

REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, February 18, 2010 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) Larry Koenes
 - ii) B.J. Deppe;
 - iii) Bob Heuchan;
 - iv) Trent McWilliams
 - v) Danny Vaught, Franklin Community School Corporation Representative
 - vi) Ted Grossnickle 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 January 21, 2010 meeting. Mr. Deppe, seconded by Mr. McWilliams, made a motion to approve the minutes. Mr. Koenes abstained. The minutes were approved.
4. **Old business:**
 - a) **Downtown Market Analysis – Final Report:** Legal Counsel Robert H. Schafstall presented the final report on the Downtown Market Analysis and the final invoice for payment. Ken Remenschneider and Associates were available to answer questions. Mr. Heuchan, seconded by Mr. Deppe, made a motion to approve and accept the Downtown Market Analysis Final Report and approved the final invoice for payment. The motion carried.
 - b) **Franklin Development Corporation Project:** Franklin Development Corporation (FDC) Chief Executive Officer appeared before the Commission to provide an update. Mr. Craig Wells communicated that the FDC is working on renovations from 100 E. Jefferson Street to 128 E. Jefferson Street. FDC has also received one loan application for internal building renovations.

- c) **Resolution 10-07: Additional Appropriation for Franklin Development Corporation:** Legal Counsel, Robert H. Schafstall, introduced and opened the public hearing for Resolution 10-07 an additional appropriation to pay for the Franklin Development Corporation (FDC) operating expenses and administration of the downtown commercial grant and loan program through FDC in the amount not to exceed \$2,200,000. This resolution repeals and replaces Resolution 10-03 and identifies that the monies will be paid pro rata from each TIF allocation excluding Musicland. No one from the public requested to speak. Mr. McWilliams, seconded by Mr. Deppe, made a motion to approve Resolution 10-07 in the amount of \$2,200,050. The motion carried and the resolution was signed.
- d) **Request for Proposals on the Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects:** City Engineering Director Todd Wilkerson explained the City is still waiting on INDOT's final approval for the Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects.
- e) **Resolution 10-04: Additional Appropriation for Legal Fees:** Legal Counsel, Robert H. Schafstall, introduced and opened the public hearing for Resolution 10-04 an additional appropriation to pay for the payment of legal fees throughout the calendar year 2010 in the amount not to exceed \$40,000. No one from the public requested to speak. Mr. Deppe, seconded by Mr. Heuchan, made a motion to approve Resolution 10-04 in the amount not to exceed \$40,000. The motion carried and the resolution was signed.
- f) **Resolution 10-05: Additional Appropriation for Best Buy:** Legal Counsel, Robert H. Schafstall, introduced and opened the public hearing for Resolution 10-05 an additional appropriation to pay for the remaining amount of the sorter equipment from BEUMER Corporation in the amount \$16,299.55 from the escrow account. No one from the public requested to speak. Mr. Deppe, seconded by Mr. Heuchan, made a motion to approve Resolution 10-05 in the amount not to exceed \$17,000.00. The motion carried and the resolution was signed. Disbursement Requisition No. 2 was signed by RDC President Larry Koenes and Best Buy Director of Distribution John Gentzkow.
- g) **Disbursement Requisition No. 3:** Legal Counsel, Robert H. Schafstall presented Disbursement Requisition No. 3 for the payment of interest directly to Best Buy instead of the interest monies being deposited into the Escrow Account. Mr. Deppe, seconded by Mr. McWilliams, made a motion to approve the payment of interest directly to Best Buy. Disbursement Requisition No. 3 was signed by RDC President Larry Koenes and Best Buy Director of Distribution John Gentzkow.
- h) **Resolution 10-06: Additional Appropriation for Printing Fees:** Legal Counsel, Robert H. Schafstall, introduced and opened the public hearing for Resolution 10-06 an additional appropriation to pay for the printing fees of the Market Analysis and Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects in the amount not to exceed \$1,600. No one from the public requested to speak.

Mr. Heuchan, seconded by Mr. Deppe, made a motion to approve Resolution 10-06 in the amount not to exceed \$1,600. The motion carried and the resolution was signed.

5. New business:

- a) **Franklin Heritage, Inc.:** Legal Counsel Robert H. Schafstall introduced Rob Shilts from Franklin Heritage, Inc. Rob Shilts appeared before the Commission to request funding assistance in regard to 425 E. Jefferson Street. Franklin Heritage, Inc. purchased the property in 2005 and have approximately \$113,000 of monies invested in the property. Franklin Heritage respectfully requests \$50,000 from the Redevelopment Commission in order to bring a new business into 425 E. Jefferson St. that would enhance the Jefferson Street corridor into downtown Franklin. This is the second Franklin Heritage project on the Jefferson Street corridor, the other being 901 E. Jefferson Street, which is being used as a single-family residence. Interior finish-out will cost approximately \$45,000-\$50,000 and will include heating and cooling systems and ductwork, electrical/lighting, plumbing and fixtures, plaster repair for walls and ceilings, blown-in insulation, painting, kitchen cabinets, and bathroom vanities. A minimum of three bids have been procured for each of these items. The monies would be distributed to Franklin Heritage, Inc. or directly to the contractors, they would not be distributed to the business owner. The consensus of the Commission was to allow the project to be advertised and considered for approval at the next meeting.

6. Other Comments:

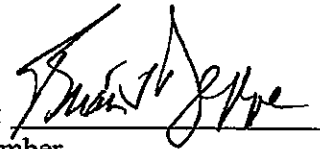
- a) **Johnson County Development Corporation:** Cheryl Morphew communicated that several new projects are being considered for the City of Franklin, including the relocation of a current business to the area.
 - b) **Mayor Comments:** Mayor Paris appeared before the Commission to communicate that a business is expanding to include additional jobs for the community. He explained that the community meeting held on February 16, 2010 went well and the hope is that the Planning Commission will approve the architectural guidelines. Mayor Paris also communicated that stimulus monies are available to assist with North Main Street project. Mr. Koenes explained that a meeting was held last week to discuss future steps of the City, such as the Corporate Campus and expansion within the City. The recommendation of the contractors was to start planning and update the Comprehensive Plan.
 - c) **Planning Department:** Krista Linke updated the Commission on the progress of the Department in which they are working through tax abatement compliance and will be starting on the Comprehensive Plan.
- 7. Adjournment:** The meeting was adjourned by unanimous consent at approximately 8:48 a.m. The next regular meeting is scheduled for Thursday, March 18, 2010 at 8:00 a.m.

Approved this 18 day of March, 2010.

City of Franklin, Indiana Redevelopment Commission:

Attest:

By: 
President

By: 
Member