REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, July 21, 2011 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) Bob Heuchan;
      iii) Trent McWilliams;
      iv) Danny Vaught, Franklin Community School Corporation Representative;
      v) Ted Grossnickle and B.J. Deppe were absent

   b) **Also in attendance**:
      vi) Robert H. Schafstall, Legal Counsel to the Redevelopment Commission

3. **Minutes**: Robert H. Schafstall presented proposed minutes from the June 16, 2011 regular meeting. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve the minutes. The minutes were approved as presented. Robert H. Schafstall presented proposed minutes from the June 20, 2011 special joint meeting. Mr. Heuchan, seconded by Mr. Koenes, made a motion to approve the minutes with the amendment that Trent McWilliams was absent. The minutes were approved as amended. Robert H. Schafstall presented proposed minutes from the July 1, 2011 special executive session. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve the minutes with the amendment that Danny Vaught was not present. The minutes were approved as amended.

4. **Old business**:

   a) **Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects**: President Larry Koenes introduced a representative from Crossroad Engineers, PPC to provide an update on the project. Mr. Koenes explained that request to participate in the Pilot Project would be discussed and considered for official action at the next meeting. This would allow the construction to start in the Spring, 2012 instead of waiting for INDOT grants, which would delay the start of construction until Spring, 2015.

   b) **International Drive Drainage Project**: Todd Wilkerson appeared before the Commission to provide an update. Mr. Wilkerson stated that construction on this project is on target and there have been some complications with utilities. This project should be finished within the next month.

c) **Franklin Development Corporation Project**: Franklin Development Corporation (FDC) Chief Executive Officer, Craig Wells, appeared before the Commission to provide an update. The work related to the OCRA planning grant has started. The marketing campaign has started. Mr. Wells explained that a steering committee has been formed in anticipation of applying for the State of Indiana Stellar Communities Grant. The application is due January, 2012. Mr. Wells provided an overview and update regarding current programs. RDC Member Bob Heuchan clarified his position on the potential of continuation of RDC funding of FDC.

d) **Discussion related 151 West Jefferson Street**: Planning Director, Krista Linke, appeared before the Commission to provide an update. She explained that the City is working toward the demolition of the 151 West Jefferson Street property. A portion of the work could be funded through the Project Green Program and additional funding may be needed from the RDC to provide for the salaries of the employees not funded through the Project Green Program. Discussion held. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to move forward with a cost estimate from Project Green and to authorize the RDC President to sign the contract in an amount not to exceed $30,000, and allow two (2) weeks use by the Franklin Fire Department for training prior to demolition. The motion carried.

e) **Strategic Plan Discussion**: Larry Koenes provided an update that the strategic plan was discussed at the joint meeting with the Common Council. Legal Counsel, Robert H. Schafstall, disclosed a potential conflict of interest. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to consent to the continuation of the representation of Robert H. Schafstall in light of the recent disclosure of a potential conflict of interest. The motion carried.

5. **New Business:**

   a) **Discussion related to the combination of the TIF areas:** Legal Counsel, Robert H. Schafstall, explained that the Musicland TIF is still separate of the newly expanded TIF districts due to the outstanding bond in this district. The bond has recently been paid in full to allow for the amendment of the current expanded district to include Musicland TIF. Mr. Schafstall recommended that the RDC move forward with this expansion/amendment. The RDC consented to move forward.

   b) **Johnson County Development Corporation:** Ms. Cheryl Morphew, Johnson County Development Corporation, was not present. The matter was tabled until the next meeting.

6. **Other Comments**:

   a) Member Comments: President Larry Koenes requested that the Commission discuss the option of hiring a staff member to assist with daily and administrative operations. Mayor Paris explained that the request would be to reimburse the City of Franklin Planning Department at an hourly rate for the staff member's time designated to RDC matters. Discussion held. Mr. Koenes acknowledged the receipt of documents authored by Dave Dowden that primarily involve the FDC.

b) Mayor Comments: Mayor Paris appeared before the Commission to provide an update that potential new opportunities will be presented to the RDC in the future.

c) Planning Department Comments: Planning Director Krista Linke explained that the Wayfinding Signage has been finalized and they are applying for permits.

7. **Adjournment**: The meeting was adjourned by unanimous consent at approximately 8:45 a.m. The next regular meeting is scheduled for Thursday, August 18, 2011 at 8:00 a.m.

Approved this 18th day of August, 2011.

City of Franklin, Indiana Redevelopment Commission:

By: ______________________
President

By: ______________________
Member