



CITY OF FRANKLIN

Community Development Department

MINUTES

REDEVELOPMENT COMMISSION

October 21, 2014

Members Present:

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

Members Absent:

Danny Vaught	Franklin Community School Corporation Representative
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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:

Jay Goad made a motion to approve the September 16th, 2014 minutes as presented. Richard Wertz seconded the motion. The motion carried.

Old Business:

New Business:

Old Post Brew Pub Updates-Phil Warrenburg:

Phil Warrenburg, Old Post Brew Pub, stated they have the drains and downspouts fixed, the lower level boiler has been ordered, the exterior trim has been painted, the windows are being fixed one at a time, the mason is onsite working, the interior plaster has begun, the metal railings will be finished outside, and the roof work is scheduled to begin. He stated they have filed for their trademarks and have received their 3 way liquor license approval. They have their merchant's license. He is finishing his last week of master brewing school next week. He stated the one glitch is with the security acts. The escrow is secured. He stated as soon as it is released they can move on with the main build out. He stated there is an updated escrow agreement, it's been moved up to March. There is \$116,000 in the account. He stated he feels secure in that he'll have the funds by March.

Franklin Community School Corporation Update-Dr. David Clendening:

Dr. Clendening, Franklin Community School Corporation, stated that there recently was a joint School Board meeting with the City Council. He stated it is going better than anticipated with the Chromebooks. He stated that Google will be in the community in April for a conference. Leah Wooldridge, assistant principal, stated that after they were approved by the RDC, they went on site visits to schools that had already started using

Chromebooks. They also sent several teachers to Google conferences. They established a committee comprised of teachers and students. She stated they ordered over 1600 Chromebooks and had a student and parent meeting when the Chromebooks were handed out which many parents attended. She stated that there is a Chromebook care class where the students make how-to videos and also help fix errors and repair them. Matt Sprout, Franklin Schools, stated students are making their own apps and are using the Chromebooks in many different ways. He stated there are expecting over 300 people at the conference this spring.

FDC Update-Steve Woods:

Steve Woods was absent from the meeting.

Downtown Parking Study-Mayor McGuinness:

Mayor McGuinness stated downtown parking has been an issue for a long time. The County and the City have collaborated on paying for the study. He stated there is a contract with Walker Parking Consultants. It has gone through the Board of Works and been approved. The amount is not to exceed \$118,500. The County, City/BOW, and the RDC would all pay 1/3rd. He is asking for \$6,200.00 from the RDC. They are doing the parking count during the first part of the year. Mr. Henderson requested that they look at the area by Aunt Judy's as an area for the study.

BJ Deppe made a motion to approve the resolution documents for up to \$6,200.00. Jay Goad seconded the motion. The motion carried.

Resolution 2014-20: Yarnell Electric:

Krista Linke stated the invoice is a carryover from work done in 2012. The bill was received recently and is for \$15,559.67.

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

Rob Henderson made a motion to approve the resolution as presented. Jay Goad seconded the motion. The motion carried.

Resolution 2014-21: South Main Street Bridge Improvements:

Travis Underhill, City Engineer, stated the County reached out to the City about the bridge and asked if the City would be willing to share the local share costs of 20%. In exchange, the City would be allowed to put in some more of the decorative features to match the downtown area. The cost is less than what it would be if the City did the work on their own. He stated if the County does the work on their own the sidewalks would be narrower and the lighting would be different. He stated it looks like they will be able to make the trail entrance safer as well. They would include lighted bollards on the bridge to separate the traffic and the pedestrians. Mr. Underhill stated the City has to pay for part of the design and construction fees. The RDC is being asked to pay for a portion of the design and right-of-way, which is estimated to cost \$310,500. He stated there will be an interlocal agreement with the County. The RDC will be invoiced by the County.

Mr. Goad expressed his concern in that the City Council and BOW had not been notified of the project yet. Mr. Wertz stated he would put it on the BOW agenda if needed.

Richard Wertz made a motion to read the resolution by title only. Rob Henderson seconded the motion. The motion carried. A public hearing was held. Mayor McGuinness stated he had no objection to the project. He didn't have a problem bringing it up to the BOW as an update but didn't know if should be on the agenda as the BOW isn't the funding source. Steve Barnett, City Council, stated the City Council did receive a study on the South Main Street bridge.

Richard Wertz made a motion to approve the resolution as presented. Jay Goad seconded the motion. The motion carried. Rob Henderson was absent for the vote.

Resolution 2014-22 HWC Design Contract (E. King Street Interchange):

Mr. Underhill stated Franklin was able to add additional state funding in the amount of \$1.8 million for King Street between Eastview Drive to the I-65 interchange. The project is intended to have bike paths, decorative lighting, landscaping, etc. The amount does not cover the entire design of the project. There are over 100 feet of right-of-way. Ms. Linke stated there is a public meeting for the project on Wednesday at Beeson Hall at 7:00 p.m.

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.

Jay Goad made a motion to approve the resolution as presented. BJ Deppe seconded the motion. The motion carried.

Other Business:

Mr. Goad questioned the success of the truck route. Mr. Underhill stated they are looking at making the signage larger and also have the option to ticket drivers that go through town. Mayor McGuinness stated they will start ticketing drivers.

Shell Building Update:

Mayor McGuinness stated that last Wednesday Runnebohm Construction signed off and the building is now owned by Hetsco. Mr. Heuchan thanked Rob Henderson for his work on the project. Mr. Henderson stated he has contacted Runnebohm about any remaining invoices. Ms. Linke stated she had received one yesterday. The Shell Building will remain on the agenda until all the invoices are paid.

TIF Analysis-Future Planning:

Mr. Henderson stated they are trying to figure out where their receipts come from in regards to parcels and TIF money. He suggests hiring Umbaugh and Associates to help track the funds and with compliance reports for the State. He requested permission to contact Umbaugh and have a scope of work by November. Mr. Huechan stated the Board was okay with Mr. Henderson reaching out to Umbaugh.

September 2014 Financial Report:

Ms. Linke stated she'll be adding the approved resolutions to the list. Mr. Schafstall stated the sale of 55 W. Madison Street went into the Capital Fund. Ms. Linke stated the end of the year balance if all funds were to be spent would be \$2,251,000.

Cash Flow Analysis Worksheet-Version #10:

Ms. Linke stated the sheet will be updated with the current resolutions.

Public Comment and Announcements:

Steve Barnett stated the façade work has been done on the Elk's building, bids are being taken on the bottom of the building, they are ready for the elevator to be installed, the new stairway is about 75% completed, and the building is 90% gutted and is ready for new construction. There are contractors in place for the electrical, plumbing and HVAC, framing and drywall work. He stated work should start this or next week. He stated the Elks building on Water Street has been sold and they are hoping to close on it by the end of the month. The Elks will have 6 months from the closing to fix the new building. There will be over \$400,000 cash to finish the first phase. He stated by the end, it will be well over a million dollars to complete the building.

Mr. Barnett stated that they found out they will need to sprinkle the building. The cost will be around \$75,000. He stated from the fire department's opinion, if the Artcraft were to catch on fire it could take out a whole block with it. They are looking at getting a water line run to the Elks and the Artcraft to sprinkle both buildings. The line would go to the rear of the Artcraft. He stated that Trent Newport has given them a quote for the new Elks building. Mr. Heuchan stated he would like a quote from Mr. Newport for next month's agenda.

Janet Alexander, Clerk Treasurer, stated the money from the sale of the old post office went to the Capital Fund.

There being no further business, the meeting was adjourned. Respectfully submitted this 18th day of November, 2014.

Bob Heuchan, President

BJ Deppe, Secretary