

REDEVELOPMENT COMMISSION

City of Franklin, Indiana MINUTES OF MEETING

Date and Time: Thursday, October 27, 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 special joint meeting of the Board of Works and Safety and the Redevelopment Commission was called to order at approximately 7:30 a.m. by Mayor Paris and RDC President Larry Koenes.
2. **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 Advisory Representative was absent.
3. **Roll Call:**
 - b. **Members of the Board of Works and Public Safety:**
 - i. Mayor Fred Paris
 - ii. Joe Ault
 - iii. Dan Murray
 - c. **Also in attendance:**
 - i. Robert H. Schafstall, Legal Counsel to the Board of Works and Safety and the Redevelopment Commission
4. **Old business** – Legal Counsel explained that he is proposing that the resolutions and transfer agreement from the meeting on October 20, 2011 be repealed and new resolution and transfer agreement be considered.
 - a. **Repeal of BOW Resolution 11-02: Approving a Real Estate Transfer from the City of Franklin, Indiana to the Redevelopment Commission** – Mayor Paris, seconded by Mr. Ault, made a motion to repeal BOW Resolution 11-02 and the Transfer Agreement. A voice vote was taken with all members stating Aye. No members stating Nay. The motion carried 3-0.

- b. **Repeal of RDC Resolution 11-16: Approving a Real Estate Transfer from the City of Franklin, Indiana to the Redevelopment Commission** – Mr. Deppe, seconded by Mr. Grossnickle made a motion to repeal RDC Resolution 11-16 and the Transfer Agreement. The motion carried.
- c. **Repeal of Transfer Agreement** – the Transfer Agreement was repealed in the above motions.

5. **New business:**

- a. **BOW Resolution 11-03: Approving a Real Estate Transfer from the City of Franklin, Indiana to the Redevelopment Commission** - Mayor Paris, seconded by Mr. Murray, made a motion to approve BOW Resolution 11-03 and Real Estate Transfer Agreement. Discussion held. Mr. Ault offered comments regarding the Oren Wright property and requested that this property remain within City control until the referendum was passed.
- b. **RDC Resolution 11-19: Approving a Real Estate Transfer from the City of Franklin, Indiana to the Redevelopment Commission** - Mr. Deppe, seconded by Mr. Grossnickle, made a motion to approve RDC Resolution 11-19 and Real Estate Transfer Agreement.

Discussion held. Council member Steve Barnett appeared before the Board and Commission to explain the recommendations of the Common Council. He reiterated that the recommendations included the opportunity to work with private investors prior to transferring the properties to 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 then reiterated the Council recommendations for the Oren Wright property. The recommendation included 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. Mr. Barnett then reiterated the Council recommendation that Old City Hall (55 West Madison Street) be retained by the City for the time being and that it be listed on the national historical registry, with options to be revisited thereafter.

Mayor Paris requested a vote on the motion to approve BOW Resolution 11-03 and Transfer Agreement. A voice vote was taken. Mayor Paris and Mr. Murray voted Aye and Mr. Ault voted Nay. The motion carried.

RDC President requested a vote on the motion to approve RDC Resolution 11-19 and the Real Estate Transfer Agreement. Further discussion ensued. The motion carried 4-1. Mr. Heuchan voted Nay.

- c. **Real Estate Transfer Agreement** – the transfer agreement was approved and signed by the above motions.
6. **Adjournment:** The special joint meeting was adjourned at 7:45 a.m. The next regular RDC meeting is scheduled for Thursday, November 17, 2011 at 8:00 a.m. The Special BOW meeting continued.

Approved this 22nd day of November, 2011.

City of Franklin, Indiana Redevelopment Commission:

By: _____

President

By: _____

Member