



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

August 16th, 2012

Members Present:

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

Others Present:

Krista Linke	Planning Director
Rob H. Schafstall	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Bob Heuchan called the meeting to order at 8:00 a.m.

Approval of Minutes:

On a motion by BJ Deppe and a second by Jay Goad, the members voted unanimously to approve the minutes from the July 19th, 2012 meeting.

On a motion by Richard Wertz and a second by Jay Goad, the members voted to approve the minutes from the August 2nd, 2012 meeting. BJ Deppe abstained from the vote.

Old Business:

Guidelines for use of RDC owned property:

Mr. Wertz stated that the Parks Department will be the entity taking care of the properties. Mr. Schafstall recommended passing the guidelines now but to continue working on them so there would be something in place.

BJ Deppe made a motion to approve the guidelines as currently prepared, giving further consideration to the guidelines in the future. Rob Henderson seconded the motion. The motion passed unanimously.

Additional Funds for south side of E. Madison Street:

Adam Koontz stated they have installed a large box culvert on the north side of Madison Street. The current contract does not call for the south side of the street to be repaired. He stated the north side of the street already has a lot of street cuts from previous work. Mr. Heuchan stated the Board did not take formal action at the last meeting but they are willing to fix the south side of the street. Mr. Koontz handed out options of the job estimate. He recommends a fix of \$40,579 which includes a 4" asphalt overlay if the City does not want to do the full fix.

Mayor McGuinness stated the City would be subject to historical reviews unless they pay for it with local funds. Mr. Koontz stated they would have to do it all with local funds; INDOT will not do an 80/20 match on this portion of the project because it was not included with the original project. Mr. Deppe questioned if the curbs and gutters need to be completed for other than aesthetic reasons. Mr. Koontz stated the drainage is in pretty bad shape. Mayor McGuinness stated he would like to bring in the folks from wastewater treatment to find out what they would recommend. Mr. Heuchan stated he'd like to table it until the next meeting when they have more information. Mr. Koontz stated they could move ahead with the north side of the project while the Board decides. Mr. Heuchan stated that it sounded like the Board was leaning towards doing the full repair job but funding needed to be discussed. Rob Shilts, Franklin Heritage, stated he did not think the project would be delayed by the historic nomination of the old City Hall.

56/58 E. Jefferson Street - GC Murphy Building:

Ms. Linke stated that she has received one appraisal back on the GC Murphy building. The RFP needs to go out to keep the process moving. Mr. Heuchan stated that the building would be taken as is with the façade work being done. The interior would remain as is. Ms. Linke questioned if the appraisal should be disclosed. Mr. Heuchan stated it didn't matter either way to him. They would commit up to \$100,000 for the façade work. He stated the proposals could request for the RDC to complete other things, such as electricity, as well.

Rob Henderson made a motion to proceed with the RFP process to receive proposals for the GC Murphy building. BJ Deppe seconded the motion. The motion passed unanimously.

TIF Neutralization Worksheets:

Ms. Linke stated there was a proposal at the last meeting from Stephen Watson. Mr. Henderson stated that Mr. Schafstall is able to do the work

Rob Henderson made a motion to approve Rob Schafstall to prepare the TIF neutralization worksheets. BJ Deppe seconded the motion. The motion passed unanimously.

New Business:

Project List Prioritization:

Mr. Henderson stated they are trying to prioritize within a timeline, projects that might be supported by the RDC. He recommends that they look at the projects in the 0-3 year timeline and prioritize them. Mr. Heuchan stated maybe they should consider deleting the Southeast Commercial Corridor and the Central L&M Redevelopment. Mr. Goad stated he would like a little more definition each month on the projects. Mr. Wertz stated he thought the SR 44 & US 31 Architectural Gateway Enhancements should be removed too. It would remove about \$16 million from the list. He requested that a description of each item be put on the list. Ms. Linke stated she would work on the explanations. Rob Shilts, Franklin Heritage, stated he thought that housing redevelopment should be left on the list as the properties could be fixed up and the assessed values could be increased. Mr. Henderson stated he only removed that dollar amount from the list due to the fact that he believed TIF money can only be used for low income homeowners and tenants. He did not want the RDC to be dealing with money in a gray area but does agree with Mr. Shilts.

Gateway Project Update - Trent Newport:

Mr. Newport stated the project goes to bid on September 7th and will be awarded on the regular Board of Works Meeting on September 17th. They are going to concentrate work this fall on the parking lots by Monroe and Jackson. All of the work should be completed by the end of spring 2013.

They have submitted another application for federal funding for the first Phase of the Gateways and Greenways Project. If it is received it will go towards the first section (Jefferson Street between Walnut Street and Crowell Street).

CASE Construction-Additional Funds Request:

Ms. Linke stated the foundation was removed from the former engineering building site at 151 W. Jefferson Street and the contractor discovered that the visible foundation was built on a previous foundation. They did incur more costs because of this. They submitted a request for \$3,448.00 for the additional material hauled off site. No change order was submitted. The Board declined the request to approve the additional funds.

Resolution 2012-24: Shell Building:

Mr. Henderson stated that Runnebohm is designing the building now and discussions are being held with them. He stated they are working with the property owner as well and moving forward. They would like to hold a groundbreaking event around the third week of September.

A resolution is needed as the property owner will be paid by the RDC if there are not enough funds after Runnebohm has completed construction or if there's a shortfall in the purchase price. It would then fall back to the RDC to pay \$40,000 per acre. The RDC would pay the property owner (Fred Linville) for the land if the building hasn't sold within 3 years. They could re-coup this cost when the building does sell.

Jay Goad made a motion to approve Resolution 2012-24 as presented. Rob Henderson seconded the motion. A public hearing was held. The motion carried. BJ Deppe was absent from the vote.

Cheryl Morphew stated she has submitted the spec building project three times for three different project leads.

Resolution 2012-25: Wessler Engineering:

The resolution is to provide \$12,380 in design fees for Wessler Engineering for the alley behind Don & Dona's and next to the Artcraft.

Brent, with Wessler Engineering, stated that the upgrades requested included stamped concrete, lighting and bollards. There is a substantial jump in cost on the new bid. The cost is based on pricing in recent bids plus 5%. The third estimate would be \$74,000 for the north-south alley next to the GC Murphy building.

Richard Wertz made a motion to approve Resolution 2012-25 for \$12,380. Rob Henderson seconded the motion. A public hearing was held. The motion carried. BJ Deppe was absent from the vote.

Richard Wertz made a motion to approve the design contracts. Jay Goad seconded the motion. The motion carried. BJ Deppe was absent from the vote.

Other Business:

August Financial Report:

Ms. Linke stated she amended the report after the last meeting and added the additional resolutions approved and expenses paid.

Other:

Cheryl Morphew stated they are having another meeting on Wednesday, September 12th. The topic is Open Door Law. It is from 6pm-8pm at Beeson Hall.

Megan Sweeny stated that Discover Downtown Franklin and the Johnson County Museum are having a Beer and Bluegrass Festival on August 24th from 5pm-9pm. They are planning on applying for the FDC money that is available.

Rob Shilts stated they are getting bids on the back of the building on what was Kira's Cottage to secure the brick wall.

Mayor Joe McGuinness stated the City has applied for the OCRA grant and are waiting to hear if they received it. The announcement is tomorrow.

Steve Barnett stated the Williams property (151 W. Jefferson Street) has been cleaned up.

Adjournment:

There being no further business, the meeting was adjourned. Respectfully submitted this 20th day of September, 2012.

Bob Heuchan, President

BJ Deppe, Secretary