CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

June 21, 2012

Members Present:

Bob Heuchan	President
Rob Henderson	Vice-President
BJ Deppe	Secretary
Jay Goad	Member
Richard Wertz	Member
Danny Vaught	Franklin Community School Corporation Representative

Others Present:

Krista Linke	Planning Director
Rob H. Schafstall	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Bob Heuchan called the meeting to order at 8:00 a.m.

Approval of Minutes:

On a motion by BJ Deppe and a second by Jay Goad, the members voted unanimously to approve the minutes from the May 17, 2012 meeting.

Old Business:

Electro-Spec:

Mr. Chet Aubin, Electro-Spec, stated that Metro FiberNet will make it to their area by the time they need it. They are withdrawing their request for funding.

1107/1109 N. Main Street Update:

Mr. Heuchan stated the Board had a title search before them on the property. It appears there are several liens on the property that will have to be figured out. Ms. Linke stated that a demolition order had been made through the Unsafe Building program. Mr. Heuchan stated that he didn't know if the RDC should be involved in this. Ms. Linke stated that the owner in Colorado stated she would give the property to the City free and clear. Ms. Linke stated that it has changed hands in the past few years. She stated they did get a quote through D&D Hunt for demolition for $85,000. They will have to further research the owner of the property.

Main Street Revitalization Program (MSRP) grant application update:

Ms. Linke stated that an application has been turned into OCRA. It would include 9 downtown properties. They will find out July 27th if we received the grant.

New Business:

TIF Financial Report-Stephan Watson

Stephan Watson handed out an updated report on the revenue and review of the TIF financing. He explained the projected revenues and balances for the TIF revenues collected and future situations associated with them. He went over the requirements for TIF and the capture areas. There should be $6.1 million in TIF cash available at the end of this year, not including the Best Buy escrow. Mr. Watson further explained that Rexam Consumer Plastics is not a "designated taxpayer" and the RDC is not entitled to capture its $12,851,580 in personal property AV. He advised the RDC to consider whether or not to advise the county to release this personal property AV from any future collection.

Mr. Watson identified a missing parcel for personal property for Best Buy that was left off. He had the county review it and it has been taken care of. The county will capture the $8,318,670 of personal property AV which will result in approximately $250,000 of additional TIF revenue. Making this correction will offset the county's Best Buy correction made in favor of the RDC, and provide the other taxing units with additional revenue they were not expecting. Rob Henderson questioned when the May disbursement from the County would occur. Mr. Watson stated probably by June 30th.

BJ Deppe made a motion to correct the error for Rexam in the amount of $385,547. Richard Wertz seconded the motion. The motion passed unanimously.

Rob Henderson made a motion to receive a quote from Mr. Watson to do the TIF review in September. BJ Deppe seconded the motion. Mr. Watson would need to be paid from funds other than TIF. He will provide a quote first. The motion passed unanimously.
Mr. Watson will issue a final report in a week or so.

Comprehensive Plan Proposals Received from: HWC Engineering, The Planning Workshop Team and Wightman Petrie:

Ms. Linke stated they had received 3 proposals. They have also been presented to the City Council.

Alley Project-located between the Artcraft and Don & Dona's:

Ms. Linke provided a copy of comments from Discover Downtown Franklin and Wessler Engineering to the Board. The Discover Downtown Franklin Design Committee reviewed the project and Wessler Engineering responded to the comments. Mr. Wertz questioned the moving of the transformers. Ms. Linke stated she would have to get a quote from the utility companies. It is possible to do, it just depends on how much it will cost. Rob Shilts, Franklin Heritage, stated that there is an unbelievable amount of traffic that goes through this alley. They are hoping to get it made into a pedestrian alley. The delivery trucks now park on Main Street to do their deliveries to Don & Dona's. Ms. Linke stated the initial estimate was $25,000 for basic upgrades and drainage. Mr. Heuchan stated he thought that was the most used alley in town. Ms. Linke will bring a contract back for their consideration at the next meeting.

