



CITY OF FRANKLIN

Community Development Department

MINUTES

REDEVELOPMENT COMMISSION

November 18, 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:

Richard Wertz noted that the amount of the parking study should read the amount is not to exceed \$18,500. Richard Wertz made a motion to approve the October 21st, 2014 minutes with corrections. Jay Goad seconded the motion. The motion carried.

Old Business:

Shell Building Update:

Rob Henderson stated Krista Linke had drawn up the final expenses and carrying costs with Runnebohm. The total expenses were \$521,793.71. He stated they think it is a close final number of the RDC's financial assistance for the project. Mr. Schafstall stated the RDC would be owed \$24,414.15 from Runnebohm if the RDC wishes to approve and close out the numbers.

Rob Henderson made a motion to authorize the receipt of \$24,414.15 from Runnebohm Construction to the Capital Improvement Fund. Richard Wertz seconded the motion. The motion carried.

Old Post Brew Pub Updates-Phil Warrenburg:

Phil Warrenburg, managing member of Old Post Holdings, stated they now have heat in the building. He has an updated list of completed items: gutters, roofing has started, the boiler is operational, winter restoration has been completed, plaster work is continuing, and the masons are half finished. The storm windows are on order. He stated he is now a certified brewer with the American Brewer's Guild.

New Business:

Project Updates from CrossRoad Engineers:

Trent Newport, CrossRoad Engineers, stated the Water and Monroe Street project is almost completed and is open to traffic. Due to the weather there are minor things that have not been completed. He will have a

summary of the project at the next meeting but they are currently under budget. Mr. Newport stated North Main Street has opened up. There are sidewalk pieces to connect, lighting is being put up, there is temporary striping being put down but they will have to wait until springtime for most of the rest of the project. They are currently under budget. He stated if there is decent weather in March, they will start back up then. Mr. Newport stated they are working on getting the lighting turned on at East Monroe Street and North Main. He is planning on coming back to the RDC in January and planning another public meeting about the projects.

Mr. Newport stated there is a waterline in the alley off of Water Street north of the new Elks building. He stated the Elks would like to have reassurance that they could connect to it in the spring. They are planning on running the water line to the Artcraft as well. He stated they would like to start now. They are estimating the cost to be between \$30-\$40K. He stated a high number would be \$50K. Mr. Newport stated that anyone that backs up to the alley could connect to the line for fire protection. There would be an easement so anyone can connect to the waterline. Mr. Newport requested that it be brought up at the next meeting. Mr. Wertz questioned if it's feasible to invite the other businesses that are interested in the sprinkler system and incorporate them into the project. Mr. Newport stated any of them could tie into it at anytime.

FDC Update: Steven Woods:

Steve Woods, FDC, stated there have been new developments, as they have a new member and have new officers. Steve Woods: President, Lisa Jones: Vice President, Jeff Mercer: Secretary, Angela Coy: Treasurer, John Ditmars: Member at Large. They are about 90-95% complete with their previous projects. He stated they are looking at purchasing two abandoned and blighted properties that have not been purchased at tax sale. They had halted giving out new funding for projects but have decided to start taking applications again for commercial façade grants and residential and commercial revolving loan funds. They had requested funds for operating from the RDC and received enough to pay through 2015. He stated with the money they have in their accounts now they don't foresee any sort of asks in 2015.

The FDC would be looking for potential funding in 2016 depending on how many loans they give out. He stated that Fred Paris has given the Board every indication that he will have everything ready to go by the end of the year on his project. Ms. Linke stated the other projects are almost ready to close out; Jefferson Street Pub, Franklin Heritage, The Arts Garden, and Dan Paris. She stated they combined their November & December meetings into one meeting to be held on December 11th.

Resolution 2014-24: Downtown Parking Study:

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

Ms. Linke stated the parking study would be a shared cost with the County and City Council. The request is for \$6,700 for the study.

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

Other Business:

Ms. Linke stated they received a final invoice for Phase I of North Main Street. She stated she needs a new resolution as the previous one was not encumbered. Travis Underhill, City Engineer, stated they were in dispute with a contractor and he has been holding the invoice until it was resolved. There was also an insurance claim dispute that they were waiting on to be resolved. The invoice cost is \$15,000.

BJ Deppe made a motion to advertise the resolution for \$15,500.00 Jay Goad seconded the motion. The motion carried.

October 2014 Financial Report:

Ms. Linke stated she has added the resolutions that have been approved to the report. The numbers are current to the end of October. She stated they haven't received the amounts from property taxes yet. She stated she will provide a list at the December meeting of the amounts that need to be encumbered this year at the next meeting.

Cash Flow Analysis #11:

Ms. Linke stated the report has been updated to show the resolutions. She stated there was a question about the beginning cash balance. She stated it is due to the half million investment that was cashed in. Mr. Schafstall stated the Shell building ended up being \$447,960.

TIF Analysis Scope of Services: Rob Henderson:

Mr. Henderson stated he has spoken to Lauren Mathis at Umbaugh. He is going to follow up with her on the scope of work.

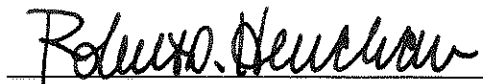
Public Comment:

Mr. Henderson stated that he and Mr. Wertz went to City Council to discuss the South Main Street Bridge. He stated that they were also reappointed to the RDC for 2015 by the City Council.

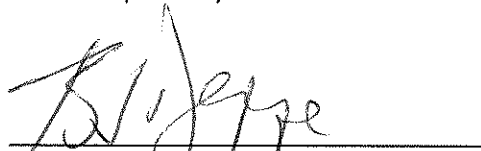
Tara Payne, DDF, stated the Holiday Lighting is December 6th and there is a new lighting display. They are selling the old bulbs from the lighting as a fundraiser.

Janice Bullman, Chamber of Commerce, stated their renovations are being completed. Their Open House is on December 16th.

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



Bob Heuchan, President


Bj Deppe, Secretary