



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

October 18, 2016

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Paul Buening	Member

Others Present:

Krista Linke	Director of Community Development
Rhoni Oliver	Recording Secretary
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order.

A motion was made to approve the September 20th minutes by BJ Deppe and seconded by Richard Wertz. Motion carried.

Old Business

Shell Building Status Update:

Krista Linke reported that Runnebohm is working with Veridus to get the topography for the site. This is needed because there is a question regarding the location of the road entrance due to visibility concerns on the north end of the property. There is a potential to have the entrance at the south end of the property off of Graham Road, but that would take cooperation from the south property owner because they already have an entrance off of Graham Road and the two entrances would need to be combined into one. There are talks with the neighbor in order to make that happen. Mr. Deppe asked the amount of acreage. It's 14 acres. Chris King reported the topo is complete. Runnebohm will get with City Engineer Travis Underhill to decide the best entrance location. Mr. Heuchan mentioned the platting process that needs to take place. Mr. King reported a spring startup.

New Business

Resolution 2016-32 Authorizing an Offer to Sell Real Property:

Krista Linke explained this to be the resolution authorizing the sale of 55 W. Madison St. It has been available on the website. A committee needs to be established to review the proposals. They are due Wednesday, Nov. 2 and Friday, Nov. 4 will be the public review date. Nov. 15 may be the date for a decision. Keith Fox has volunteered to serve on the committee. Jay Goad and one other RDC member may be involved. A motion to read by title only was made by Mr. Deppe with a second from Mr. Wertz. A public hearing was held. Mr. Deppe made the motion. Paul Buening seconded. Motion passed.

Resolution 2016-32 Exhibit A: Requests for Offers – 55 W. Madison Street

Resolution 2016-32 Exhibit A describes the offering sheet and building including improvements. It is eligible for a FDC façade grant and Vacant Building Deduction. The RDC has the ability to select the highest and best offer or reject all. The details of the requirements for proposals is listed. Mr. Deppe asked what happens if all offers are rejected. Rob Schafstall explained that if it's rejected, in 30 days the RDC may deal with anyone they choose. Floor plans are available through the agenda link.

Mr. Heuchan reported that some discussion has been had between FDC and RDC regarding the Frechette building. The façade needs to be updated, and the FDC wants to do a direct investment project and ask the RDC for some grant money. FDC is having a meeting on Oct 26th at Triple Play. This topic may come up for conversation. Ms. Linke added that FDC is having the meeting and RDC, EDC, Council, and others are invited. There will be discussion of past projects and future planning. The desire is that everyone's needs are considered.

Other Business

September 2016 Financial Report

Ms. Linke reported there was not much new. She updated the resolutions. 55 W. Madison St. shows \$3,000 in escrow for when taxes are due. The projected balance at the end of the year if all expenditures were made is \$7,171,178.

September 2016 TIF Bond Financial Report

TIF Bond projects listed with original cost and expenditures through the end of September. Total expenditures to date is \$6,379,003.

Cash Flow Analysis Worksheet #34:

There were minor changes to the cash flow worksheet. The S. Main Street Reconstruction project was moved from projects under consideration to approved projects.

Reminder – Internal Controls Webinar

Ms. Linke reminded that all RDC members need to complete the webinar. She gave a handout for the link and the form that needs to be signed.

Public Comment and Announcements

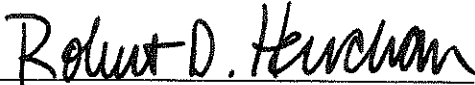
Marty Williams thanked the RDC for allowing 55 W. Madison Street to be on the Franklin Heritage Home Tour.

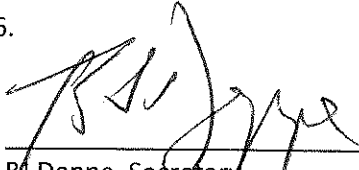
Rob Shilts gave an update on the Artcraft marquee. All electrical has been shipped and will be installed over the next two weeks. The last pieces of HVAC are being powder coated. They waited 30 days for Vectren to get the meter to the proper size. They are coming today.

Hoosier Brewhouse opens today at 4:00. Please join them.

There being no further business, the meeting was adjourned at 8:27 a.m.

Respectfully submitted this 15th day of November, 2016.


Bob Heuchan, President


BJ Deppe, Secretary