



# CITY OF FRANKLIN

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

October 18, 2012

**Members Present:**

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

**Members Absent:**

|               |        |
|---------------|--------|
| Richard Wertz | Member |
|---------------|--------|

**Others Present:**

|                   |                     |
|-------------------|---------------------|
| Krista Linke      | Planning Director   |
| Rob H. Schafstall | Legal Counsel       |
| Jaime Shilts      | Recording Secretary |

**Call to Order:**

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

**Approval of Minutes:**

On a motion by Rob Henderson and a second by Jay Goad, the members voted unanimously to approve the minutes as presented from the September 20, 2012 meeting.

**Public Comments:**

None.

**Old Business:**

**West Madison Street Paving:**

Trent Newport, CrossRoad Engineers, stated the low bid was from Sunesis in the amount of \$225,848 for the south side of Madison Street. The water company is already moving the water line so the contractors can get started. The road has its own storm sewer which will be worked on, the street will be repaved and the sidewalk will be replaced. The timeline to finish is November 30<sup>th</sup>.

BJ Deppe made a motion to introduce Resolution 2012-28 for an additional appropriation of \$250,000. Jay Goad seconded the motion. A public hearing was held.

Jay Goad made a motion to approve the Resolution. Rob Henderson seconded the motion. The motion carried.

**GC Murphy Request for Proposals:**

Mr. Heuchan stated that they would meet on November 1<sup>st</sup> or November 8<sup>th</sup> in an Executive Session to discuss the proposals.

Rob Henderson questioned Jim Cruiser on how he came up with his numbers. Mr. Cruiser stated there are 3 different phases of income, the first is to make meals that people can pick up and take home with them, the second is that they will offer one 1 lunch a week, the third is for a banquet hall. Mr. Cruiser stated the income numbers are on the low end. He stated the meals to go are based on 25 families purchasing meals per night. Mr. Henderson questioned if Mr. Cruiser had gotten any estimates on the build-out for the building. Mr. Cruiser stated he has not. He will put up 10% of the costs and apply for an SBA loan. He also proposed getting financing through the RDC.

Mr. Goad stated he was concerned about the pickup and drop off traffic that would be needed. Mr. Cruiser stated that the day care center is on the backburner right now. He would be targeting the people that work downtown for both the day care and the meals to go so parking would not be an issue.

Tricia Bechman, Franklin Chamber of Commerce, stated their proposal is the biggest undertaking the Chamber has ever taken. The proposal will reach out to help small businesses become successful. She stated that local contractors would be sought out to complete the build out. Mr. Goad questioned how the project compares to what other communities our size are doing. Ms. Bechman stated that many locations have \$1.00 rent a year and organizations with similar goals are sharing office space. Ms. Bechman stated that a lot of Convention and Visitor's Bureaus do sell locally made items and have the Chamber with their offices there. Mr. Henderson questioned the status of the FDC proposal. Ms. Bechman stated that the FDC postponed the announcement until next Thursday.

**New Business:**

**Shell Building Project - Development Agreement and Land Evaluation:**

Mr. Henderson requested that the discussion be tabled until the next meeting.

**CrossRoad Engineers - Supplemental Agreement #3: Construction staking and inspection services for downtown parking lots and streetscape improvements (Res 2012-27):**

Ms. Linke stated that the agreement was approved at the last meeting, they just needed to approve signing the contract with CrossRoad Engineers.

Rob Henderson made a motion to approve the supplemental agreement #3 between the City of Franklin Redevelopment Commission and CrossRoad Engineers. Jay Goad seconded the motion. The motion carried.

**Status update on parking lot construction - transfer ownership to City:**

Ms. Linke stated that the parking lot at the corner of Wayne and Jackson is owned by the RDC. She stated that it was her understanding that the RDC wanted to transfer ownership to the City as then the City can take control of the maintenance. Mr. Newport stated the parking lots are moving along quickly and the contractor is able to start the North Main Street parking lot now as well if the Board and North Main Street businesses approve it. Mr. Newport stated there is a delay in getting the new light poles, it may be December until they are in.

Mr. Heuchan stated they would start the process of transferring the parking lot at Wayne and Jackson to the RDC.

**Downtown Parking Lots Change Order #1:**

Mr. Newport stated the change order has to do with changing out plastic pipes to concrete pipes. The Plan Commission did not approve the waiver request. The change order is for \$2,819.10.

Ms. Linke requested that Mr. Heuchan be able to sign change orders that are within the appropriated amount so the projects are not held up. Mr. Schafstall stated he would prefer the change orders would come back to public meetings.

