



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

May 16, 2013

Members Present:

Rob Henderson	Vice-President
BJ Deppe	Secretary
Jay Goad	Member
Richard Wertz	Member

Members Absent:

Bob Heuchan	President
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:

Rob Henderson called the meeting to order at 8:00 a.m.

Approval of Minutes:

BJ Deppe made a motion to approve the April 18, 2013 minutes as presented. Jay Goad seconded the motion. The motion carried.

Public Comments:

None.

Old Business:

Shell Building Update: Mike Runnebohm:

Mike Runnebohm, Runnebohm Construction, stated the west and north sides have the pre-cast in place. They are finishing the foundations on the back side of the building. The steel is on site and will be put together on site. They are progressing well. They also had a potential purchaser look at the site. The city building inspector has been out to make inspections. Mr. Henderson stated that Jeff Byrd from the Atterbury Job Corp questioned if Mr. Runnebohm could work with the students of Atterbury. Mr. Runnebohm is working with Mr. Byrd to try and make arrangements.

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

Trent Newport stated that they are in the final design stages. They are still in the environmental phase and will begin buying right-of-way soon. There will be a 15 day public comment period and then a public information meeting. They'd like to set a date for the meeting soon. They are still on target for construction in the spring. They do have a phasing plan in for review to Travis Underhill.

Resolution 2013-08: Appropriation Resolution for \$100,500 from the Capital Expense Fund for Franklin Community School Corporation's Safety and Security Improvements:

Richard Wertz made a motion to ready the resolution by title only. BJ Deppe seconded the motion. The floor was opened for public comment.

Mr. Goad stated that the \$100,500 is to help the schools within the Franklin city limits. Bill Doty, Franklin Schools Safety, stated that they would need an intercom system and a vestibule that would have locked doors that would force you into the main office at the elementary schools. The middle and high schools have already been remodeled and built that way. Mr. Henderson stated that the money may not be evenly split between the schools. Dr. Clendening, Franklin Schools Superintendant, stated they are working to annex the 3 remaining schools outside of the Franklin city limits.

Richard Wertz made a motion to approve the resolution as presented. Jay Goad seconded the motion. The motion carried.

Business Assistance During Construction: Bob Heuchan:

Mr. Henderson stated that Mr. Heuchan had prepared a memo that would possibly be the outline for helping those affected by the construction. Mr. Goad questioned what other communities have done in this situation. Krista Linke stated she has not been able to find any other programs online or by contacting other communities. Mr. Wertz stated when State Road 135 was under construction, there were several businesses that closed. Mr. Deppe stated that you are talking about a lot of areas, he asked where does the funding area stop. Mr. Henderson stated he sees it going through the FDC for funding. Mr. Goad stated he felt the best step that could be taken within reason was for the community groups to continue what they are doing, like Discover Downtown Franklin and the Cash Mob.

The floor was opened for public comment.

Julie Wells, Imagination Station, questioned Mr. Goad on how they can proceed. Mr. Goad stated that he would like to look into what other communities do. Ms. Wells stated that she would rather see the RDC assist businesses to stay in business than to spend money to attract businesses. She does want her business to stay. Erin Bollhorst, Imagination Station, stated that 99% of their patrons question how long the construction is going to take. She stated they have had construction material in front of their business for a year. Ms. Wells stated they feel very alone and isolated. Ms. Bollhorst stated they do get a lot of support from the downtown businesses. Mr. Goad questioned if there was a reason the corner where they are located had all the construction materials there. Mr. Underhill stated that much of the construction happened before he moved to Franklin. From what he understands is that there was a mad dash to get a block open downtown by fall and everything was parked in front of their business because that's as far as the construction got. He stated that the drainage pipes are usually set where they are going to be placed due to their weight. Mr. Wells, FDC, stated that from the beginning they were told that the sidewalk would be open from the beginning and they have not been. He stated that the RDC can provide assistance for Imagination Station and other businesses.

Franklin Chamber of Commerce Holiday Lights: Tricia Bechman, Executive Director:

Tricia Bechman, Franklin Chamber, stated she had come before the board several weeks ago to request funding for the new snowflake decorations. She stated the first option to replace all the

snowflakes and add new ones totals \$27K, option 2 is \$20,800 to only replace the ones we have. She met with Ron Collins and he questioned putting up rope lights instead which would be a total of \$5,368 for 88 poles. There is also a trade in amount on the old snowflakes if new snowflakes are purchased. The trade in amount would be up to \$50.00 per snowflake for a total of up to \$2,500 and would be good only if new snowflakes were purchased. Mr. Deppe questioned if the new streetlights would be able to have the snowflakes on them. Mr. Newport stated there can be if they order the new streetlights to accommodate them. Ms. Bechman stated her quote is good until July 1, 2013. Mr. Underhill stated that the poles are made to order and have been ordered. The poles are fairly standardized. Ms. Bechman stated she is leaning toward option 1.

