

REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, December 17, 2009 at 8:00 a.m.

Place of Meeting: Common Council Chambers
Franklin City Hall
70 East Monroe Street
Franklin IN 46131

1. **Call to Order:** The regular meeting was called to order at approximately 8:00 a.m.
2. **Roll Call:**
 - a) **Members of the Redevelopment Commission:**
 - i) B.J. Deppe;
 - ii) Bob Heuchan;
 - iii) Trent McWilliams
 - iv) Ted Grossnickle
 - v) Danny Vaught, Franklin Community School Corporation Representative
 - vi) Larry Koenes was absent
 - b) **Also in attendance:**
 - vii) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission;
 - viii) Mayor Fred Paris;
 - ix) Krista Linke, Planning Director;
 - x) Todd Wilkerson, Engineer;
3. **Minutes:** Robert H. Schafstall presented proposed minutes from the November 19, 2009 meeting. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve the minutes. The minutes were approved. Robert H. Schafstall presented proposed minutes from the special joint meeting held December 7, 2009 meeting. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve the minutes. The minutes were approved.
4. **Old business:**
 - a) **Resolution 09-15: Additional Appropriation for Professional Services through Barnes and Thornburg and Umbaugh and Associates:** Legal Counsel, Robert H. Schafstall, introduced and opened the public hearing for Resolution 09-15 an additional appropriation to pay for professional services through Barnes and Thornburg and Umbaugh and Associates in the amount not to exceed \$60,000. No one from the public requested to speak. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve Resolution 09-15 and the recent invoices for payment. The motion carried and the resolution was signed.

- b) **Downtown Market Analysis – Final Report:** Ken Remenschneider stated that members had received the electronic copy of the final draft of report and requested feedback over the next few weeks to be incorporated prior to the acceptance of the final report at the January meeting. Mr. Remenschneider then introduced the representative from Real Estate Planning Group (REPG), Larry Lund, to provide an update on the Downtown Market Analysis. Mr. Lund explained that the report indicates that Franklin has the opportunity to establish itself in a unique-selling position. The strengths include the housing market and the potential to become a 'walking community.' Members inquired about the next action steps. Mr. Lund explained that the next step would be to start discussions with the development community and City, and such steps would be outlined in the final report. Members discussed the potential of the Library moving to the downtown area.
- c) **Franklin Development Corporation Project:** Legal Counsel, Robert H. Schafstall, introduced Craig Wells, Franklin Development Corporation (FDC) Chief Executive Officer. Mr. Wells explained that the transfer of monies appropriated for the Revolving Loan Fund has occurred and FDC will start loaning monies in January.
- d) **Request for Proposals on the Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects:** City Engineering Director Todd Wilkerson explained that Larry Koenes had appointed an ad-hoc committee that consists of Trent McWilliams, Mayor Paris, Todd Wilkerson, Krista Linke, and himself to review the Request for Proposals (RFP) for the Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects. Mr. Wilkerson explained that the committee is meeting and going through scoring process for the 10 RFPs received. Top candidates will be identified and interviewed over the next few weeks.

5. **New business:** None

6. **Other Comments:**

- a) **Johnson County Development Corporation:** Cheryl Morpew explained that there are a couple of new businesses that are interested in Franklin and there have been conversations with current local businesses for expansion.
- b) **Professional services Fees:** Legal Counsel provided a recent invoice for legal services to the Commission and requested approval in the absence of the President. Monies for these services have been appropriated through RDC Resolution 09-09. This was approved.
- c) **Remenschneider and Associates Invoice:** Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve the invoice for services related to the market analysis. The motion carried.
- d) **Mi-Yu:** Krista Linke explained that the benches have been ordered and the signage has been submitted to the State of Indiana for approval, and approval has been made by two of the three State agencies.

7. **Adjournment:** the meeting was adjourned by unanimous consent at approximately 8:35 a.m. The next regular meeting is scheduled for Thursday, January 21, 2010 at 8:00 a.m.

Approved this 21 day of 2010, January.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By: HR Geish, Vice President.
President (presiding)

By: [Signature]
Member