



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

December 22, 2012

Members Present:

Bob Heuchan	President
Rob Henderson	Vice-President
Jay Goad	Member
Richard Wertz	Member

Members Absent:

BJ Deppe	Secretary
Danny Vaught	Franklin Community School Corporation Representative

Others Present:

Krista Linke	Director of Planning & Economic Development
Rob H. Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order at 8:10 a.m.

Special Meeting:

Rob Schafstall stated that the Board is now permitted to dispose of the property and transfer the deed to Runnebohm Construction. The deed has been received from the Linnvilles as well as a drainage easement. He will be able to record the deeds on Wednesday morning. He suggested approving the design before approving the notice to proceed. The notice starts Runnebohm's deadline of 6 months for completing the work.

Ms. Linke stated the building plans have to be submitted to the state before the City can approve the plans and issue the building permit. Mr. Henderson stated that there is a payment date to the Linnvilles on September 1st, 2015. Mr. Schafstall stated there is a 6 month construction clause in the agreement.

Mr. Runnebohm proceeded to explain the difference in building designs. Mr. Wertz questioned which building is the most cost effective and is best for a spec building. Mr. Runnebohm explained that the bump out would add approximately \$35,000 to the construction cost. Mr. Henderson stated that the intent is to return 100% of construction and RDC costs through the sale of the property. The total cost of the building construction with the bump out would be \$1,835,000. There is an additional commitment not to exceed \$580,000 through appropriations from the RDC. Discussion was held on completing the building with a bump out with the \$35,000 extra cost.

Jay Goad made a motion to pursue the building with the bump out construction. Rob Henderson seconded the motion. The motion carried.

Richard Wertz made a motion to approve the design with the bump out as presented. Jay Goad seconded the motion. The motion carried.

Jay Goad made a motion to approve the notice to proceed and to allow Bob Heuchan and BJ Deppe to sign the notice. Rob Henderson seconded the motion. The motion carried.

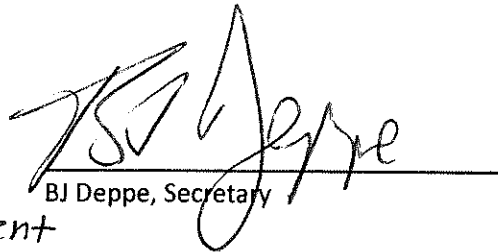
Rob Henderson made a motion to approve the transfer of the deed from the RDC to Runnebohm Construction. Jay Goad seconded the motion. The motion carried.

There being no further business, the meeting was adjourned. Respectfully submitted this 21st day of February, 2013.



Bob Heuchan, President

Robert Henderson, vice-President



BJ Deppe, Secretary