



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

February 21, 2013

Members Present:

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

Others Present:

Krista Linke	Director of Community Development
Rob H. Schafstall	Legal Counsel
Jaime Shilts	Recording Secretary

Call to Order:

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

Old Business:

Stellar Communities Grant Application: Cory Daly, HWC Engineering:

Krista Linke stated that Cory Daly is at a required Stellar Grant meeting at Fort Benjamin Harrison and is not able to attend the meeting. She stated that the Letter of Intent outlines the projects the City is considering for the grant. There are two properties being considered that are owned by the RDC, the GC Murphy building and old City Hall. The application is more competitive if you already have site control of the properties which is why they were included. The letter is due March 1st. The shortlist will be announced by the end of March. It will be narrowed down by the end of May. She requested any feedback by the end of the week.

56/58 E. Jefferson Street Proposals:

Mr. Heuchan stated that several proposals have been received. The RDC is going to ask each party to fill out an RFP form and basically go through the process again. The deadline is the March 21st RDC meeting. The proposals will then be discussed at the April 18th RDC meeting and a possible decision could be made at that meeting. Interested parties were asked to be clear about any possible contingencies in their offers.

Bob Swinehamer, representing Franklin Elks Lodge 1818, stated they have formed a feasibility committee. He presented an image of what the building might potentially look like. Ms. Linke said she had clarified with the FDC that they are offering a 1 for 1 matching façade grant, up to \$100,000. Mr. Swinehamer stated the Elks would probably not utilize the entire building but the plan would be that Aunt Judy's restaurant to occupy the remaining space. He stated the feasibility study will be presented at the March Elks meeting. Judy stated that Aunt Judy's has drawn a lot of traffic over the past few years. People eat at her restaurant but don't venture all

the way downtown. She stated that she turns down 2-3 catering jobs a month because there's nowhere to hold the crowds. The restaurant hours would change and would be open evenings.

Amy Grimmer, owner of Bird on a Wire, stated that she is looking for a spot downtown to renovate. She stated that she and her husband would like to have a city market on the main floor with a farmers' market or co-op. She would also like to include a butcher shop, bakery, and food vendors. The 3rd floor would be ideal for a banquet facility and the lower level as possibly duck pin bowling or some other family type activity. Bird on a Wire would likely be located in a different location.

Mr. Heuchan noted that parking is limited for the building. Jay Goad stated the parking concern is for all the downtown businesses and needs to be addressed. Gary Moody questioned if there was a marking plan for the building. Mr. Heuchan stated that appraisals have been made and it was advertised through a legal ad and on the City website. Mr. Moody questioned if it had been marketed outside of Franklin. Mr. Heuchan stated it had not been.

New Business:

Resolution 2013-05: \$25,000 for 55 W. Madison Street Disposition Expenses:

Ms. Linke stated that the funds would cover the cost of asbestos remediation and any other costs associate with selling the property. Rhoni Oliver is working on getting asbestos removal quotes and will have them for the next meeting.

A public hearing was held. Mr. Moody stated this is a similar case to the Murphy building. He stated in 2011 at the end of the two year period the City is to pay the County \$500 per month for space for City Court. He expressed his concern at the City Court being housed with the County instead of at the Old City Hall. He asked that the RDC retain the building for City Court.

Jay Goad made a motion to approve the resolution. Rob Henderson seconded the motion. The motion passed unanimously.

55 W. Madison Street Tax Credit Application:

Ms. Linke stated the RDC has a contract with Louis Joyner to put the property at 55 W. Madison Street on the National Register. She stated that as discussed in previous meeting, the tax credit application would serve the same purpose as putting an application together to have the property listed on the National Register, it just makes the tax credits available much more quickly.

BJ Deppe made a motion to approve the application, file it with the state and to pay the remaining amount owed to Louis Joyner. Rob Henderson seconded the motion. The motion carried. Jay Goad abstained from the vote.

55 W. Madison Street Request for Proposals:

Ms. Linke stated the RDC needs to set a timeline and set a date for when proposals are due. She does not have an average of the appraisals yet. Mr. Heuchan stated they would keep it on the agenda.

Mr. Deppe made a motion to proceed with the RFP process and to authorize Rob Schafstall and Krista Linke to fill in the sale amount once the appraisals had been obtained. Jay Goad seconded the motion. The motion passed unanimously.

