



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

June 20, 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

Members Absent:

Rob H. Schafstall	Legal Counsel
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Others Present:

Krista Linke	Director of Community Development
Jaime Shilts	Recording Secretary

Call to Order:

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

Approval of Minutes:

Richard Wertz made a motion to approve the May 16, 2013 minutes as presented. BJ Deppe seconded the motion. The motion carried.

Richard Wertz made a motion to approve the May 21, 2013 minutes as presented. BJ Deppe seconded the motion. The motion carried.

Richard Wertz made a motion to approve the June 6, 2013 minutes as presented. BJ Deppe seconded the motion. The motion carried.

Old Business:

Shell Building Update: Mike Runnebohm:

Jim Bogemann, Runnebohm Construction, stated the steel is up and building will start to be closed in next week.

Cheryl Morphew, JCDC, stated they have had 13 leads to date this year and 8 site visits. Three projects have short-listed the building. The shell building was submitted on 33% of their leads. She explained how a shell building gives the city an edge over other communities as the building will be built to suit.

56-58 E. Jefferson Street Status Update: Jay Goad:

Jay Goad stated that they have determined that the Elks will be the best fit for the property. He, Bryan Wertz, Rob Schafstall and Bob Swinehamer met to discuss the specific plans for the building. Mr. Goad stated that Mr. Swinehamer requested a letter of understanding, which the Mr. Schafstall wrote for the

Elks. Mr. Goad read a copy of the letter, which was also given to all RDC Members. Mr. Heuchan stated all the RDC Members were aware of the letter. Mr. Swinehamer stated that the Elks Member meeting was held June 13, 2013. He stated they had 213 members out of 630 showed up for the vote. The vote was 176 in favor and 39 against with their bylaws requiring 67% approval. He paid the RDC \$1.00 cash for the building. The original estimate on the building was \$237K, which would leave a balance of \$137K after the \$100K commitment from the RDC. The fire suppression issues were discussed as being around \$60K. He stated they will have a facility that does not currently exist in downtown Franklin and it will be a destination. They hope to get started this summer. Mr. Heuchan stated that Mr. Schafstall will put together an EDA for approval at the July meeting.

55 W. Madison Street Update:

Mr. Heuchan stated that they had heard 2 proposals at the last meeting, one from Ken Austin for moving City Court to the building and the other proposal from Lesa Talley. Mayor McGuinness was not in favor of moving the court from its current position. Ms. Talley had requested a 90 time period to determine the cost of renovation and to work out details. Ms. Talley stated she is still interested in the building and is looking into tax credits.

Rhoni Oliver, City of Franklin, stated AirCo did not remove all of the asbestos from the building. She stated the company did not understand what the scope of work was and she is working with them again to obtain a second quote. She will work with Mr. Schafstall to review the original contract.

Mr. Deppe stated he thinks there are three options, to work with Ms. Talley, to list it with a realtor, or to do nothing. He believes that the property can now be disposed of in any manner the board chooses. Ms. Linke stated that there are potentially \$9,200 in property taxes that could be captured per year if the property was owned privately. She stated there is approximately \$20,000 per year in costs for utilities and upkeep. Mr. Goad stated there are too many open questions to commit to anything today. Mr. Heuchan stated after 30 days, they will be able to negotiate with anyone, including current interested parties, after rejecting both offers.

Jay Goad made a motion to reject both offers. Rob Henderson seconded the motion. The motion carried unanimously. Mr. Heuchan stated this does not mean the rejected parties cannot participate in future dealings with the property. The board discussed having a special meeting. Ms. Linke stated she would work with Mr. Schafstall to keep the process moving before the July meeting.

New Business:

Discussion of Burial of Overhead Utilities:

Mr. Wertz stated he spoke to someone from Columbus about burying their utilities. They had support from Cummins. Mr. Wertz suggested that as overhead lines are repaired that they are moved underground. He stated that it should be addressed now. Mr. Goad stated he would like to have different areas underground in downtown and have goals for completion dates.

Steve Barnett, City Council, stated they did discuss it at a City Council meeting and felt like they were getting push back from the Planning Department. Ms. Linke stated that she and Ms. Gray have found that there isn't a good way to require it with the ordinance but working with the RDC may be able to provide a way to incentivize businesses to do it. Mr. Barnett stated it's not the cost that the utility companies are charging you as private homeowners and businesses can get it done cheaper.

Ms. Linke stated that it could be on the July meeting to figure out a target area and set a yearly budget.

