



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

April 18, 2013

Members Present:

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

Rob Henderson made a motion to approve the March 21, 2013 minutes with corrections. BJ Deppe noted that the description of the application made by the Grimmers needed to state that they would be applying for additional financial assistance from the FDC. Richard Wertz seconded the motion. The motion carried.

Old Business:

Public Comments:

None.

Mitsubishi Economic Development Agreement:

Rob Schafstall stated that the agreement between Mitsubishi and the RDC was ready for approval. BJ Deppe noted there was an error in section 401A2, the word "anything" should be "nothing". Mr. Schafstall stated it would be changed.

Richard Wertz made a motion to approve the agreement with the correction noted. Rob Henderson seconded the motion.

Asbestos Removal Proposal and Asbestos Clearance Inspection Proposal:

Krista Linke stated that they have received quotes on the asbestos removal at 55 W. Madison Street. Rhoni Oliver stated it would take about 4 days to complete. They will begin removal around April 29th, 2013. The cost is \$3,450 for asbestos removal and disposal around the pipes and \$800 for around the boiler, plus \$600 for the inspection. Ms. Linke stated that there is an approved resolution to cover the cost.

Rob Henderson made a motion to approve the quote from AirCo as presented. Jay Goad seconded the motion. The motion carried.

New Business:

Resolution 2013-06: Authorizing the Disposition or Real Property and Improvements Commonly Known as the G.C. Murphy Building:

Tom and Amy Grimmer have withdrawn their proposal. The two remaining proposals are from the Franklin Elks and Yeager Properties.

BJ Deppe made a motion to read the resolution by title only. Rob Henderson seconded the motion. A public hearing was held. The motion carried. The property was offered at \$227,500.

Mr. Wertz questioned if Yeager Properties had secured additional financing and if the Elks were planning to install a fire sprinkler. Scott Baldwin, Yeager Properties, stated they have not secured any additional financing and have learned that an increased water service to the building would be needed for fire protection. His proposal estimates \$400,000 needed from the RDC.

Mr. Heuchan stated for the record that he is an Elks member and the business he works for does have connections with the Elks. He stated he is not in favor of the \$400,000 grant for Yeager. He is leaning towards the Elks proposal. Mr. Henderson questioned if anything had changed in the Elks proposal.

Bob Swinehamer, Franklin Elks, stated that nothing has changed. They are ready to finalize design and solicit bids. They do have to notify all their members and two thirds of the members would have to vote to pass. He stated there are several ways to sprinkle the building but the best way to do it is with a 6" main which is on the other side of Jefferson Street. They would currently use the 1 1/2" main that is in the building. They would ask that the RDC would help with the cost of connecting to the 6" main. He stated they are agreeing to do the façade with a one-to-one match with the FDC. They would like to open the west side and put in windows.

Mr. Henderson questioned if they would have public restrooms. Mr. Swinehamer stated they were not in favor of it due to the ongoing maintenance. They have estimated their out of pocket cost for the building to be just under \$250,000. He stated that any part of the building not used by them would become taxable. They would also have an existing building that would be on the market that would be taxable. They are still working with Aunt Judy's as the restaurant to be in the building.

Mr. Deppe stated he believed they should proceed as they did with the shell building.

BJ Deppe made a motion to proceed to negotiate privately with one or both parties and bring them back for a vote with the exact terms. Jay Goad seconded the motion. The motion passed unanimously.

Rob Henderson made a motion to move forward with the Franklin Elks for the GC Murphy building. Jay Goad seconded the motion. The motion passed unanimously.

Mr. Heuchan stated he believed they should have it negotiated within 2 months. The RDC Board will look at where the Elks' status at the May 16, 2013 meeting. Mr. Schafstall and Mr. Goad will be on the committee to oversee the process as neither are Elks members. Rex Dillinger from Yeager Properties requested that if negotiations fall through that they would still be considered as a back-up. Mr. Heuchan agreed that they would contact them and they would not have to go through the whole process again.

