REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, August 18, 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) B.J. Deppe;
      iii) Bob Heuchan;
      iv) Trent McWilliams;
      v) Ted Grossnickle and Danny Vaught, Franklin Community School Corporation Representative 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 July 21, 2011 regular meeting. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve the minutes. The minutes were approved as presented. B.J. Deppe abstained from voting.

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 and discuss the US Department of Transportation TIGER III Grant Application Proposal. Trent Newport explained that this is a different type of funding source through the Federal Government, in which the Gateway Project would qualify. The minimum request for monies is ten million ($10M). The City of Franklin is in a good position due to the work that has already been completed and project readiness is a key component to the success in obtaining funding. The other key component is the community impact. Trent provided an outline of the scope of work and proposed fee in the amount of $16,500 for the completion and submission of the TIGER III grant application. The deadline for submission is October 31, 2011. Grantees will be notified in the first quarter of 2012. The proposal is to include this scope of work as an addendum to the current contract with Crossroad Engineers, PPC. Discussion held. The match from the City is 20%. Mr. Deppe, seconded by Mr. McWilliams, made a motion to approve the addendum with Crossroad Engineers, PPC contract with the understanding that the RDC owns the final product. The motion carried 3-1.

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, was not present. Mr. Koenes provided a brief update in which FDC is still working with Franklin College and approved five (5) new grants. The most recent community meeting was a success.

d) **Wayfinding Signage Project**: Planning Director, Krista Linke, appeared before the Commission to provide an update. The applications have been submitted to INDOT by the Land Plan Group. Mrs. Linke explained that the implementation of the project is approximately $50,000, and requested instruction in how to proceed in regard to request for proposals. RDC directed the Planning Department to obtain quotes from other companies.

e) **City-Owned Properties**: President Larry Koenes provided a brief update. He explained that the Common Council had made the following recommendation to the Board of Public Works and Safety in regard to this [excerpt from the City of Franklin Common Council minutes meeting held 8-1-11:

"Redevelopment Commission's (RDC) Offer to Acquire City Properties
Mayor Paris introduced the request from the RDC. Councilman Barnett read aloud a written motion concerning each building. He stated, "I would like to propose that the City Council make a recommendation to the Board of Works to have the RDC take title to the G.C. Murphy building. I would also like to recommend that the RDC give private investors a chance to work with the FDC to take advantage of various programs that are available through that agency. If private developers have not come forward in six (6) months then the RDC should move forward with what they see as the best fit for that building. All of this is in exchange for the $400,000 shortfall on the N. Main Street project."

Mr. Barnett made a motion to ask the RDC to take title of the G.C. Murphy building, and give the City the money that would go into the Main Street project, seconded by Mr. Abban. A voice vote was taken with all members stating Aye. No members stating Nay. The motion carried.

Mr. Barnett then stated his recommendation for Old City Hall, the former Franklin Post Office. "I would like to propose that the city council make a recommendation to the Board of Works to take the Old City Hall Building off the table until Rob Shilts gets the building on the Historical List. When that is done, revisit the options with the City Council and the RDC."

Mr. Barnett also made a motion that if we find a buyer that would be willing to get this property listed on the Historical List he would be willing to sell it; this motion was seconded by Mr. Austin. A voice vote was taken on the above motion with all members stating Aye. No members stating Nay. The motion carried.

Mr. Rob Shilts Executive Director of Franklin Heritage, Inc. came forward and stated that the process requires application to the state and the federal government to have a building listed on the Historical Registry. The process takes some time to accomplish. Mr. Shilts also stated that it Common Council Minutes August 1, 2011 could cost as much as $5,000 to have property listed on the Historical Registry, and it would take approximately two months or more before it is completed. A discussion was held.

