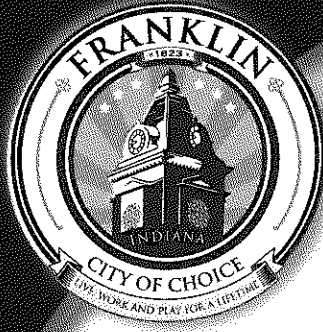




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

September 20, 2011

Members Present:

Bob Swinehamer
Chris Phillips
Joe Abban
Suzanne Findley
Diane Gragg
Georganna Haltom
Tim Holmes
Jim Martin
Kevin McElyea
Dan Murphy

Vice President
Secretary
Member
Member
Member
Member
Member
Member
Member
Member

Members Absent:

Mike Auger

President

Others Present:

Joanna Myers
Lynn Gray
Todd Wilkerson
Jaime Harshman

Senior Planner
Legal Counsel
Project Supervisor
Recording Secretary

Call to Order:

Vice-President Bob Swinehamer called the meeting to order at 7:00 p.m.

Approval of Minutes:

Jim Martin made a motion to approve the June 21, 2011 minutes as presented. Kevin McElyea seconded the motion. The motion passed unanimously.

Swearing In:

En masse, Ms. Gray swore in all individuals in the audience who were going to be presenting testimony.

Report of Officers and Committees:

Todd Wilkerson stated that the Technical Review Committee had two agenda items from the City of Franklin presented at the last meeting. One project was for the Greenway Trail Extension along Hurricane Road from Heritage Subdivision continuing to the trail that was installed last spring. The other project was for a mosquito and drainage project at the Gideon Drake addition located near Franklin College. Mr. Wilkerson stated construction is proposed to begin in 2012.

Old Business:

None.

New Business:

PC 2011-11: Amended Integrated Economic Development Plan 2011:

Rob Schafstall, City Attorney, stated something similar was done in 2008 when the existing Tax Increment Finance areas were merged, all except for the Best Buy TIF. It was omitted at the time because there was still an outstanding bond on the property. At the time they couldn't figure out how to protect the remaining TIFs from the bond liability exposure. The bond has since been paid off. It will help the RDC track its income if they are merged and will allow TIF money to be spent throughout the integrated area.

Mr. Schafstall stated that this is a 4 step process. It starts with the Redevelopment Commission for a resolution, the second step is to the Plan Commission for a resolution, the third step is to the City Council and then the fourth step takes it back to the Redevelopment Commission. The impact will shift about \$2 million dollars into the integrated area. Currently, there are restrictions by Indiana law restricting the money to the Best Buy site. Mr. Abban stated he'd like to know where the \$2 million is going to go. Mr. Schafstall stated they would then have access to all the integrated money, which would be \$2 million and more. It opens more options and unrestricts it. He stated that someone could argue that we should close the TIF down, stop capturing the money and return the money to the library and schools. He stated that if the TIF is going to remain open he doesn't see why they can't merge it.

Ms. Myers questioned what the charge of the Plan Commission is. Mr. Schafstall stated that the Plan Commission determines if the proposal is consistent with the comprehensive plan. Mr. Abban asked if the money was already earmarked for a project. Mr. Schafstall stated he was not aware of any plan for the Best Buy money at this time.

Mr. Swinehamer stated that the projected revenue from the TIF is \$900,000 per year. The integrated TIF area generates less than a \$2 million balance due to spending. He stated that Best Buy was state of the art when it was built, but now has issues with drainage. Whoever goes into that space will need a larger handling system.

Tim Holmes stated if the area is opened up the TIF money can get used. Mr. Swinehamer stated there are several options: 1. It can be merged and hope the RDC is frugal and does a good job. 2. Eliminate it and the money goes back to the schools or 3. Keep it as is and the money is there in the event someone comes into the property. Joe Abban stated he doesn't want to dissolve it but thinks it's a unique situation. He is opposed to the resolution right now. Mr. Schafstall stated the RDC is not going to spend their money unwisely. When the funding was negotiated for the fire station, \$2 million was escrowed and the money will not be released to Best Buy as they are leaving town. There is an additional \$1.6 million that will be in play for the redevelopment of that building.

Ms. Gray stated that the Commission is being asked if this is the kind of thing that fits in with the comprehensive plan. The Commission is being asked to look at as planners. If the resolution isn't passed it will sit idle.

Action taken on PC 2011-11: Amended Integrated Economic Development Plan 2011:

Dan Murphy made a motion to approve the resolution. Kevin McElyea seconded the motion. Jim Martin-yes, Diane Gragg-yes, Dan Murphy-yes, Kevin McElyea-yes, Georganna Haltom-yes Joe Abban-no, Suzanne Findley-yes, Chris Phillips-yes, Tim Holmes-yes, Bob Swinehamer-no.

The resolution passed 8-2.

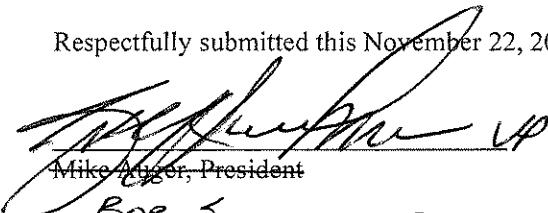
Other Business:

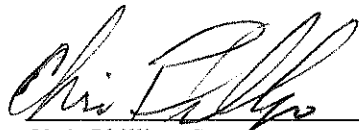
None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this November 22, 2011.


Mike Ruger, President
BOB SWINEHAMER
VICE PRESIDENT


Chris Phillips, Secretary