



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

November 21, 2013

Members Present:

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

Others Present:

Rob H. Schafstall	Legal Counsel
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:

Rob Henderson made a motion to approve the October 17, 2013 minutes as presented. Jay Goad seconded the motion. The motion carried.

Old Business:

Shell Building Update:

Rob Henderson stated talked to Runnebohm and they are almost ready to submit expense claims for reimbursement.

Presentation of INDOT's offer of relinquishment of SR 44: Travis Underhill, City Engineer:

Travis Underhill, City Engineer, stated there has been discussion regarding the relinquishment of State Road 44 in Franklin. There will be a joint public hearing on December 2nd with the Board of Works and the City Council. Mr. Underhill stated a grant was approved for \$2.2 million for the area between Walnut and Crowell Streets. 80% of the cost will be covered by the grant. The City would pay \$80,000. INDOT would give Franklin over SR 44 from the western most ramp of I-65 to Westview Drive. Franklin would have 100% control of the signage, streetlights, etc. and would have to dedicate a permanent truck route. Mayor McGuinness stated that if INDOT takes control of the road, they will shut it all down at once, whereas the City can shut it down in sections. Discussion was held on the issue. If the relinquishment is approved, it can take place in January of 2014.

Professional Services Agreement for Staff:

Mr. Heuchan stated they are still trying to figure out a way to reimburse City Staff for their time legally. He stated he'd like it wrapped up quickly. He would like to meet with legal counsel and the Mayor. Mr. Heuchan questioned if the Board would be in approval of drafting a joint letter from the RDC and FDC concerning

reimbursement of funds for Staff for expenses. After the letter is drafted, legal counsel would need to approve it. The Board agreed they would like to see things move forward.

Gateway Project Phase 1-Supplemental Agreement #4: Trent Newport, CrossRoad Engineers:

Trent Newport, CrossRoad Engineers, stated the agreement is for work completed in October for \$80,000. Mr. Newport stated the supplemental amount will be on the agenda in December. We are \$900,000 under what was appropriated. Ms. Linke stated the resolution was approved in 2012 at \$4 million but the bid came in at \$3.1 million. She stated the financials show the actual contract amount, and not the \$4 million that was appropriated in 2012. Only funds that are under contract can be encumbered.

Former Franklin Engineering Site (151 W. Jefferson Street) Parking Lot Design: Trent Newport, CrossRoad Engineers:

Mr. Newport stated they took the canopies out of the bid to reduce the cost. Mr. Wertz stated he'd like to put this project on hold indefinitely until the relinquishment and construction of SR 44 is completed. This area will need to be used as a contractor staging area again over the course of the project.

Water Street Design and Construction: Trent Newport, CrossRoad Engineers:

Mr. Newport stated they reduced the length of the total construction. The area between Madison and Wayne Streets would be surface repair. He stated he would combine Monroe and Water Street repairs since they intersect. Mr. Underhill stated Monroe Street is where they see the base failure. He stated he'd like to see a big number up front on the bid so they aren't surprised later. Mayor McGuinness would like to see what the numbers are for all projects currently being discussed over the next 2-3 years.

Monroe Street Upgrades: Trent Newport, CrossRoad Engineers:

Mr. Newport stated it would be an overlay with mostly pedestrian and lighting improvements.

2014 Discover Downtown Franklin Sponsorship:

Marty Williams, DDF, stated they would like to find out there has been any discussion on providing a sponsorship for DDF. Mr. Heuchan stated they are trying to find a way to do it legally. Tara Payne, DDF Director, stated that she submitted a letter to Mr. Schafstall. Mr. Schafstall stated that legally, it's easier for the City Council to give money to a non-profit. He stated if there is something they can purchase it makes it easier. Mr. Henderson stated that the Board of Works approved \$15,000 for DDF at the last meeting. Mr. Heuchan stated they are willing to help but need to figure out a legal way to do so. Mayor McGuinness stated that the Board of Works can provide funding for organizations that provide a service to Franklin.

55 W. Madison Street:

Ms. Linke stated the inspection was complete and the report was sent to the Board. She stated that the proposal from Big Woods Brewery was withdrawn. Mr. Heuchan stated they may be looking at an RFP in January. Ms. Linke stated they continue to maintain the property.

New Business:

Water Main Extension on Water Street-Todd and Billy Bemis:

Todd Bemis stated they have owned the building for 3 years. They stated they need to sprinkle the building but the water line coming down Court Street is an old water line. They were told they would need to come off Jefferson Street for the water line. The water company now wants an upgrade to an 8" water line from Jefferson Street to Water Street. Billy Bemis stated that the assistance from the FDC was transferred to the previous owners. He stated the water company wants to do it when the road is torn up, but that will not happen soon enough for their project. He stated he feels it's a City issue, as they are redeveloping the property, it's not new development. All the neighboring buildings are currently hooked up to the smaller

water line. It would be \$47,000 for the water line, but does not include permitting, staking, etc. They are estimating the cost to be around \$52,000.

Jay Goad made a motion to advertise an appropriation for the replacement of the water line for an amount of up to \$60,000, noting any potential reimbursement if it occurs. BJ Deppe seconded the motion. The motion carried.

Homesteads at Hillview-John Grimmer:

John Grimmer, stated he is working with Mike Duke to develop cottages and homes for the Homesteads at Hillview. He stated the common areas are 28.4% of the total property. He stated the project will give back an investment in property taxes and will be a big addition to the community. The total cost of the project is \$8 million. Construction cost is a little over \$6 million. Mr. Grimmer is requesting assistance from the RDC in the amount of \$2 million.

Mr. Heuchan stated it would be at least January before they have a decision from the RDC. Mike Duke stated they still needed to attend Tech Review.

Other Business:

FDC Update: Steve Woods:

Steve Woods, FDC, stated they want to have transparency and will be reporting monthly. They had a board retreat last month. Lisa Jones, FDC, stated they just approved 2 grants and 1 loan. They have several applications pending. They are doing a needs assessment to determine what future programming needs to be. They will probably stop taking applications until the assessment is completed, which will be finished sometime in the first quarter of next year. They have received many commercial applications in but not as many residential. Mr. Woods stated they would have an assessment in early 2014. He stated they just purchased the flood buyout properties and their cash funds are limited.

October Financial Report:

Mr. Goad requested a list of the items that would be off the list for next year and the items that will be rolling over to next year. Ms. Linke stated that she will work on an updated priority list. She stated the County was given another invoice for \$400,000. She thinks they intend on paying before the end of this year. They were also given a bill for \$13,500 for the underground storage clean up.

56-58 E. Jefferson Street Update:

Ms. Linke stated she has received their first request for a draw from the Elk's.

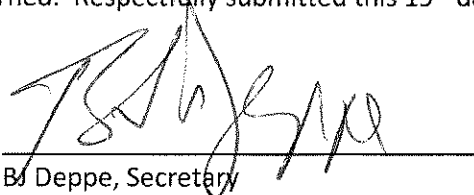
Public Comment and Announcements:

Ted Shuel, developer at Legends Golf Course, stated they do have single family homes on their property already and did not come to the City for help. He doesn't feel that the community needs more homes but more jobs.

There being no further business, the meeting was adjourned. Respectfully submitted this 19th day of December, 2013.



Bob Heuchan, President



BJ Deppe, Secretary