151 W. Jefferson Street-building foundation removal quotes:

Ms. Linke stated that the building foundation has not been removed from where the Franklin Engineering building was located. She has received two quotes: D&D Hunt for $3,200.00 and Case for $2,964.00.

Rob Henderson made a motion to do the work as proposed by Case Construction. Richard Wertz seconded the motion. The motion passed unanimously.

Farmers' Market Proposal:

Megan Sweany, Discover Downtown Franklin, stated that they are exploring the possibilities of a structure for the Farmer's Market on the Oren Wright lot. The group wanted to gage support from the RDC since they owned the property. She stated that it would be a covered structure that could be used for festivals too. Marty Williams stated they had over 430 people at the market last weekend. Ms. Sweany stated they want to start looking at different options along with a possible partnership with the RDC. Based on favorable feedback received from the RDC members they will continue to define the project.

N. Main Street-Phase 2:

Chip Charles, Crossroads Engineers, went over the proposed contract for the project. The total cost is $397,100 for the design fees for the next phase. He stated that the permit application costs and fees will be reimbursable.

Richard Wertz made a motion to engage the contractor not to exceed $397,600. Jay Goad seconded the motion. The motion passed unanimously. Mr. Schafstall stated that a resolution would need to be brought to the next meeting.

Downtown Parking Lots, East and West Court Streets:

Ms. Linke stated there was a public meeting held on May 31, 2012 regarding the concept plans. She has received comments from people that were not able to attend the public meeting and will provide a summary of them to the RDC. She stated a review committee would need to be formed to make sure those comments get taken into consideration in the design.

Gregg Ilko, Crossroad Engineers, stated their supplemental agreement is a modification to the contract. The design fee is $85,150. Ms. Linke stated she wasn't clear on whether there was a share on the design fees that needs to be paid. Mr. Ilko stated the cost is not as drastic as you would think. Ken Remenschneider stated that the County would be paying their share of it. Ms. Linke stated that it does not include East or West Court Street as they are included in the Gateways and Greenways project. Mr. Remenschneider stated that the County has approved their portion of the fees. He stated there are 30 more parking spaces in the proposal. Ms. Linke stated that the final number of parking spaces would not be known exactly until the final design. Steve Barnett stated that it needs to be designed as maximum parking. Mr. Remenschneider stated that one of the key components to getting the County to buy in was getting the square restored. Mayor McGuiness stated that it's just a conceptual design and a preliminary draft. Joe Class, stated he is opposed to the parking lots because they will not create any additional tax base.

Mr. Ilko stated that the split is 66% City and 33% County. Mr. Deppe questioned if their design fees would be less if some design items are removed. Mr. Ilko stated that as they work to get the costs lower, they work more. Mr. Charles stated that their motivation is based on the set fee and that they are wouldn't be rewarded for bringing the project costs down if their fees were directly proportional to the cost of the project. Mr. Henderson questioned if it would be fair to say they approve not over 10%. Mr. Ilko stated that they would not know the cost until they are finished. Discussion was held on the cost of the design work.

Richard Wertz made a motion to accept the proposal of $85,150 with a split of the County of 1/3 and the RDC paying 2/3rds. Jay Goad seconded the motion. The motion passed unanimously.

The steering committee will consist of Steve Barnett, Scott Graham, Rob Henderson, Chip Orner, Rob Shilts, John Price, Joe McGuinness, Krista Linke and a Franklin College representative (Lisa Fears).

Spec Building:

Mr. Henderson stated that they are still on track to present the request for proposals at the July meeting. They are looking at a 50,000-60,000 sq ft building with access off of Commerce Parkway. Mayor McGuinness stated that he and Mr. Henderson have been working with the JCDC. He has already met with a potential business concerning the shell building. Mr. Henderson stated that the cost would probably be less than $60,000 to get it off the ground. Mr. Heuchan stated that a survey would need to be completed.