Mr. Barnett made a third motion stating: "I would like to propose that the City Council make a recommendation to the Board of Works that the Oren Wright property be donated to the library board on two (2) conditions: 1. To replace the 97 parking places that are set aside for the county, and 2. That it goes to the May ballot for referendum and passes. If it fails in the referendum we can re-visit at that time with the City Council and the RDC." A discussion was held. The motion was seconded by Mr. Austin. A voice vote was taken with all members stating Aye. No members stating Nay. The motion carried."

f) **Strategic Plan Discussion**: Larry Koenes provided an update regarding the strategic plan. Discussion held.

g) **Discussion related to reimbursement for staffing assistance**: Planning Director, Krista Linke, appeared before the Commission to present the research of how other communities assist in staffing with RDC and a proposal in regard to the type of work that the Planning Department would complete. The estimated amount is $70,000 to $100,000 annually. The RDC requested that the Planning Department put together a formal proposal with numbers included by utilizing funding option C as presented in Ms. Linke's proposal that incorporated reimbursement through the TIF funds.

5. **New Business:**

   a) **Resolution 11-09: Additional Appropriation for Demolition of 151 W. Jefferson Street**. Planning Director, Krista Linke, appeared before the Commission to present the proposal for the demolition of the 151 W. Jefferson Street property. The appropriation is for expenses not to exceed $30,000. The start of the project could start next week if approved today. Larry Koenes opened the public hearing for the resolution. No one appeared before the Commission to speak on the matter. The public hearing was closed. Mr. Heuchan, seconded by Mr. Deppe, made a motion to approve Resolution 11-09. The motion carried and the resolution was signed.

   b) **Resolution 11-10: Additional Appropriation for Commerce Drive Ditch.** Mayor Paris appeared before the Commission to present the resolution to pay for the expenses in the initial work. The appropriation is for expenses not to exceed $23,600. It was explained that this is for a portion of the work that has been completed. The final invoice will be submitted at the completion of the project. Larry Koenes opened the public hearing for the resolution. No one appeared before the

Commission to speak on the matter. The public hearing was closed. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve Resolution 11-10. The motion carried and the resolution was signed.

c) **Resolution 11-11: Declaratory Resolution for TIF Expansion.** Legal Counsel, Robert H. Schafstall, presented the Declaratory Resolution for consolidating certain economic development areas. Mr. Schafstall presented a time line that outlines the consolidation process. The Declaratory Resolution is the first step in the combining of the Integrated Economic Development Area and the Best Buy (fka Musicland) Economic Development Area into one Integrated Economic Development Area. Mr. Deppe, seconded by Mr. McWilliams, made a motion to approve Resolution 11-11. The motion carried and the resolution was signed. President Larry Koenes excused himself from the meeting at 9:00 a.m. and Secretary B.J. Deppe resumed the meeting as chair.

d) **Heartland Machine**: Tom Goin, owner of Heartland Machine, appeared before the Commission to present a proposal for consideration of funding for the expansion of Heartland Machine in Franklin, Indiana. Mayor Paris spoke in support of this project. Discussion held. The confidential financials were presented to Legal Counsel and the RDC requested that Bob Heuchan and John Ditmars review the financials to determine the viability of the company to assist in the recommendation regarding the receipt of RDC funding. RDC directed Legal Counsel to prepare a draft agreement and the necessary documents pending the review and approval of the financials in order to keep the project moving forward. Mr. McWilliams explained that he will not be voting on this project due to a potential conflict of interest.

e) **Concept Drawings for the Southwest Quadrant**: Mayor Paris appeared before the Commission to present concept drawings for the Southwest Quadrant.

f) **Metronet Presentation of Fiber to Premises Plan, including TIF Revenue Bond**: Steve Biggerstaff, Metronet representative, appeared before the Commission to present a proposal for the installation of Fiber-to-the-Premise (FTTP) throughout Johnson County and the discussion of the option regarding TIF revenue bond.

6. **Adjournment**: The meeting was adjourned by unanimous consent at approximately 9:50 a.m. The next regular meeting is scheduled for Thursday, September 15, 2011 at 8:00 a.m.

Approved this 15th day of September, 2011.

City of Franklin, Indiana Redevelopment Commission:

By: Larry L Koenes
President

By:
Member