



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

August 19, 2014

Members Present:

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

Others Present:

Rob 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 July 22, 2014 minutes as presented. BJ Deppe seconded the motion. The motion carried.

BJ Deppe made a motion to approve the July 28, 2014 minutes as presented. Jay Goad seconded the motion. The motion carried.

Old Business:

Umbaugh and Associates, LLC-Scope of Services:

Ms. Linke stated it was discussed at the May, 2014 meeting. She stated there were questions from the Board members and it is on the agenda again for discussion. Richard Wertz questioned if there is a breakdown of cost on specific services. Mr. Henderson stated they did not meet to review it so he doesn't have anything to present. He stated he would still like an analysis from Umbaugh. He stated he would like to talk about it at the October meeting. Mr. Goad stated he would like to know if any of the RDC properties aren't paying their property taxes and to know where the cash flow is coming from. Mr. Henderson stated he would like the RDC to be able to reconcile this on their own. He is going to check into the cost of having Umbaugh do the analysis. Ms. Linke will follow up with the County again on tax numbers.

New Business:

Resolution 2014-19: Hetsco, Inc. Relocation:

Rob Schafstall stated the original incentive was \$405,000 but last month's advertisement was only for \$400,000. The resolution is for the additional \$5,000. He stated there is a signed economic development agreement; they are just waiting on Hetsco to close.

BJ Deppe made a motion to read the resolution by title only. Jay Goad seconded the motion. The motion carried. A public hearing was held.

Richard Wertz made a motion to approve the resolution as presented. Rob Henderson seconded the motion. The motion carried.

Other Business:

July 2014 Financial Report:

Ms. Linke stated the report has been updated to show the actual revenue from the spring property tax disbursement. She stated there is \$3 million of the TIF fund that's invested and \$1 million of the capitol fund that's invested. She stated she added the resolutions to the report that were approved at the July meeting.

Cash Flow Analysis Worksheet-Version #9:

Ms. Linke stated this version shows projects that were approved versus under consideration. Bartram Parkway and the Hetsco Incentive were included and she did include the \$5,000 that was approved today. She stated the amounts that have been appropriated, but have not been spent, are included. Mr. Henderson stated they did receive an invoice from Runnebohm for the second quarter 2014 shell building expenses. Ms. Linke stated she had emailed the Board a summary of the Runnebohm expenses.

Public Comment and Announcements:

Ms. Linke stated there is an invoice from Quality Turf Care and Landscaping who has been mowing 55 W. Madison Street. She called them to let them know that the building had been sold and their services were no longer needed, but not before the property had been sold and closed. The Clerk's office will not pay the claim as it is dated after the property transferred without instruction from the RDC. The bill is for \$114.00. It can be paid under a prior resolution.

Rob Henderson made a motion to pay the claim. Richard Wertz seconded the motion. The motion carried.

The Redevelopment Association of Indiana has an educational opportunity online for RDC Board and Staff Members. Ms. Linke stated she will be pursuing certification and will let the Board Members know as the classes become available.

Mr. Wertz questioned if there was an update on the Old Post Brewery. Ms. Linke stated the contractor pulled a demolition permit but they are waiting on reviews from the State before they can start interior remodels.

Mr. Henderson stated the City Council approved a recommendation by the EDC to distribute the economic development fees. There were four recipients that received approximately \$7,600 each; Discover Downtown Franklin, Franklin Chamber of Commerce, Franklin Development Corp., and Franklin Heritage, Inc. The Franklin Education Connection received \$3,000.00

Mr. Henderson stated he also asked at the City Council meeting if the RDC members could be paid the same way the other boards are. He stated the RDC is the only city board that is not compensated.

Mayor Joe McGuinness stated that work on Bartram Parkway started yesterday. The round-about on N. Main Street is open and the 3rd leg of Main Street should be open as of Thursday afternoon. North Water Street work is continuing and businesses have access to their locations. Mayor McGuinness stated there were about 50 people at the open meeting last week about the Gateway. Mr. Goad stated he would like to know what options there are in going from King Street to Jefferson Street seamlessly.

Cheryl Morphew stated they had someone looking at the shell building last year that has a new venture partner. He was interested in the shell building but currently there is not anything to meet his needs as she doesn't think new construction would meet his timeline.

Tara Payne, Executive Director for Discover Downtown Franklin, thanked the RDC for the upgrades at the Farmers Market. They have between 800-900 people at the market every weekend.

There being no further business, the meeting was adjourned. Respectfully submitted this 16th day of September, 2014.

Bob Heuchan, President

BJ Deppe, Secretary