N. Main Street Phase 2 Project Update-Trent Newport, CrossRoad Engineers:

Trent Newport, CrossRoad Engineers, stated they are set for Phase 2 to begin in 2014 and they will have a public information meeting in the spring or summer of 2013. The utility coordination and environmental approval are to be done soon. Mr. Newport stated they set up traffic counters and there is no warrant for the signal at N. Main Street and Lynhurst. They have identified where they need right-of-way on 15-17 parcels. The right-of-way contract has been included in the \$1 million Phase 2 contract. Ms. Linke stated a resolution would be needed to appropriate the funds. This will take place at the March 21st meeting. Mr. Newport will need to go before the BOW to present it on March 4th, 2013. He stated the contract and land offers would be from the City of Franklin. He would like to do one resolution for all of the land offers.

State Road 44 Relinquishment-Travis Underhill, City Engineer:

Travis Underhill stated the relinquishment discussion was started in 2011 with INDOT. Recently, he has spoken with several staff members in the Seymour district. He stated that he and the Mayor drafted and sent a letter to them to reinitiate the process. He will be following up with them this week. There is an advertisement for engineering services for reconstruction of SR 44 on the INDOT website with a project start date of 2017.

Gateway Project Update-Trent Newport, CrossRoad Engineers:

Mr. Newport stated if weather allows they would be starting in mid-March on East Court Street and the City Hall parking lot. Work on Monroe St. and South Main St. is scheduled to be completed in August. They feel they are going to be within the budget. The City will also have \$400,000 from the County coming in.

Shell Building Update:

Mr. Runnebohm stated they will start on site work next week, weather permitting. The drawings have been completed and submitted to the State. He stated the building system has been ordered but they need to decide on a color. Mr. Heuchan stated they would rely on Mr. Runnebohm to choose the color. Mr. Heuchan stated something more neutral would be fine. Cheryl Morphew stated that a marketing event for the Franklin buildings will be held on March 1st. She stated the website www.locateindiana.com could be used for other projects as well.

N. Main Street East/West Alley Update:

Mr. Underhill stated that he just received the plans and they are almost bid ready. He would anticipate getting it out for bid as soon as he can. It includes the north-south alley from Jefferson to the southeast corner of the Artcraft and the alley from the south side of the Artcraft to E. Jefferson Street. Mr. Schafstall questioned if the alley work could affect the façade of the GC Murphy building. Mr. Underhill stated that the alley needs to be finished before the building is worked on.

Housing Redevelopment Discussion:

Mr. Heuchan stated there is still an interest in this if the right property would be found. He stated Ms. Linke and Ms. Oliver are working on this and are taking suggestions of properties.

Other Business:

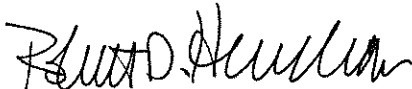
Preliminary Project Priority List:

Ms. Linke stated that nothing had changed except a line item for the Holiday Lighting pole decorations. She stated that the number of decorations had been researched and there would be room for 66 snowflake decorations and she added \$28,000 to the list. She explained that did not include decorations on any light poles on N. Main Street north of the King Street intersection. It would cost approximately \$150,000 to make that possible and she didn't think the RDC would want to pay that. The list was presented February 4th, 2013 to the Board of Works and the City Council. It will be discussed at their March 4th, 2013 meeting before coming back to the RDC March meeting. Ms. Linke will remove the deleted items from the list after the City Council and Board of Works have looked at it.

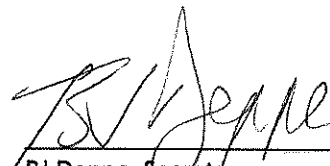
January Financial Report:

Ms. Linke stated she changed the format slightly. There are 2 accounts, the TIF control fund and the Capital control fund. She will track all interest or monies received each month. Mr. Henderson recommended adding the County reimbursement of \$400,000. Mr. Henderson questioned the \$1,000,000 CD and whether or not it was included. Ms. Linke stated she believed it was included but that she would double check with the Clerk-Treasurer's Office. Mr. Goad stated it would help if they had a fixed maturity date for the CD and the terms also.

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



Bob Heuchan, President



BJ Deppe, Secretary