

REDEVELOPMENT COMMISSION

**City of Franklin, Indiana
MINUTES OF MEETING**

Date and Time: Thursday, July 16, 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) B.J. Deppe
 - ii) Ted Grossnickle;
 - iii) Bob Heuchan;
 - iv) Trent McWilliams;
 - v) President Larry Koenes 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) Mayor Fred Paris;
 - viii) Krista Linke, Planning Director;
 - ix) Todd Wilkerson, Engineer
- 3) **Old business:**
 - a) **Minutes:** Robert H. Schafstall presented proposed minutes from the June 18, 2009 meeting. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve the minutes as presented. The minutes were approved.
 - b) **Franklin Development Corporation (FDC):** Vice President Ted Grossnickle introduced the Franklin Development Corporation (FDC) Chief Executive Officer: Craig Wells.
 - c) **Remenschneider and Associates – Update on Gateway, Greenway Trails, and Redevelopment Study Update:** Vice President Ted Grossnickle introduced a representative from Remenschneider Associates, Inc. to provide the Commission with an update of the Gateway, Greenway Trails, and Redevelopment Study Phase I Design Proposal. Mr. Remenschneider provided the Commission with an overview of the work completed to date, the amount spent to date, and a comprehensive proposed timeline for Phase I. Mr. Remenschneider recommended that an independent consultant complete the projected (not to exceed) budget in order to ensure objectivity. Discussion held.

Total length of time for Phase I is estimated at three (3) years. It was explained that no action is requested at this time, but a proposal on how to move forward from this point in completing the design proposals. The end goal would be to draft the contract between Remenschneider and the City of Franklin by the end of the month for consideration at the next meeting. Mr. McWilliams, seconded by Mr. Deppe, made a motion to approve the addendum to the Remenschneider and Associates contract for the market analysis and the most recent invoice from Remenschneider for payment, and authorized the Vice President to sign in the absence of the President.

- d) **Ivy Tech – Phase II Update:** Legal Counsel, Robert H. Schafstall, explained that Ivy Tech is still working on the necessary documents to be submitted to the Commission to complete Phase II of the project.

151 West Jefferson Street - Purchase Proposal: Legal Counsel, Robert H. Schafstall explained that the property at 151 West Jefferson Street (which is the old Steve Williams Engineering Building) is vacant and in bankruptcy proceedings. Consideration for purchase by RDC to be held for the next phases. Preliminary inquiries indicate that there are possibilities that would provide the RDC an opportunity to acquire the property through the Brownfield Division procedure without risk of IDEM forcing the City to clean up the property (comfort letter). Legal Counsel requested authorization to engage in conversations with Environmental Legal Specialist David Gillay from Barnes and Thornburg to start the research process and provide a report/proposal for next steps at the next meeting. Mr. Schafstall reminded the Commission that it exists to scan the community and to help redevelopment property. Mr. Schafstall explained that a Phase I and Phase II environmental study has been completed, but an updated Phase I would be required within 180 days of ownership of the property. By consensus, the Commission authorized Legal Counsel to explore the options related to the property at 151 West Jefferson Street and Brownfield procedures.

- e) **Best Buy / Musicland Escrow Agreement and Taxpayer Agreement:** Legal Counsel, Robert H. Schafstall requested that this item be removed. Item was removed.

4) **New business:**

- a) **Resolution 09-08 for Remenschneider Associates, Inc.'s Market Analysis:** Legal Counsel, Robert H. Schafstall, introduced Resolution 09-08 – Additional Appropriation for Remenschneider and Associates for the completion of the market analysis in the amount of \$48,550. The market analysis will be completed within two (2) months. Mr. Schafstall explained that the market analysis reviews the southwest quadrant to determine what type of development would be the most successful in this area. This is a public hearing and Mr. Schafstall asked if there were any comments from the public. Franklin resident Gary Moody requested to speak and addressed the Commission, and Mayor Paris addressed the Commission. Public comments were closed and Vice President entertained a motion. Mr. Deppe, seconded by Mr. McWilliams, made a motion to approve Resolution 09-08. The motion carried and the resolution was signed.

- b) **Resolution 09-09 for 2009 legal fees:** Legal Counsel, Robert H. Schafstall, introduced Resolution 09-09 – Additional Appropriation for related legal fees in the amount of \$40,000. Mr. Schafstall explained that legal expenses for RDC matters are paid for out of the City of Franklin Legal budget and this resolution would restore the funds in the City's budget and appropriate additional monies for future legal expenses in 2009. This is a public hearing and Mr. Grossnickle asked if there were any comments from the public. No one requested to speak. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve Resolution 09-09. The motion carried and the resolution was signed.
- c) **Proposed Coordination of Downtown Redevelopment Incentives:** Legal Counsel, Robert H. Schafstall, challenged the Commission to start thinking about how governmental entities can act in a coordinated fashion to encourage downtown redevelopment projects through specific integrated incentives from Redevelopment Commission, Franklin Development Corporation, and Economic Development Commission. Discussion held. Members requested that a TIF report be provided on a monthly basis that identifies the cash flow in regard to TIF accounts.
- 5) **Other Comments:** Mayor Paris appeared before the Commission to provide an update regarding Cooper Tires. He also explained that the trip to China and Japan have been postponed, and may be discussed again in the Spring, 2010.
- 6) **Adjournment:** the meeting was adjourned by unanimous consent at approximately 9:20 a.m. The next meeting is scheduled for Thursday, August 20, 2009 at 8:00 a.m.

Approved this 20 day of August, 2009.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By:

President

By:

Member