



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

November 2, 2012

Members Present:

Bob Heuchan	President
Rob Henderson	Vice-President
BJ Deppe	Secretary
Jay Goad	Member
Richard Wertz	Member

Members Absent:

Danny Vaught	Franklin Community School Corporation Representative
--------------	--

Others Present:

Rob H. Schafstall	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Bob Heuchan called the meeting to order at 4:00 p.m.

Public Comments:

None.

Old Business:

Mr. Schafstall stated that the appraisals have been received. The appraisals have not yet been opened.

Resolution 2012-30: Approving an Economic Development Agreement:

Mr. Schafstall stated that Runnebohm has requested changes to the agreement. He stated the changes are acceptable and consistent with the agreement on page 2. Pages 3-5 are acceptable. Page 7 states that if something goes wrong on the site, Runnebohm will back up the City. They are asking that the word "premises" be deleted. If someone gets hurt that is unrelated to the structure on the site, the City would be responsible, Runnebohm would not. Mr. Schafstall stated that it is an acceptable change. Mr. Schafstall stated the Board can proceed with the approval with the listed amendments.

A public hearing was held.

BJ Deppe made a motion to approve Resolution 2012-30 with changes, subject to approval by the Linvilles. Jay Goad seconded the motion. The motion passed unanimously.

Resolution 2012-31: Authorizing an offer to purchase real property and an offer to sell real property with conditions:

Mr. Schafstall stated that the Board would be approving the purchase of the shell building property for \$40,000 per acre from Mr. and Mrs. Linville and also would be authorizing the sale process that would schedule a special RDC meeting later in November for written bids. Mr. Schafstall recommended amending the offering price to \$47,500 per acre based on the current appraisal. He stated that the process would require a special meeting on November the 21st, 2012 at 8:00am. Bids would be received at that meeting.

A public hearing was held.

Jay Goad made a motion to approve Resolution 2012-31 with the change of up to \$47,500 and contingent upon the agreement of the Linvilles. Rob Henderson seconded the motion. The motion passed unanimously.

Mr. Schafstall noted that in the memorandum of understanding, the milestone date is set at November 3rd. He stated that they would need to work with Runnebohm to come up with a more realistic date.

Mr. Deppe made a motion to allow the Committee to make any changes as necessary on the terms sheet. Rob Henderson seconded the motion. The motion passed unanimously.

New Business:

None.

Other Business:

Mr. Heuchan stated that there would be a special meeting of the RDC on Thursday, November 8th at 8:00am to review the proposals they have received regarding the GC Murphy building.

Adjournment:

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

Bob Heuchan, President

BJ Deppe, Secretary