REDEVELOPMENT COMMISSION
City of Franklin, Indiana
MINUTES OF MEETING

Date and Time: Tuesday, November 22, 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 meeting was called to order at approximately 8:00 a.m.

   Roll Call:

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

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

2. **Minutes**:
   a) Robert H. Schafstall presented proposed minutes from the October 20, 2011 regular meeting. Mr. McWilliams, seconded by Mr. Heuchan, made a motion to approve the minutes. The minutes were approved as presented.
   b) Robert H. Schafstall presented proposed minutes from the October 27, 2011 joint meeting. Mr. Heuchan, seconded by Mr. McWilliams, made a motion to approve the minutes. The minutes were approved as presented.

3. **Old business**:
   a) **International Drive Drainage Project**: Todd Wilkerson appeared before the Commission to provide an update. Mr. Wilkerson stated that they are waiting on Duke Energy to move the utility line. He explained that the work was to start last week.

   b) **Gateway, Greenways, and Redevelopment Trail and Sidewalk Projects and TIGER III Grant – Update**: Larry Koenes explained that the grant application has been submitted.

   c) **Franklin Development Corporation Project**: Franklin Development Corporation (FDC) Chief Executive Officer, Craig Wells, appeared before the Commission to provide updates, including grant updates. The next Community Event is scheduled for November 30, 2011.

d) **Property Exchange – Update and Right-of-Way Discussion**: Legal Counsel Robert H. Schafstall explained that the closing of the transfer of the properties from the Board of Works to the Redevelopment Commission is in process. He explained that there is a need for a dedication of a right-of-way back to the City along the properties to ensure compliance with the Gateway Project. Mr. McWilliams, seconded by Mr. Grossnickle, made a motion to grant the necessary right of ways along the properties to the City to proceed with the Gateway Project. The motion carried. Legal Counsel explained that the Planning Department should be able to provide the necessary support and services to coordinate snow removal, utilities, etc. In addition, he highlighted that the roof on the G.C. Murphy building is leaking and will need to be addressed in the near future.

4. **New Business:**

a) **Electro-Spec, Inc. – Resolution 11-20: Additional Appropriation for the Electro-Spec, Inc. ($438,500) and Economic Development Agreement**: Legal Counsel, Robert H. Schafstall, presented Resolution 11-20, an additional appropriation for the Electro-Spec, Inc. Project in the amount of $438,500. Jeff Smith from Electro-Spec, Inc. appeared before the Commission to state that the closing has been tentatively scheduled. 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. McWilliams, made a motion to approve Resolution 11-20. The motion carried and the resolution was signed. Mr. Heuchan, seconded by Mr. Grossnickle, made a motion to approve the Economic Development Agreement. The motion carried and the agreement was signed.

b) **Resolution 11-21: Additional Appropriation for H.J. Umbaugh & Associates ($1,575):** Legal Counsel, Robert H. Schafstall, presented Resolution 11-21, an additional appropriation for Umbaugh & Associates in the amount of $1,575 for accounting and financial services. 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. Grossnickle, seconded by Mr. McWilliams, made a motion to approve Resolution 11-21. The motion carried and the resolution was signed.

c) **Approval of claim from Barnes & Thornburg – Resolution 11-01 appropriated monies for legal fees**: Legal Counsel, Robert H. Schafstall, presented an invoice from Barnes & Thornburg for legal expenses in the amount of $4,830 incurred in 2011 and stated that monies appropriated by Resolution 11-01 could be utilized for the payment of these expenses. Mr. McWilliams, seconded by Mr. Grossnickle, made a motion to approve the payment of the invoice. The motion carried.

d) **Tippmann Project Discussion**: Robert H. Schafstall introduced Jason Bransteter for the discussion of the Tippmann Project. He referenced an incentive offer prepared by Mayor Paris and explained that the Council has approved a 10-year real property and 7-year personal property tax abatement. The request of the Redevelopment Commission is to relocate the sewer line and to provide an interest free loan in the amount of $200,000. Mayor Paris appeared before the Commission to offer his support of the project. Jason Bransteter appeared before the Council to provide a brief presentation of the company and answer questions.

He highlighted the expansions and the creation of full-time employment opportunities:

Current employment = 145

Capital Investment = $46,000,000

Cold Storage Warehouse and Distribution Center Phases 4-6

Each phase will be 140,000 square feet expansion

Each phase will generate 25 new jobs

Each phase will be a capital investment of $13,000,000

Phase 4 to begin in 2012;

Total Investment = $39,000,000;

Total jobs to be created = 73

Discussion held. Legal Counsel explained that the movement of the sewer line requires engineering work and a contract with that company. A proposal has been submitted by Schneider, which was a result of the RFP process and Schneider was the lowest bidder. The Commission advised Legal Counsel to prepare the necessary documents for the next meeting.

e) **Red Carpet Inn Demolition**: Robert H. Schafstall introduced Rhoni Oliver, Code Enforcement Officer for the City of Franklin, to present information regarding the Red Carpet Inn. Ms. Oliver explained that the estimates to demolish the property equaled $100,000-$150,000, and that there are not enough monies in the demolition fund. There is a priority to secure the property at this time. Discussion held. Mayor Paris appeared before the Commission to provide support for securing the property, and requested to move slowly on the demolition to allow private investors/developers to tear down the property.

5. **Other business**:

a) Member Comments – Bob Heuchan inquired about the condition of the G.C. Murphy Building. Joanna Meyers, Staff Planner, explained that the Planning Department will establish a plan to address the matter. Larry Koenes explained that the next step on the properties is to solicit a RFP process to identify redevelopment opportunities.

b) Department Comments – None

c) Mayor Comments – Mayor Paris introduced Cheryl Morphew and announced that the Franklin Tech Park has been recognized as a State Certified shovel ready site. She also explained that the Economic Development Commission is working on guidelines regarding policies on tax abatements.

6. **Adjournment**: The meeting was adjourned by unanimous consent at approximately 8:55 a.m. The next regular meeting is scheduled for Thursday, December 15, 2011 at 8:00 a.m.

Approved this 15th day of December, 2011.

City of Franklin, Indiana Redevelopment Commission:

By: Larry L. Koenes
President

By: ____________
Member