



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

REDEVELOPMENT COMMISSION

November 15, 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	Director of Planning & Economic Development
Rob H. Schafstall	Legal Counsel
Jaime Shilts	Recording Secretary

Call to Order:

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

Approval of Minutes:

Rob Henderson stated that on page 3, the bond should be listed as a certificate of deposit. On a motion by Richard Wertz and a second by BJ Deppe, the members voted to approve the minutes with changes from the October 18th, 2012 meeting.

On a motion by Rob Henderson and a second by Richard Wertz, the members voted to approve the minutes as presented from the November 2nd, 2012 meeting.

On a motion by Rob Henderson and a second by Richard Wertz, the members voted to approve the minutes as presented from the November 8th, 2012 meeting.

Public Comments:

None.

Old Business:

Resolution 2012-29: 56 E. Jefferson Street Mold Remediation:

Krista Linke stated that Rhoni Oliver had gotten several quotes for the mold remediation with the recommended quote being just under \$18,000.

A motion was made by BJ Deppe to read the Resolution. Jay Goad seconded the motion. The motion carried.

A public hearing was held. There were no comments.

A motion was made by BJ Deppe to amend Resolution 2012-29 for mold remediation to the appropriated amount of \$18,000 for the GC Murphy Building. Jay Goad seconded the motion. The cost was amended to \$18,000.

Rob Henderson made a motion approve Resolution 2012-29 as amended. BJ Deppe seconded the motion. The motion carried.

New Business:

Historic Register Nomination Update for 55 W. Madison Street-Louis Joyner:

Louis Joyner stated he had met Krista Linke and Rob Shilts at the old City Hall building in October. He stated that it takes about a year and a half to obtain National Register status. Mr. Joyner recommends going for tax credits instead, which will take less time at about two months. It is simpler and has a separate review process. It will still get the property listed on the National Register. His cost would be less as it will take him less time to complete. Mr. Goad questioned if the tax credits would expire. Mr. Joyner stated he did not think they would. At the federal level it's a 20% tax credit of the total amount of renovation and the state level it's the same amount. There is also a possibility of selling the tax credits. The expense is about the same. Mr. Joyner stated that if you have a building on the register, you can do what you want with it as long as you are not using federal money. He suggested that the RDC not sell the building without putting the interior standards condition on it. Mr. Goad stated he feels it's just an old building, not historic. Mr. Joyner stated it is entirely appropriate for the RDC to see that the building is cared for properly. Mr. Deppe stated the RDC can worry about covenants later and the tax credits are not binding the City to do anything.

Mr. Deppe made a motion to proceed with the tax credit process for 55 W. Madison St. as an amendment to the contract. Richard Wertz seconded the motion.

BJ Deppe-yes, Richard Wertz-yes, Rob Henderson-yes, Bob Heuchan-yes, Jay Goad-no. The motion carried 4-1.

Park's Department: Scott Park-Chip Orner:

Ms. Linke stated that Chip Orner requested that the discussion be tabled until the next meeting as the plans were not as far along as they had hoped.

Franklin Chamber of Commerce-Holiday Decorations Discussion: Tricia Bechman, Executive Director:

Tricia Bechman stated that the Holiday Lighting is funded by donations, not by Chamber dollars. It is around \$10,000 each year to fund the lighting costs. She stated that in 2007 they replaced light decorations. She stated that next year, the current snowflake decorations will not fit on the new light poles. She stated that the cost of the snowflake decorations has jumped quite a bit in 5 years. The new lights are LED as are the new light poles but are smaller than the current snowflakes. The company will purchase the current snowflakes back from the Chamber. The new lights will last about 15 years. They do not need them this year but wanted to inform the RDC of the need for 2013.

Jackson/Jefferson Street Parking Lot Discussion: Megan Hart, Discover Downtown Franklin:

Megan Hart stated DDF is requesting that the RDC hold land for the Farmer's Market Parking lot for at least 6 months while they are waiting to hear back from the FDC on funding. The Park's Department and DDF would be the two entities involved. The overall project involves a farmer's market pavilion and turning the grass area into a playground and the old Franklin Engineering lot into a parking lot.

Mr. Schafstall stated to legally do what is requested takes several steps that cannot be done today.

Mr. Deppe made a motion to not dispose of the property from now until May 30, 2013. Richard Wertz seconded the motion. Discussion was held. The motion carried.

Other Business:

Preliminary Project List

Mr. Henderson stated the project list has been updated. He stated they feel it's important to locate the primary projects that need to be completed. By the December meeting they need to have a firm list so that the list can go to the Board of Works, City Council and the Mayor's Office. Mr. Henderson requested that each RDC member go through the list before the next meeting. Ms. Linke stated she also included the updated phasing map. Mr. Henderson suggested having an open house for all available properties in Franklin at some point.

October Financial Report

Mr. Henderson stated the RDC is now processing all claims. It is still a work in progress as numbers do not match with the Clerk's office. He stated there was a Certificate of Deposit that matured that has been reinvested.

Other:

Steve Barnett stated that the Mayor has requested that the BOW make a list of projects they would like to see completed. Cheryl Morphew stated that they continue to receive calls on the shell building.

A special RDC Meeting will be held at 8am on Wednesday, the 21st of November.

Adjournment:

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

Bob Heuchan, President

BJ Deppe, Secretary