



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

March 21, 2013

Members Present:

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

Members Absent:

Jay Goad	Member
Brian Wertz	Franklin Community School Corporation Representative

Others Present:

Krista Linke	Director of Community Development
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:

Richard Wertz made a motion to approve the February 21, 2013 minutes as presented. Rob Henderson seconded the motion. The motion carried.

Old Business:

Public Comments:

Gary Moody expressed his concern that the GC Murphy building is being marketed to Franklin residents only. Mr. Henderson stated it has being advertised in the Daily Journal and has been a available on the City's website.

Discussion of Capital Projects and Bonding Considerations - Rick Hall:

Rick Hall, Barnes and Thornburg, stated he has several options for bonding on capital projects. He stated that due to the large consolidated economic development area, there is a lot of freedom in using TIF revenues. There is a significant amount of TIF revenues that could finance up to \$13 million in projects over a 10 year period. It would have to be approved by the City Council. The bonds would then be available for sale. Once the bonds are sold, the closing would be within a couple weeks.

Shell Building Update:

Mr. Runnebohm stated they have had some delays due to the weather but they are hoping to start the foundation next week.

Project Priority List:

Ms. Linke stated that the Holiday Lighting decorations were added to the list and it was recommended at City Council that paving projects may need to be added.

Stellar Grant Update:

Ms. Linke stated that Franklin was not short listed this year. There will be meeting with members from the agency to get feedback on the application.

56/58 E. Jefferson Street Proposals (GC Murphy Building):

Ms. Linke stated that 3 proposals have been received, Tom & Amy Grimmer, The Franklin Elks Lodge and Yeager Properties. Tom and Amy Grimmer were not in attendance. Ms. Linke gave a summary of the proposal which includes a market on the main level, a family activity such as duck pin bowling in the lower level and the upper level would be used for an event facility or possibly Bird on a Wire, which is Ms. Grimmer's business. Ms. Linke stated they are willing to have public restrooms available. They are not requesting any incentives with the RDC other than the façade grant. Their requested purchase price is \$1.00.

Bob Swinehamer, Esteemed Knight from Lodge 1818, gave a brief history of the Elks Lodge. He stated they donated \$104,457 in 2012 to many organizations. They are proposing to have Aunt Judy's restaurant on the first floor. They would not totally rule out the possibility of public restrooms. The top floor would be used for large gatherings and other not-for-profits. The basement would be used for the Elks for meeting rooms and offices. A public elevator would be added. There would be 3 stairways and 2 elevators. Their approximate cost to renovate the building would be \$248,346. Mr. Swinehamer stated that they do own Mutual Savings Bank stock. He stated the façade and overall design of the building will fit in with the historical theme of downtown Franklin. They are requesting incentives for the façade along the front and west side, sprinkler system and reimbursement on permits. They are proposing the purchase price of the building be \$1.00.

Mr. Henderson questioned the amount of space to be used by Aunt Judy's. Mr. Swinehamer stated it was about 5,500 sq. ft. and it would be a taxable space. Mr. Heuchan stated that all of the RDC members are Elks members, with the exception of Jay Goad.

Scott Baldwin, Yeager Properties, stated they are proposing to create an office suite on the main floor of the building. Yeager Properties is a family owned business and they own and manage all of their properties. They offer a lower price of rent for each office suite from \$350-\$600 in the Indianapolis metro area. In Franklin, they would lease for \$405-\$475, including wi-fi and all utilities. They propose to develop 27 office suites. They do have an incubator nature. They would like to see 3 floors of office suites but to start they will use one floor. They are proposing \$200,000 in façade related grants, 27 new suites with an elevator and new stairway. They will be sprinkling the building. The third floor will be space that will be finished in hopes that it will be used in the future for office space or even retail. The basement could possibly be used for a market or other use. They don't intend to sell the building, but it will remain under Yeager Properties. The Yeager family will be in charge of the construction. The \$400,000 in grants and \$1.00 purchase price of the building is what they are asking for. They feel comfortable with the parking in downtown Franklin.

55 W. Madison Street Request for Proposals:

Ms. Linke stated that the appraisals should be ready tomorrow or Monday. Mr. Schafstall stated that the proposals should be opened at the meeting. The proposals will be accepted at the May 16th meeting.

BJ Deppe made a motion to authorize Rob Schafstall and Krista Linke to finish the RFP with dates as necessary and to set the offering price as the average of the two appraisals. The RFP is to be published with a due date of 8:00am on May 16, 2013. Richard Wertz seconded the motion. The motion carried.

New Business:

Resolution 2013-07: Mitsubishi Economic Development Agreement:

Mayor Joe McGuinness stated that Mitsubishi has been expanding. This is the first phase and they are requesting \$150,500 to help with construction.

Richard Wertz made a motion to read Resolution 2013-07 by title only. BJ Deppe seconded the motion. The motion carried. A public hearing was held. Mr. Schafstall stated that they can buy equipment for Mitsubishi, but they cannot hand over a check.

Richard Wertz made a motion to approve the resolution. Rob Henderson seconded the motion. The motion carried.

Other Business:

Property Use Request Form: Main Street Revitalization Program:

Ms. Linke stated the request is for the company that is doing the work on the 9 facades downtown. They are requesting to use the parking lot of the old Franklin Engineering building at 151 W. Jefferson Street for a staging area and for heavy equipment from April thru December of this year.

BJ Deppe made a motion to approve the use. Richard Wertz seconded the motion. The motion carried.

Property Use Request From: Discover Downtown Franklin:

Ms. Linke stated that the request is for the use of the parking lot for the Farmers' Market. The market begins May 11th and ends the first weekend of October. All insurance requirements have been submitted.

Rob Henderson made a motion to approve the request. BD Deppe seconded the motion. The motion carried.

Gateway Project Update-Travis Underhill, City Engineer:

Mr. Underhill was not in attendance. Ms. Linke stated a written report was attached to the agenda.

Economic Development Agreements: Status Update:

Mr. Schafstall stated the RDC has entered into agreements with different companies. Some of the agreements have reporting requirements. The reports would be for Heartland Machine,

Tippmann Group, Electro-Spec, Cornett Roofing, Discover Downtown Franklin and R&T Steel Wire. He and Ms. Linke will work on the compliance reports.

School Safety and Security Improvements:

Mr. Henderson stated that there is a need to improve the safety of our school buildings. He stated that he felt it would be prudent to use money from the capital expense fund to consider assisting the schools with security and safety improvements. He stated the initial number is \$100,000 across all school buildings in the corporation.

Other Announcements:

Comprehensive Plan public Meeting March 25th, at 6:30pm at City Hall:

Mayor McGuinness stated they are asking for public input and request that business owners and residents attend the meeting.

There being no further business, the meeting was adjourned. Respectfully submitted this 18th day of April, 2013.

Bob Heuchan, President

BJ Deppe, Secretary