



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

September 20, 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 Rob Henderson and a second by Richard Wertz, the members voted unanimously to approve the minutes as presented from the August 16th, 2012 meeting.

Public Comments:

None.

Old Business:

Shell Building Update - Rob Henderson:

Mr. Henderson stated there have been a few meetings with Runnebohm and the Linvilles. They have some final details to figure out and not quite ready to sign an agreement yet. September 28th at 10am will be the groundbreaking ceremony. The renderings are moving along. They are going to have appraisals of the 12 acre site and will need two appraisals.

BJ Deppe made a motion to give approval to Rob Henderson and the committee to gather appraisals. Jay Goad seconded the motion. The motion passed unanimously.

Project Identification and Priority List:

Mr. Goad stated he liked the way the list was laid out. Mr. Wertz stated that items 6 & 9 are incorporated into number 10. Mr. Henderson stated they need to figure out what the benefits are of each project, the items that involve infrastructure and where is the benefit of the project occurring in the area.

Property Use Guidelines:

Ms. Linke stated that there is a revised document that is based on the Park's Department Agreement for property use. Mr. Schafstall stated he has not restricted which properties are not available in the document yet. The document is ready to be revised. Mr. Wertz stated that long-term, it's not the goal of the RDC to own property. Mr. Goad questioned the use of the word "agent" in the document. Mr. Schafstall stated that he was thinking that would be Ms. Linke or whoever has her role. Mr. Heuchan stated it may be best to adopt the guidelines right now.

Jay Goad made a motion to adopt the changes. BJ Deppe seconded the motion. The motion passed unanimously.

New Business:

Request to use 56/58 E. Jefferson Street: Megan Sweany, Discover Downtown Franklin:

Megan Sweany, DDF, stated she is requesting the use of the property for a Winter Market during the Holiday Lighting. The market would be from 2pm-8pm on December 1st. Vendors would start setting up at 11am. They will clean the building and will follow the guidelines as presented.

Request to use 56/58 E. Jefferson Street: Rob Shilts, Franklin Heritage:

Rob Shilts, FHI, stated he is requesting the use of the property for an expo hall on November 27th for the Taste of Home Cooking Show. They will follow the guidelines as presented and will clean up the building.

Franklin Chamber of Commerce: Holiday Lighting Request:

Beth Hart, Chamber of Commerce, stated they would like to use the Oren Wright parking lot for the parade lineup from 4pm-6pm on December 1st. They would also like to have a sign for the Holiday Lighting up for 2 weeks prior to the event.

56/58 E. Jefferson Street: Requests for Proposals (Opening):

A proposal from Jim Cruser was opened. Mr. Cruser stated the proposal is to open a reception hall with a catering service, also providing a day care center and a meeting space. They would utilize all 3 floors with meeting rooms and a kitchen space in the basement. The main floor would have a higher end reception hall.

Tricia Bechman, Chamber of Commerce, stated that the proposal is a joint venture with Discover Downtown Franklin and Franklin Heritage Inc. for a Visitor's Center. A community room would be upstairs; the first floor would have a gift shop, bakery or deli and display space for local artists.

Mr. Heuchan stated that there is a committee set to be chaired by Jay Goad to review the proposals. Ms. Linke stated they are hoping to have a recommendation by the next meeting. Mr. Goad stated their goal is not to make a recommendation but to clarify the proposals.

Mr. Heuchan read a letter from Craig Wells, Franklin Development Corporation. They are making announcements on their proposals on October 15th.

MetroNet Update - Steve Biggerstaff:

Steve Biggerstaff was not in attendance. Bob Heuchan reported that they were able to serve ElectroSpec as promised before the end of August. It was completed on August the 28th.

Downtown Parking Garage - Ben Heber:

Ben Heber stated he lives in Franklin and wants to make visitors feel welcome to the community. He believes parking is economic development at its best. It allows businesses to grow. He is proposing a 400 car parking garage, which would be about the same size as the Walmart parking lot. The major issue he sees is that new businesses are likely to not stay in Franklin due to lack of parking. He recommends it being located at one of 3 locations; North Main and Madison Street, Jefferson and Jackson, or at the corner of Jefferson and Water streets.

The appearance of the garage could be hidden with a brick façade and have retail in the front and apartments in the back. The cost would be around \$4,000,000. Discussion was held by the Board on the garage. Mr. Goad stated it would be helpful to know how much maintenance would be on a garage. Mr. Deppe questioned who would own the garage. Mr. Heber stated that they could follow the precedence of other towns that have parking garages.

South Side of West Madison Street - Trent Newport:

Trent Newport, Crossroad Engineers, stated that the south side of Madison Street construction plans, from the alley west of Main Street to Breckenridge, will be completed this year. They are opening bids at a special BOW meeting on October 9th. Bids would be awarded at the regular meeting on October 15th. The RDC meeting will be on October 18th and an appropriation would need to be done at that time. Mr. Newport stated that Mayor McGuinness had been paying for the associated engineering fees out of the city's budget. The RDC would be paying for the complete reconstruction and a storm sewer. The estimates are between \$200,000-\$250,000. Mayor McGuinness stated that it would be his request to have RDC funding to complete the project. He doesn't have a problem trading off work if the RDC will pay for Madison Street the City (Board of Works) will fund the alley project by the Artcraft and the GC Murphy building.

