



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

SPECIAL MEETING

June 6, 2013

Members Present:

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

Members Absent:

Richard Wertz	Member
---------------	--------

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:

Historical Designation of 55. W. Madison Street Update:

Krista Linke stated it has been submitted to the state and is being reviewed. They are waiting to hear back from them. It was filed 2-3 weeks ago.

New Business:

55 W. Madison Street Proposals:

Ken Austin, City Council, stated that he has been an opponent of getting rid of the old City Hall building. The last time there was discussion held on the structure, they were told the building could not be a City Court building. The City is currently in a lease agreement with the county for the current location of City Court. He stated he found that the upstairs of 55 W. Madison Street can be redone for approximately \$400,000. The downstairs could be used for city offices. He stated he also looked at the Police Station to add a City Court there, but the cost would be about \$600,000. Mr. Austin clarified that it was his own proposal and not the City Council's proposal.

BJ Deppe questioned if the location of the City Court was up to the Board of Works. Mayor McGuinness stated yes, that the Board of Works signed a 3 year lease in January with the County. Mayor McGuinness stated that he is not in favor of the court being located in the building. He stated there is a provision for an early release from the lease with a 12 month notice. The City pays \$500 a month rent.

Lesla Talley stated that she and her husband, John, have an interest in the old City Hall building. She stated they think it has potential to be an important part of Franklin. She thinks that it could work with

the Artcraft and the Farmers' Market. They are proposing multiple uses to help enhance downtown. The property does have plenty of parking. They are hoping to provide a few jobs and the building on the tax role. She stated their major goal is to preserve the building. They would propose to do construction under the State's guidelines for historic structures. She stated they are in the research phase but the building would possibly include a restaurant, office and retail space. The main floor might include a specialty grocery store or retail space. She would include bike racks and benches to make it bike and pedestrian friendly. The façade on the east side would need to be updated and she has talked to Indiana Landmarks about making the changes. An option with the entry and foyer is to make it a coffee shop or dining area. Mr. Goad questioned how much space is there since there is an alley. Ms. Talley stated there's about 30 feet. She would like to have an outdoor eating space.

The basement was flooded in 2008 and the new drainage is supposed to help that, however, she has been looking into other options to preventing flooding. There is potential for office space there or possibly apartment space. She would be prepared to spend \$15-20K for plans in the first stage of planning. The basic plan is to nail down the details and talk to any interested parties. They would figure out construction plans and a timeline. Mr. Heuchan stated that he did have a conversation with Ms. Talley prior to the meeting about the project. BJ Deppe questioned the annual cost of owning the building. He also would like to know what the tax roll amount would be. Ms. Linke will find out for the Board. Ms. Talley stated they have made contact with several retailers and providers as they are researching what should go into the building.

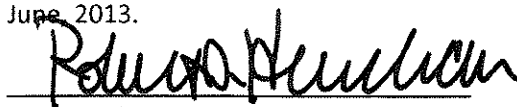
Mr. Goad stated he'd like to know from the downtown what people would like to see in the building. Ms. Talley stated their concern is that people say they want something, but whether they will really support it with their pocket books is the issue. Mr. Henderson questioned what Ms. Talley would like the Board to consider before the next meeting. Ms. Talley stated that she would like 90 days to finalize plans and would like a contact person from the Board as well. She stated they will invest personal finances but if they find out it is more than they can handle, they will let the Board know as soon as possible.

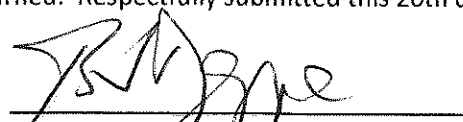
Rob Shilts, Franklin Heritage, stated they have been at the theatre since April, 2004. One thing they notice is that there are very few places open to eat at before or after during movies and events. They are looking for something during those periods of time that are open. Mr. Goad suggested that Ms. Talley work with someone like Mr. Shilts when approaching potential restaurants to show the opportunities available.

Mayor McGuinness stated he has no desire to retain the old City Hall building. He stated there are plenty of government buildings that are not on the tax rolls. He has spoken to Judge Van Valer and she is happy in her current location.

Marty Williams, Discover Downtown Franklin, stated the past 10 years they've tried to get people downtown. He stated when they do get people downtown for special events, they tend to migrate to the US 31 strip for dining that is not a bar.

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


Bob Heuchan, President


BJ Deppe, Secretary