Resolution 2013-08: Franklin Community School Corporation Safety And Security Improvements:

Mr. Schafstall stated the Board cannot vote on the resolution this month. The resolution is for \$100,500 to help the schools with safety improvements. Dr. Clendening, Superintendent of the Franklin School Corporation, stated they have 3 schools that sit outside the City limits. They are requesting that Union Elementary, Creekside Elementary and Custer Baker Intermediate School will be excluded from the proposals. They are open to conversation to work with the City. He stated that he appreciates the RDC and enjoys working with them. Mayor Joe McGuinness stated that the funds will be from the capital fund which are from when the Best Buy closed and are not from the active TIF dollars.

Resolution 2013-09: Authorizing the Sale of 55 W. Madison Street:

Ms. Linke stated the offering price, \$212,500, is the average of two appraisals. The information has been advertised and published.

BJ Deppe made a motion to read the resolution. Jay Goad seconded the motion. A public hearing was held.

BJ Deppe made a motion to approve the resolution. Jay Goad seconded the motion. Ms. Linke stated the proposal for the purchase of the property are due on May 16th and will be opened at that point. Decisions will not be made until the June, 2013 meeting.

Farmers' Market Pavilion: Discover Downtown Franklin:

Megan Hart, Discover Downtown Franklin, stated they had approached the RDC last year about a permanent pavilion for the Farmers' Market. She stated they did apply for, but did not receive a grant from the FDC. They have a finalized version of the pavilion to present now. Mike Dukate, Dukate Remodeling, stated the building would be under the jurisdiction of the Parks Department and would have public restrooms.

The building would be located in the flood plain. The decision is to do the restrooms out of concrete block to be easy to maintain. Mike Jones, MWJ Designs, stated he had received preliminary bids at \$170,000. It is in the 100 year floodplain and could be up to \$300,000 for the building and site work. Mr. Jones stated the restrooms could be heated, but they aren't planning on installing air conditioning. He stated the north end of the lot would lose parking, but they could park 32 cars in the pavilion. Approximately 12-14 spaces total would be lost. Mr. Dukate stated they can provide an aerial view.

Megan Hart stated that the FDC is currently doing another grant cycle but they do need an agreement from the RDC stating it is okay for DDF to use the property for the pavilion since DDF does not own the land. She stated that if the RDC was willing to commit funds toward the project it would help their application with the FDC as the FDC does want projects that already have some funding. The proposals are due to the FDC on the 15th of May. She stated that she has talked to the Parks Department that they will own and maintain the property after

construction. She can get additional drawings and information to the Board this week. She stated the Parks Department would be able to rent out the area for fairs, reunions, etc.

Mr. Schafstall stated if the property is being transferred to a governmental entity, it's a fairly easy process, but if it is to DDF, it would have to go through the same process that the shell building and GC Murphy building had to go through.

Mr. Jones stated that outside of the parking area is in the floodplain. The elevation change will be about 6 feet over the property. Electrical outlets will be up high to prevent flooding.

Mayor McGuinness stated he's onboard with it but needs to talk to the Parks Director before the property can be transferred. Mr. Heuchan stated they need more information and are not ready to make a decision today. They will need an update at the next meeting.

Business Assistance During Construction:

Mr. Heuchan stated there have been requests for help made. Ms. Linke stated that emails from DDF and through Constant Contact had been sent out to update people about the construction and to remind them that the businesses are still open.

Other Business:

March 2013 Financial Report:

Ms. Linke stated if all funds that have been appropriated are spent, the cash balance at the end of the year would be \$6,202,895.

Shell Building Update:

Mike Runnebohm, Runnebohm Construction, stated they have the dirt work done and the pad stoned. The steel for the building came in and they will be starting the foundation.

Gateway Project Update: Phase 1:

Travis Underhill stated that things are moving along and staying on schedule. The parking lots are close to completion. Landscaping is being finalized this week.

N. Main Street Project Update: Phase 1:

Mr. Underhill stated more sub grade repair and undercutting will be done soon. Pavement is scheduled to begin the first week of May.

April 25th, 2013 there will be a joint City Council and Franklin School Board meeting at 6:30pm.

Joe Class stated there is only one opportunity to develop the Oren Wright site, and it's the only chance to have impressive construction. He suggested having a second floor building at the location so other events could be held there and housing should be incorporated into it.

There being no further business, the meeting was adjourned. Respectfully submitted this 16th day of May, 2013.

Bob Heuchan, President

BJ Deppe, Secretary