Mr. Heuchan stated they will back the North Main Street project and maybe the City can take care of the alley. Mr. Schafstall questioned if there were any landscaping improvements included in this estimate. Mr. Newport stated there were not.

BJ Deppe made a motion for an additional appropriation of \$250,000 for the south of Madison Street. Jay Goad seconded the motion. The motion passed unanimously.

Housing Redevelopment-Bob Heuchan:

Mr. Heuchan stated he'd like to see Franklin Heritage bring the RDC a property to purchase along with a budget for restoration. FHI would act as the project manager. He stated he brought up the idea for discussion. Rob Shilts stated with the recent Home Tour they received many comments from people that were not from Franklin that loved the area. Many additional costs are associated with vacant and abandoned houses. He would like to find strategic targeting for specific streets and neighborhoods to improve assessed values. Mr. Heuchan stated it is on the priority checklist.

Resolution 2012-26: Legal and Financial Services:

Mr. Heuchan stated another \$20,000 needs to be appropriated for Stephen Watson and other legal fees.

Richard Wertz made a motion to approve. Jay Goad seconded the motion. BJ Deppe was absent from the vote. A public hearing was held. The motion carried.

Resolution 2012-27: Downtown Parking Lots/Court Streets/S. Main Street Improvements:

Mr. Newport stated they took bids last Friday and went to the Board of Works and had a recommendation for award contingent on the RDC appropriating funding for it. The county has already appropriated \$400,000. The contract will be through the City, and then the County will reimburse the City. The parking lots at S. Jackson and Wayne, the lot by Ann's Restaurant, and the lot at Water and Monroe will all be completed. Part of Monroe and South Main Street will be completed. They would like to get the bank building down in the North Main Street parking lot this fall to allow more room for parking at that location while N. Main Street is under construction. The completion date for the entire project will be August 2013. The recommended bid came in from Dave O'Mara at \$3,059,704.81. It was also the low bid. The total appropriation will be \$3.4 million and it includes the County portion as well as construction staking and inspection.

Mr. Heuchan questioned what the next step in the Gateway Plan is. Mr. Newport stated that Phase One entails the downtown parking and sections of streetscapes just discussed. Phase Two is part of Jefferson Street between Walnut Street and Crowell Street. They are still trying to get federal funding. Phase Three is the remainder of Jefferson Street to Forsythe to the east and US 31 to the west. Mr. Wertz questioned why the work on S. Main Street wasn't extended to the greenway trail on the other side of the S. Main Street bridge. Mr. Newport explained that the county is responsible for the bridge and they could talk to the County and see if they will pay for part of the project. The cost to repair and make the bridge more pedestrian friendly will be very high. Mr. Wertz asked about burying utilities as part of these projects. Mr. Newport stated the cost for having underground utilities is extremely expensive but many of the lines on the streets will go away with the new street lights.

BJ Deppe made a motion to amend the amount from \$4,000,000 to \$3,400,000. Rob Henderson seconded the motion. A public hearing was held.

The Board voted to approve Resolution 2012-27. BJ Deppe-yes, Rob Henderson-yes, Bob Heuchan-yes, Jay Goad- yes, Richard Wertz-no. The motion carried 4-1.

Other Business:

Financial Report:

Mr. Henderson stated that he and Ms. Linke had met with the Clerk's office last week. The month of August ended with over \$6.1 million, not including a CD. They have not inputted the August claims yet. The projected year end balance should be just under \$6.4 million.

Other:

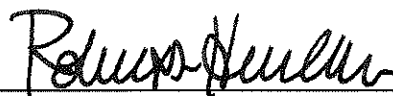
Allen Paris stated he is requesting support for a regional arboretum. They are working under the Johnson County Community Foundation. The City will benefit by attracting new residents and corporations. It will improve the lives of seniors and military personnel, and students, and will have an amphitheater, paths and classes. The structure of the organization will have at least 8 committees. Residents Carol Chapel, Sheila Barr, and Mike Jarvis have already committed to the cause.

Mr. Paris stated the estimated cost is \$1.3 million to pay for the empty property owned by the School Board next to the current land and for the director's first year salary. They would like to have a matching grant from the RDC to help finance it. Mr. Wertz questioned how much money they have raised so far. Mr. Paris stated they have just started an account with the JCCF. Danny Vaught stated the School Board has not considered the empty property to be surplus and have not had it up for sale. He requested that Mr. Paris clarify that on future letters or presentations. Mr. Paris questioned leasing the property. Mr. Vaught stated they would sell the property as a whole and would not parcel it out.

Mr. Heuchan stated that Tina Gross from Ivy Tech will be reporting next month.

Adjournment:

There being no further business, the meeting was adjourned. Respectfully submitted this 18th day of October, 2012.



Bob Heuchan, President



BJ Deppe, Secretary