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

Mr. Underhill stated that the pavers will be done this week. They are on schedule to have East Court Street finished for the Smoke on the Square BBQ festival. He stated that the courthouse parking lot may also be finished minus the landscaping. They are projecting coming in \$50-60K less than anticipated. He stated that not included in the project is new pavement on Monroe and South Main Street as it is scheduled to be patched. They could do a 1 ½" asphalt overlay and still be under budget. The cost would be about \$45,000. Mr. Underhill stated he is 80-90% confident that the total cost will be under budget. He stated it makes sense to asphalt the road as the curbs and sidewalks are being done and then it will seal the cuts that have been made.

Mr. Underhill stated that to put in bricks for the parking lines would be approximately \$50,000. They will saw cut out the brick line and lay in brick lines to mark the spaces. He stated it is expensive and rarely done but will look great if it is. It would be for both parking lots and East and West Court Streets.

Mr. Wertz stated he would rather see the brick lanes rather than painting over all the bricks.

Richard Wertz made a motion to advertise for a resolution for the next meeting not to exceed \$60,000 for the brick inlay for parking. The motion was withdrawn.

Jay Goad made a motion to advertise for a resolution up to \$55,000 for asphalt paving. BJ Deppe seconded the motion. The motion passed unanimously.

Rob Henderson made a motion that the make a favorable recommendation of brick inlay striping to the Board of Works. Jay Goad seconded the motion. The motion passed unanimously.

N. Main Street Project Update:

Mr. Underhill stated West Court Street will be closed starting July 1st for several months. North Main Street has the drive and alley approaches finished. They are working on sidewalks now. They will begin restoration of curbs and sod after that with a November completion date. North Main Phase II received 3 comments from the public hearing. The comments received were concerns with road widths and the school entrance. He hopes to start work in February and it would be done the following November.

Resolution 2013-12: IHCD Owner Occupied Housing Grant Match:

Ms. Oliver stated a 5% match of public funds gives us the most number of points for the grant, which is a competitive process. The City is requesting \$350,000 from the IHCD for the grant. The \$18,000 would be the 5% match.

Ms. Linke stated Mr. Schafstall wanted to have a couple of conditions as part of the resolution. First, that the money would only be spent on homes in the integrated TIF area and second, that the money be spent only on materials for those homes. Ms. Oliver stated that the \$18,000 is also contingent on whether or not the grant is awarded.

Rob Henderson made a motion to read the resolution for the grant application to include use of funds for materials and residences only in the integrated TIF area upon approval of the grant for \$18,000. BJ Deppe seconded the motion.

A public hearing was held.

BJ Deppe made a motion to approve the resolution. Rob Henderson seconded the motion. The motion passed unanimously.

Resolution 2013-13: 56-58 E. Jefferson Street Appraisal:

Ms. Linke stated the claim did not get paid last year as the company did not provide the proper insurance documentation. The resolution is to allow the company to be paid this year, since they have now submitted the documentation.

Jay Goad made a motion to read the resolution. BJ Deppe seconded the motion.

A public hearing was held.

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

Resolution 2013-14: Downtown Parking Improvements (Additional Payees):

Ms. Linke stated the resolution funds were encumbered last year but the additional payees were not listed. A resolution is need to add the payees to the list to pay their contracts. The payees are Yarnell Electric and Sternberg. It doesn't increase the contract amount but allows the contractors to be paid.

Rob Henderson made a motion to read the resolution. Jay Goad seconded the motion.

A public hearing was held.

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

Resolution 2013-11: Downtown Holiday Lighting:

Ms. Linke stated the amount of the resolution is \$28,000 for the downtown holiday lighting fixtures. Tricia Bechman, Franklin Chamber of Commerce, stated the funds will be to replace current snowflakes and increase the number to 66 snowflakes to cover a larger area.

Rob Henderson made a motion to read the resolution. Jay Goad seconded the motion.

A public hearing was held.

Jay Goad made a motion to approve the resolution for \$28,000. Richard Wertz seconded the motion. The motion passed unanimously.

Other Business:

MSRP Grant Update:

Ms. Linke stated they have received a release of funds from OCRA. The contract has been reviewed by the City Attorney. It will be on the July 1, 2013 agenda for the City Council meeting.

May Financial Report:

Ms. Linke stated she expects the disbursement from the May taxes by the end of the month and they should be included in the June report. The amount included now is an estimate.

Ms. Linke stated she received notice from the Clerk-Treasurer's Office that before July 15th of every year they have to submit a letter according to Indiana Code that there is no excess assessed value that be allocated from the taxing units. She requested that the Board authorize Bob Heuchan to sign the letter and distribute it to the Johnson County taxing districts.

BJ Deppe made a motion to allow Bob Heuchan to sign the document. Richard Wertz seconded the motion. The motion passed unanimously.

Jay Goad stated he'd be interested in doing another walk around town like they did last year to look at all the projects.

There being no further business, the meeting was adjourned. Respectfully submitted this 18th day of July, 2013.



Bob Heuchan, President

 

BJ Deppe, Secretary / Jay Goad, Member