H. Schafstall, provided the members with an update on the Hazelett Building. Mr. Schafstall explained that structural issues exist in which the City is addressing through the hiring of a structural engineer. The sidewalk has been blocked off and the report from the structural engineer has been received and submitted to the property owners on December 12, 2008. It was explained that the property owners have 30 days to make the recommended changes to the façade. The report indicated significant immediate concerns with the façade, but did not address the long-term structural design issues. A more thorough engineering study would need to be completed by a structural engineer to assess the real damages and the needs for permanent repairs. RDC recommended that the Planning Department put out a Request for Proposal for an engineering study, and offered to assist with the funding for this expense.
 - e) Legal Counsel, Robert H. Schafstall, introduced representatives from Ivy Tech to discuss recent plans for expansion. The representative provided the members with information regarding the use of the monies received from RDC for the Phase I expansion and the plan for the Phase II expansion which includes additional teaching spaces and faculty offices. President Koenes congratulated Ivy Tech on their status as the largest university organization in the State of Indiana.
 - f) Mayor Fred Paris appeared before the Commission to discuss future plans and office space for the City of Franklin departments and offices.
 - g) Ken Remenschneider appeared before the Commission to let them know that the Gateway Study is moving forward as planned and will provide detail update at the next meeting.
- 4) **New business:** None
- 5) **Adjournment:** the meeting was adjourned by unanimous consent at approximately 9:06 a.m. The next meeting is scheduled for Thursday, January 22, 2009 at 8:00 a.m.

Approved this 22 day of January, 2009.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By:

President

A handwritten signature in cursive script, appearing to read "Amy K. Keener", written over a horizontal line.

By:

Member

A handwritten signature in cursive script, appearing to read "T. H. Smith", written over a horizontal line.