REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Thursday, September 15, 2011 at 8:00 a.m.

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

1. **Executive Session**: Members met in Executive Session in accordance with Indiana Code § 5-14-1.5-6.1(B)(2)(d)) to discuss real estate.

2. **Call to Order**: The regular meeting was called to order at approximately 9:00 a.m.

3. **Roll Call:**
   a) **Members of the Redevelopment Commission**:
      i) Larry Koenes;
      ii) B.J. Deppe;
      iii) Ted Grossnickle;
      iv) Bob Heuchan;
      v) Trent McWilliams;
      vi) Danny Vaught, Franklin Community School Corporation Representative

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

4. **Minutes**: Robert H. Schafstall presented proposed minutes from the August 18, 2011 regular meeting. Mr. Grossnickle, seconded by Mr. Heuchan, made a motion to approve the minutes. Mr. McWilliams made a motion to make minor grammatical changes under Gateway Project and Heartland Project. The minutes were approved with a few minor grammatical changes. Robert H. Schafstall presented proposed minutes from the September 9, 2011 special meeting. Mr. Deppe, seconded by Mr. Heuchan, made a motion to approve the minutes. The minutes were approved as presented.

5. **Old business:**

   a) **International Drive Drainage Project**: Todd Wilkerson appeared before the Commission to provide an update. Mr. Wilkerson stated that there have been some electrical utilities that need to be moved and requested permission to submit this for payment by the RDC. This project should be finished within the next month.

   b) **Franklin Development Corporation Project**: Franklin Development Corporation (FDC) Chief Executive Officer, Craig Wells, appeared before the Commission. Mr. Wells provided an update regarding the structural surveys for ten (10) properties. He explained that a majority of the initial projects have been completed. A community event is scheduled for November at Franklin College. FDC plans to apply for the Stellar Grant. The first step will be the establishment of a steering committee. FDC is partnering with Johnson County Foundation to establish an Entrepreneur Program for new businesses. He also highlighted

c) **Wayfinding Signage Project**: Planning Director, Krista Linke, appeared before the Commission to provide an update. Ms. Linke explained that the City has obtained preliminary approval from INDOT. Ms. Linke explained that this might be incorporated into the first phase of the Gateway Project.

d) **Strategic Plan Discussion**: Larry Koenes provided an update regarding the strategic plan. He explained that RDC has funded $3,645,800 in projects in 2011 (including the two projects presented today), and there are likely several more to be considered before the end of the year.

e) **Discussion related to reimbursement for staffing assistance**: Planning Director, Krista Linke, appeared before the Commission to present. She provided estimate for projects that the Planning Department has been involved in over the past year. Ms. Linke explained that the total, including the Gateway Project, would be approximately $50,000. Discussion held. Legal Counsel indicated that the mechanism would be a written agreement between the RDC and City of Franklin through the Board of Public Works and Safety. The estimated amount for 2011 is $12,000.

6. **New Business:**
   a) **Johnson County Development Corporation Update on Legislation.** Cheryl Morphew requested that this be placed on the agenda for October.

   b) **Resolution 11-12: Additional Appropriation for the Addendum to the Crossroad Engineers, PPC Contract.** Legal Counsel, Robert H. Schafstall, presented Resolution 11-12, an additional appropriation for the addendum to the Crossroad Engineers, PPC Contract in the amount of $16,500 for the completion of the TIGER III Grant application process. 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. Deppe, made a motion to approve Resolution 11-12. The motion carried and the resolution was signed.

   c) **Resolution 11-13: Additional Appropriation for the Heartland Machine Project.** Legal Counsel, Robert H. Schafstall, presented Resolution 11-13, an additional appropriation for the Heartland Machine Project in the amount of $110,500. 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. Deppe, seconded by Mr. Heuchan, made a motion to approve Resolution 11-13. The motion carried and the resolution was signed. Mr. McWilliams abstained. Legal Counsel, Robert H. Schafstall, Mr. Heuchan, seconded by Mr. Deppe, made a motion to approve the Economic Development Agreement between RDC and Heartland Machine and Engineering, LLC. The motion carried. Mr. McWilliams abstained.

d) **Vacant Downtown Buildings.** Mayor Paris appeared before the Commission to provide a proposal regarding vacant downtown buildings. He explained that work on the North Main Street Project will start in the Spring, 2012. Once the first phase is completed, the City is eligible for another $4 M in government assistance for the second phase of this project. Mayor Paris requested that the RDC and the Board of Public Works and Safety consider scheduling a special meeting to discuss the matter of city-owned buildings and vacant downtown buildings.

7. **Adjournment**: The meeting was adjourned by unanimous consent at approximately 9:35 a.m. The next regular meeting is scheduled for Thursday, October 20, 2011 at 8:00 a.m.

Approved this 20th day of October, 2011.

City of Franklin, Indiana Redevelopment Commission:

By: ______________________
President

By: ______________________
Member