



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

November 8, 2012

Members Present:

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

Members Absent:

Bob Heuchan	President
Danny Vaught	Franklin Community School Corporation Representative

Others Present:

Krista Linke	Director of Planning & Economic Development
Rob H. Schafstall	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Rob Henderson called the meeting to order at 8:00 a.m.

Public Comments:

None.

Old Business:

Mr. Henderson stated the meeting was to discuss the two proposals that had been received for the GC Murphy building.

Jim Cruser stated that he was looking to use the building for a banquet hall and conference facility. He is hoping it will bring more business to downtown Franklin. The parking will not be an issue as the events will be on evenings and weekends. They would like to be able to have restrooms available for the public. Mr. Cruser stated he is comfortable with the estimated budget for renovation he has provided. He has not applied for the SBA loan yet as the numbers are not final yet. The other option would be that he could have a joint venture with the RDC so that if for some reason there would be a default, the RDC would have a building that would be ready to go. Mr. Cruser stated their estimated income is low because the wedding planner they are working with could get them several bookings a week. Jay Goad stated he felt that the Board would need more definitive planning to proceed with his project. Mr. Henderson stated he would not recommend moving forward with the proposal.

Jay Goad made a motion to not move forward with the proposal submitted by Jim Cruser. Richard Wertz seconded the motion. The motion carried 4-0.

Tricia Bechman, Franklin Chamber of Commerce, stated that their proposal for the Visitor's Center that was submitted to the FDC was turned down. Mr. Henderson questioned who would be paying for the utilities. Ms. Bechman stated the idea was until there was revenue produced from the leased space; the utilities would be paid by the RDC. When revenue was made, within 5 years, the Chamber would pay the utilities. Mr. Deppe questioned who would own the building at the end of 5 years. Ms. Bechman stated that they felt that at the end of 5 years, discussion could be held to figure that out. Mr. Henderson stated he would like to see the different groups work together. He questioned if the stakeholders could be brought to the table within the next 45 days to revisit the proposal with the Chamber, FDC and RDC. Mr. Goad stated that if the commercial aspect that is to go in the building could be firmed up it would be helpful. Mr. Deppe stated it would be helpful to have representatives from the FDC, RDC and the Chamber. Ms. Bechman requested that representatives from the City be involved too. Mr. Wertz stated he'd like to see the community involved as well.

Mr. Henderson questioned if Ms. Bechman could meet with her board by the 16th of November. She stated she would.

Mr. Schafstall recommended that the Board reject both proposals as proposed and then set up private negotiations if they wish to do so. Mr. Henderson stated they would set up a meeting with the Chamber later on.

Jay Goad made a motion to reject the Visitor's Center proposal as presented by the Franklin Chamber of Commerce. Richard Wertz seconded the motion. The motion carried 4-0.

Ms. Linke stated the GC Murphy building and the old City Hall building were both taken care of and regular inspections were being completed.

Rob Henderson made a motion to nominate Jay Goad and BJ Deppe to the committee. Richard Wertz seconded the motion. The motion carried 4-0.

New Business:

None.

Other Business:

The regular RDC meeting will be on November 15th and a special meeting will be held on the 21st of November, 2012 at 8am to discuss the shell 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