



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

October 20, 2020

Members Present:

Richard Wertz	President
Paul Buening	Vice President
BJ Deppe	Secretary
Ken Austin	Member
Bob Heuchan	Member
Kristi Ott	School Board Representative

Others Present:

Krista Linke	Community Development Director
Rob Schafstall	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 8:04am.

Approval of Minutes

BJ Deppe made a motion to approve the September 15, 2020 minutes. Paul Buening seconded. Passed unanimously, 5-0.

Old Business

Wayne and S. Main Street Parking Lot – Mayor Steve Barnett reported that Board of Works voted to turn this parking lot over to RDC. Rob Schafstall will coordinate the signing, witnessing and notarizing of the deed. There is a meeting set up for later this week to go over the economic development agreement for the property.

New Business

New Allocation Areas Update – Mr. Schafstall reported that this project is continuing to move forward. There is an updated timeline attached to the agenda that starts with the November RDC meeting. There will be an amended declaratory resolution presented for the Commission to consider adopting. It will go to Plan Commission that evening and two weeks later to City Council. A special meeting will be held on Friday, December 18 at 8:00am. On this timeline all the new TIF area including the 10-acre annexation complete November 1 will be captured. Ms. Linke reviewed the businesses for this area to include the Interstate Warehousing addition on the southern end, a personal property designation for Energizer, to the north is another Sunbeam 500,000 square foot shell building under construction, GDI's million square foot spec building to begin construction in the spring, and the additional Sunbeam development of the 440 acres to the north, formerly the Tressler Farm and GR2. The regularly scheduled RDC meeting for December 15 will be moved to the December 18 special meeting.

Shell Building Open House Discussion and Update – Don Treibic – Cushman & Wakefield are working with two active potential buyers for the building. G & H Wire is being worked with on renegotiating a proposal to occupy the building. There is a developer who would buy the building and lease it to them for a long-term lease. G & H needs to finalize what they want in the building. Their current buildout plans would be \$1.8 million over the cost of the building.

The second prospect is a Japanese company. A proposal has been made to them. Yesterday they made contact expressing their decision that Franklin is their premier location and they are interested in buying the building. Fritz Kauffman will speak to them either today or tomorrow.

There are also four additional suspects that have received initial information.

Cushman & Wakefield would like to have a virtual open house with a \$25.00 participation bonus to all active participants on the call for the entire 15 minutes. They will make individual calls to the five largest real estate companies in the area with another call for the balance of the real estate community. They anticipate approximately 60 participants and plan for a mid-November date. They would additionally draw two names from the participants who would be awarded a \$250 Amazon gift card. Mr. Deppe asked if these costs would come out of the initially proposed marketing budget. Mr. Treibic confirmed and was seeking RDC permission to spend the funds. Mr. Wertz asked if due to COVID a virtual event would be better in January or February of 2021. Mr. Treibic believes sooner to be better than later. Ken Austin concurred with Mr. Wertz but doesn't believe he has the expertise to make that decision and prefers to lean on those who do. Mr. Heuchan, Mr. Buening and Kristi Ott have confidence in Mr. Treibic and his firm and support what they think best. The budget for this event would be approximately \$2,500. Mr. Deppe also agrees with Mr. Treibic and feels it will give the real estate community something to think about over the slower holiday time of year end.

Mr. Deppe made a motion for approval. Mr. Austin seconded. Passed unanimously, 5-0. Ms. Linke added that 40LinvilleWay.com has a brochure and virtual tour of the property. There is a link to it on the city's website along with a couple other sites.

Other Business

Project Updates – Steve Barnett – The Westview/44/144 roundabout has things to complete next spring including \$60,000 worth of damage done by the car accident. The driver's insurance is working with O'Mara's insurance. They must laser cut the wall. South Main Street was held up by CenturyLink for several weeks. They anticipate being able to black top in the next couple of weeks and open it by winter and finish landscaping and final coat next spring. The amphitheater project is under way. It is scheduled to be open by July 4 or the mayor hopes by the fall festival. Next year's projects include the Arvin/Hurricane/Commerce roundabout which will not be shut down but stay open to traffic. Next year will also be sidewalks on both sides of Jefferson Street from Forsythe Street through Jefferson Meadows. The following year will be Hospital/Westview sidewalks and trails. Yandes Street is 2022, US31 is 2023 and stoplights at I65 exit are scheduled for fall of 2021. The state is working on US31 by Simon Road at the unusual turn, shutting down that road next week. The feasibility study contract with HWC for a new I-65 interchange at Earlywood Drive was approved by the Board of Works. It will be at least five to 10 years before it would start construction. Forest Road is under construction currently, scheduled to be open by year end. Jim Black Road will become a three-lane road next spring.

October 2020 Cash Flow Analysis Worksheet – Some of the \$10,000 shell building marketing budget will be spent. ROW purchase for Forest Road/525 is complete. The three roundabouts are listed. The design for Jim Black Road was added. Yandes/Madison Street construction and possible FDC funds are reflected.

Public Comment and Announcements

Rob Shilts reported the Artcraft is running at 30% capacity. Christmas movie ticket sales began with 1,500 sold on the first day.

Rosie Chambers announced a luncheon event on Nov. 12. Shop Small will be a virtual event. Culvers opened yesterday.

Marty Williams thanked the RDC for use of the parking lot for Farmers Market.

Dana Monson reported progress on the dumpster enclosures. She also gave an update on banners for King Street with the cultural district designation program. The second section would be banners around the courthouse.

Ms. Linke reported that the FDC received eight applications this round and those will be announced at Thursday's FDC meeting. Things are progressing with 280 Circle Drive. There is an option to purchase 650 Hurricane Street contingent on a state grant award.

Respectfully submitted this 17th day of November, 2020.

Richard Wertz, President

BJ Deppe, Secretary