BJ Deppe made a motion to appropriate $3,000 for a topo survey for the spec building. Rob Henderson seconded the motion. The motion passed unanimously.

Request for Proposals: 56/58 E. Jefferson Street:

Ms. Linke stated that she put together a draft Request for Proposals for the GC Murphy Building. It is modeled after a proposal from Goshen, Indiana. Mr. Heuchan stated he was not sure if it needed to be appraised. Mr. Schafstall stated he thinks they should. Discussion was held on the requirements for the offer sheet.

Mr. Henderson made a motion to spend up to $10,000 for two separate appraisal reports. He asked that Staff send out the request for proposals. Jay Goad seconded the motion. The motion passed unanimously.

Jim Cruiser questioned if the building would be able to be leased. Mr. Heuchan stated the intent is to sell it but a proposal could be turned in to lease it.

The Greater Central Indiana Arboretum-Allen Paris:

Mr. Paris was not in attendance. Mr. Heuchan stated he doesn't feel that this falls under the RDC's vision. Mr. Wertz stated that Mr. Paris is attempting to set up funding through the JCCF. The parcel he is looking at is in the TIF district. Mr. Heuchan stated that it is not going to be looked at by the RDC any further at this point. Danny Vaught stated that the property Mr. Paris wants to buy is not available for sale by the school corporation.

Resolution 2012-16: Rescinding Library Incentive and Voiding Purchase Agreement:

Jay Goad made a motion to adopt the resolution. Mr. Wertz seconded the motion. The motion passed unanimously.

Resolution 2012-17: Amending Tippmann resolution to include Schneider and Dolich:

Mr. Schafstall stated it is an existing agreement between the RDC and Tippmann to provide for the relocation of the sewer line. The Clerk needs Schneider and Dotlich to be authorized as additional payees.

Rob Henderson made a motion to approve the resolution. Jay Goad seconded the motion. The floor was opened for public hearing. No public comment was received. The motion passed unanimously.

Resolution 2012-19: A Resolution confirming the consolidation of certain economic development area and approving an economic development plan for the same:
Mr. Schafstall stated this is the last step to change the maps. The Plan Commission and the City Council have approved it. Ms. Linke stated the project list has been updated but there probably needs to be some discussion on it. Mr. Goad questioned if it is ever used as a marketing document for prospective businesses. Ms. Linke stated that Indiana Code requires that they have a plan. It's more of a legal requirement. Mr. Heuchan tabled the item for discussion and the resolution at the July 19, 2012 meeting.

Request to use Oren Wright property: Mark Mertz:
The request is for August 22-27th at 7:00pm each day. Mr. Heuchan stated he is directing Krista to come up to guidelines for use of the property. The discussion will be tabled until the July 19th, 2012 meeting.

Other Business:

June 2012 Financial Report:
Ms. Linke stated that since January, $6,709.45 has been spent on the GC Murphy building and the old City Hall plus a $25 boiler inspection and utilities paid at the two sites. She has not received the bills for mowing at the other sites owned yet. The Parks Department is doing the mowing.

Discover Downtown Franklin Update:
Megan Sweany stated Smoke on the Square is Friday and Saturday. The Farmers' Market will be in the County parking lot south of the Courthouse just for this Saturday.

Franklin Development Corporation Update:
Craig Wells stated they are still trying to purchase the Red Carpet property and are being held up by that. Mr. Henderson questioned if the strategic plan was going to be looked at. Mr. Wells stated that they will be looking at that in the coming months.

Public Comments:
Rob Shilts stated that he was still working on the National Register nomination for the old City Hall.

Richard Wertz stated that he had four phone calls in the past week about the condition of Hurricane Road and it being unsafe for bicycles. Mayor McGuinness stated that the new pedestrian trail was being worked on.

Adjournment:
There being no further business, the meeting was adjourned. Respectfully submitted this 17th day of July, 2012.

Robert O Heuchan

Bob Heuchan, President

BJ Deppe, Secretary