# REDEVELOPMENT COMMISSION
## City of Franklin, Indiana
## MINUTES OF MEETING

Date and Time: Thursday, June 18, 2009 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) Ted Grossnickle;
iii) Bob Heuchan;
iv) Trent McWilliams;
v) Member B.J. Deppe was absent, and school representative Darren Thompson was not present.

c) **Also in attendance**:

vi) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
vii) Krista Linke, Planning Director;
viii) Todd Wilkerson, Engineer

3) **Old business**:

a) Robert H. Schafstall presented proposed minutes from the May 21, 2009 meeting. Mr. McWilliams seconded by Mr. Heuchan, made a motion to approve the minutes as presented. The minutes were approved.

b) Legal Counsel, Robert H. Schafstall, introduced a representative from Remenschneider Associates, Inc. to provide the Commission with an update of the Gateway, Greenway Trails, and Redevelopment Study (Visioning Study). Branden requested feedback regarding the Visioning Study presented to the members, and provided changes to the style of bike rack being recommended to be included in the report. President Larry Koenes commented that the informational public meeting held on June 11, 2009 was well received by the community in which a variety of good questions and comments were made. Mr. McWilliams, seconded by Mr. Heuchan made a motion to include the change to the bike rack recommendation to the Visioning Study. President Larry Koenes summarized the steps to date: Remenschneider completed study as contracted and the next steps include the contract with a vendor to complete the market analysis and to start the process of contracting with Remenschneider to complete drawings, design, and construction documents (architectural guidelines and standards) of Phase I.

Planning Director Krista Linke explained that these documents will then be forwarded to the Plan Commission, then to City Council for approval. Ms. Linke explained that the Planning Department's recommendation will be to submit the design guidelines/architectural standards portion of the Visioning Study and Economic Development Target Area Study simultaneously to the City Council. Branden recommended that the market analysis be included as an addendum to the Visioning Study.

Mr. Heuchan, seconded by Mr. Grossnickle, made a motion to accept and the Gateway, Greenways, and Redevelopment Visioning Study completed by Remenschneider and Associates with a favorable recommendation and RDC endorsement to the Planning Commission. The motion carried.

c) Branden advised the members that Remenschneider and Associates recommends the acceptance of Market Analysis Proposal for the southwest quadrant on the downtown area from the Real Estate Planning Group out of Chicago. The total amount for the market analysis would equal $48,500. Mr. McWilliams, seconded by Mr. Grossnickle, made a motion to approve the creation of the contract and to authorize legal counsel to take the next steps to get this ready for a vote at the next meeting.

d) President Koenes approved the most recent invoice from Remenschneider for payment.

4) **New business**:

a) **Franklin Development Corporation (FDC)**: Legal Counsel Robert H. Schafstall advised the members that the RDC recently appropriated $1.2 million for FDC and the establishment of the Revolving Loan Fund. Mr. Schafstall explained that FDC is close to hiring a CEO and needs monies for operating expenses. The recommendation is to release/transfer $200,000 to FDC for operating expenses, and retain the $1 million until additional information is developed.

5) **Other Comments**: Cheryl Morphew explained that the Mayor and her have met with developers regarding the corporate campus on the east side of town, and requested that a team be created to combine efforts. President Koenes designated Mr. McWilliams as the RDC representative for this team.

6) **Adjournment**: the meeting was adjourned by unanimous consent at approximately 9:00 a.m. The next meeting is scheduled for Thursday, July 16, 2009 at 8:00 a.m.

Approved this 16 day of 2009, July.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By:____________________
President

By:____________________
Member