BJ Deppe made a motion to advertise for \$27,965 for the lights. Jay Goad seconded the motion. The motion carried.

New Business:

Request for Offers to Purchase-55 W. Madison Street

Two proposals were received. The first, from Kenny Austin, Franklin City Council, is for the use of the building as City Court. The second proposal, from Madison Street Properties, LLC, Lesa Talley, is for a mixed use restaurant and retail space, with residential use and office space. A special meeting will be held for presentations, with the date and time to be announced.

Gateway Project Update: Phase 1-Travis Underhill, City Engineer:

Mr. Underhill, City Engineer, stated the zero depth pool at the aquatic center is now operating. The final coat of asphalt will be completed in the parking lot at Parks and Rec soon. The alley project should go out for bid within the next several weeks. Mr. Goad questioned if there are going to be any physical changes. Mr. Underhill stated there will be substantial drainage improvements in the alley and the floor will be lowered. For East Court Street, he stated there is only one planter box remaining to install in front of the Hazelett building. The curbs should start going in next week. South Main Street and Monroe Street improvements will start to happen soon. Indiana-American Water will be coming in to do their improvements. The Courthouse parking lot construction may begin next week.

North Main Street Phase 1 curb line will be installed next week. There is a lot of concrete work left to do before they can finish. It is 4-5 months ahead of schedule and should be finished by the end of November 2013.

Landscaping Proposal from Quality Turf and Landscaping:

Mr. Henderson stated the quote is \$4,250 for upkeep of 55 W. Madison Street. Mayor McGuinness has committed the City to help with the upkeep of the property instead.

Status on update on negotiations with the Elk's on 56-58 E. Jefferson Street: Jay Goad:

Mr. Goad stated that he met with Bryan Wertz, Rob Schafstall and Bob Swinehamer. Mr. Swinehamer had cost estimates and plans ready. The Elk's Lodge is having their vote on June 13th. It has to go through state/national approval as well. Construction could start August of 2013 with a construction period of about 4 months. The exterior would have a wrap-around feel on the southwest corner. Some windows and an entryway will be installed in the alley. The big issue is the sprinkler system. There is currently a 1 ½ inch pipe that feeds into the building. They can tap into the water main across Jefferson Street but it would triple their price. They are looking at the cost of a high powered exhaust fan that could pull smoke out of the building. The

Elks has also had several parties interested in the purchase of their current building. The interior is around \$250,000 though there may be some enhancements. Their informal request is the façade partnership. Bob Swinehamer stated they did discuss that the RDC would have design review on the façade and there would be something to hold the Elks accountable for the work.

Owner Occupied Housing Rehabilitation Program: Rhoni Oliver, Community Development Specialist:

Ms. Linke stated that Ms. Oliver was out at training related to the grant and was unable to attend the meeting. She stated the City is requesting a \$350,000 grant through IHCD which would serve a minimum of 23 houses. The proposal is due June 28th and awards will be announced August 22nd. Ms. Oliver has had discussions with Human Services and the weatherization program that may help with the project. Over 50 applicants have applied for the grant. The grant is for weatherization, structural repair, lead based paint, and health and safety hazards. There are income limits for participation through HUD. Points are earned on the grant by funding. Ms. Oliver is requesting \$17,500 from the RDC which totals 5% of the grant. She has also applied for funding from the FDC. The City is working through a grant administrator.

Rob Henderson made a motion to advertise the resolution at the June 20th, 2013 meeting. BJ Deppe seconded the motion. The motion carried.

Other Business:

April 2013 Financial Report:

The April 2013 Financial Report was presented. Ms. Linke stated tax disbursements will not be received until late June.


Public Comment and Announcements:

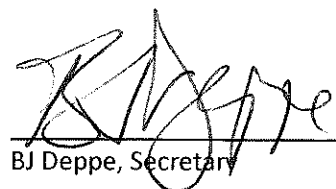
Julie Wells stated they are launching a 15 day campaign to save the toy store that begins tomorrow.

There will be a special RDC Meeting on Tuesday, May 21st at 8:00am to discuss Resolution 2013-10, which is for the Main Street Façade Revitalization Program Grant.

There will be a special meeting at 8:00am on Thursday, June 6th, 2013 for the Old City Hall RFP.

There being no further business, the meeting was adjourned. Respectfully submitted this 20th day of June, 2013.


Bob Heuchan, President


BJ Deppe, Secretary