BJ Deppe made a motion to approve the change order and the amount of \$2,819.10. Rob Henderson seconded the motion. The motion carried.

Ms. Linke stated they are working with the contractor to make sure the same lights are used in the project. They are working through pricing with the contractor and the lighting distributor.

**Ivy Tech - Tina Gross:**

Tina Gross, Executive Director at the Franklin Campus of Ivy Tech, stated they are trying to raise awareness that their campus is in Franklin. She stated she wanted to make the RDC aware of their investment in the campus. She gave a presentation to the Board including Ivy Tech's low cost to students, their goals for the next years and what their current projects are.

**MetroNet Update - Steve Biggerstaff:**

Steve Biggerstaff stated that last year the RDC issued a TIF bond for MetroNet. They now have a store with 7 employees. In June, construction was started on their hut. They have made a commitment to go back to homes in the spring to seed and replant since they were unable to due to the water ban this year. On the first of September they opened their store. They currently have 16 crews working. They should be finished up by June of 2013.

**55 W. Madison St.- Discussion:**

Mr. Heuchan stated they need to figure out what to do with the building to not let it deteriorate. Mr. Henderson stated it will be at least 6 months to a year until they can get the property on the historic register. Mr. Goad questioned if someone wants to buy it as is would that change the status of putting it on the register. Mr. Heuchan stated he didn't think they would be restricted. Rob Shilts, Franklin Heritage, stated that having it on the National Register should not deter people from purchasing the building; a buyer could get tax breaks. Mr. Henderson stated he'd like to know what work is needed on the building and would like to get an inspection on it. He would recommend \$20,000 for this purpose. An appropriation will be made next month. Mr. Goad stated that they need to look at their properties and prioritize their list.

**56/58 E. Jefferson Street Mold Remediation Quotes:**

Ms. Linke stated they have been checking on the building and noticed there was mold in it. Rhoni Oliver, Code Compliance Official, stated that the quotes on remediation vary from \$14,000-\$48,000. Betsy Swearingin from the County Health Department recommended the \$17,500 quote. Ms. Swearingin also sent a sample of the ceiling tile to the State to check for asbestos. The results are not in yet. Mr. Goad questioned if the mold was from the roof leak. Ms. Oliver stated she believes it is all related to the original roof issues. She stated that the

quotes are for a full remediation. Ms. Linke stated the building needs to be ready to go for the events on November 27<sup>th</sup> & December 1<sup>st</sup>. Mr. Schafstall stated that the Board can declare an emergency to get the work completed.

BJ Deppe made a motion to approve the work being completed prior to the resolution issued due to a health emergency. Jay Goad seconded the motion. The motion carried.

**1107 N. Main Street Nursing Home Acquisition:**

Mr. Heuchan stated the building can be purchased for \$24,000. Ms. Oliver stated that the property is in the unsafe building process. She has had conversations with the company that bought the parcel at a tax sale. The building has lots of mold with water still leaking out of the sprinkler system. She stated that Dennis Anderson is a potential buyer and is trying to buy the building to make them into one bedroom apartments. Mr. Schafstall stated it will be the same process as the Red Carpet Inn. Ms. Oliver stated she has not received proper bids yet on demolition but has received a quote of \$80,000.

**Housing Redevelopment Proposal - Rob Shilts, Franklin Heritage, Inc.:**

Mr. Shilts, FHI, stated they have researched a couple of properties along the Jefferson Street corridor. They are properties that are vacant, abandoned or underutilized. He stated he will have numbers for the Board at a future meeting concerning restoring some of the properties. He stated that the Board may lose money initially but the investment in problem properties leads to property taxes and increased property values. Neighboring houses generally improve their houses and vacant houses are improved. He stated that with all the improvements being done to the streets and sidewalks you can't ignore the housing. Mr. Goad stated it's an area that needs to be addressed but they want to balance what needs to be done elsewhere too.

**Other Business:**

**Property Use Requests:**

Ms. Linke stated she has the forms that have been submitted and needs signatures from the Board.

**September Financial Report:**

Ms. Linke stated that the Clerk's office provided the amounts spent by the RDC from the beginning of 2012. She stated her numbers still do not match with the Clerk's numbers and she is doing more research. Discussion was held on the report. Ms. Linke reported at a \$1 million bond has matured as of October and it will be shown on next month's report.

**Other:**

**Adjournment:**

There being no further business, the meeting was adjourned. Respectfully submitted this 15th day of November, 2012.

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Bob Heuchan, President

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BJ Deppe, Secretary