



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

August 15, 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:

Rob H. Schafstall	Legal Counsel
Krista Linke	Director of Community Development
Jaime Shilts	Recording Secretary

Call to Order:

Bob Heuchan called the meeting to order at 8:00 a.m.

Approval of Minutes:

Jay Goad made a motion to approve the July 18, 2013 minutes as presented. Richard Wertz seconded the motion. The motion carried with an abstention by BJ Deppe.

Old Business:

Shell Building Update:

Jim Bogemann, Runnebohm Construction, stated that the flashing of the roof needs to be completed. The ground has been seeded and graded. The entrance to the building will be asphalted. Cheryl Morphew is planning on having a tour of the building on August 28th, 2013.

56-58 E. Jefferson Street Status Update:

Bob Swinehamer, Franklin Elks, stated that all of the utilities have been switched over. They are going to start demolition next week and some exterior work as well. All permits have been applied for with the state.

55 W. Madison Street Update:

Lesa Talley stated that she and her husband Jim are still interested in the building. They are getting estimates from builders and architects. She is meeting with two restaurant proprietors that may be interested in the use of the entire structure.

Phil Warrenburg stated he represents a group that's interested in purchasing the old city hall. There would be a group of businesses that would go into the building. The intent is to provide craft beer and food. They are also looking into turning a portion of the profits back into the community after the business is sustainable. It would become a regional destination. They are looking at a full build out with 25 employees and also seasonal help. They would like to purchase the building for \$1.00. They would

be looking for grants and loans for improvements to the grounds. He requested previous utility costs and also the status of the basement walls and utility locations.

Mr. Heuchan stated it would be a good idea to have a full building inspection completed on it. Mr. Henderson stated getting a survey and title search would also be a good plan. Ms. Linke stated she could work on it.

Mr. Henderson stated he'd be interested in running a small ad in the Indianapolis Business Journal to get the word out that the building is available.

BJ Deppe made a motion to have a commercial inspection, title search and survey completed on the property. Jay Goad seconded the motion. The motion carried.

Mr. Heuchan stated that if the bank he works for is involved in funding the former City Hall project, he will not be involved in future discussions.

Phase 1-Gateway Project Update:

Trent Newport, CrossRoad Engineers, stated the parking lots, East Court Street, and the landscaping has been completed. The pavers will be going in on West Court Street next week. They will then concentrate on South Main and Monroe streets. They will be done by the end of September. The rest of the new lights will go in after Labor Day. Mr. Heuchan questioned the cracks in the concrete. Mr. Newport stated that they will be concerned if the cracks get larger and they will be watching them. He stated they are under budget and will resurface South Main and Monroe Streets as a result. They will have final numbers at the end of September but are at one million under budget currently. Brian Wertz questioned the size of the smaller grates. Mr. Newport stated you can only get the really small ones and they don't drain properly.

Phase 2-N. Main Street Project:

Mr. Newport stated that February is when the project will go to bid. A public meeting will be held in the Council Chambers next Wednesday, August 21st at 5:30pm. He stated he will need an appropriation for right-of-way costs next month.

Outstanding Economic Development Agreements:

Ms. Linke made a list of all the outstanding economic development agreements. Mr. Heuchan stated they would look at each one on the list at least once each year. Ms. Linke stated they could be monitored once a year and new agreements will be added to the list as they come up.

New Business:

Economic Development Agreement Review: Production Handling Systems:

Ms. Linke stated that Rob Schafstall has reviewed the information. Mr. Schafstall stated they are not due until 2014. He has requested a status report from Production Handling but it has not been completed yet. Jim Edwards has submitted a report showing their status.

Mr. Richard Wertz questioned the Franklin School Corporation payment. Mr. Brian Wertz stated that at the last school board meeting, they voted to pay for the upgrades and will then ask for reimbursement from the RDC.

Mr. Schafstall stated he's been working on getting the information from Electro-Spec. Jeff Smith, President of Electro-Spec, stated they would like a written letter releasing them from their commitment to the RDC. They have treated the funds as liabilities on their books and their fiscal year ends on May

30th. They would like to clear the \$80,000 for a relocation incentive and \$85,000 for job creation from their books. Mr. Schafstall stated they have complied with the written agreement. Jeff Smith's request is for the RDC to show that their group of hires meets an average hourly rate and that amounts have been satisfied and they have met the guidelines and are in compliance.

Jay Goad made a motion that the Electro-Spec economic development agreement dated November 22, 2011 has met all requirements and the amounts of \$80,000 and \$85,000 have been satisfied. Richard Wertz seconded the motion. The motion carried. Rob Schafstall will prepare a letter for Bob Heuchan to sign and Krista Linke will get it to Jeff Smith.

RDC appointment to the Franklin Development Corporation:

Mayor Joe McGuinness stated that John Ditmars had been reappointed to the FDC by the EDC. He stated that there is one appointment from the RDC that needs to be filled. Mr. Henderson stated he would recommend Steve Woods as the RDC representative. Richard Wertz questioned where the funding for the FDC would come from. Mayor McGuinness stated that there will be no funding coming from the city. They are taking baby steps at this point.

Rob Henderson made a motion to appoint Steve W. Woods to the FDC as the RDC appointment for two years. Jay Goad seconded the motion. BJ Deppe and Richard Wertz abstained. The motion carried.

Mr. Goad questioned how Mr. Woods should report to the RDC. Mr. Heuchan stated that he'd like Mr. Woods to give regular updates to the RDC.

Comprehensive Plan Update: Draft available for review:

Ms. Linke stated that the plan is available for viewing on the city website. She encouraged the RDC members to review and comment on the document.

Rescinding Resolution 2013-15:

Ms. Linke stated the amount is \$50,500 and was for the brick striping in the parking lot and was not used.

Jay Goad made a motion to clear the amount from the records. Rob Henderson seconded the motion. Jay Goad-yes, Rob Henderson-yes, Richard Wertz-yes, Bob Heuchan-yes, BP Deppe-no. The motion carried.

Other Business:

July Financial Report:

Ms. Linke stated they are looking at just under \$6 million at the end of the year after appropriations and expenses. Mr. Henderson stated that Runnebohm requested a meeting at the end of September to discuss funding.

Mr. Henderson stated that the JCDC had received another request to look at the shell building. Mayor McGuinness stated the shell building has created tremendous amounts of interest. John Grimmer has purchased the land from the school board on Upper Shelbyville Road and is looking to put in 80-90 new homes.

RDC Report to City Council (August 5, 2013 Meeting):

Rob Schafstall appeared at the August 5, 2013 City Council meeting and gave the required report.

Public Comment and Announcements:

Brian Wertz will be stepping down as the School Board Representative. Mr. Wertz stated that the School Board had voted Danny Vaught as the new RDC representative.

There being no further business, the meeting was adjourned. Respectfully submitted this 19th day of September, 2013.

Bob Heuchan, President

BJ Deppe, Secretary