



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

October 17, 2013

#### **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:**

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:**

Rob Henderson made a motion to approve the September 19, 2013 minutes as presented. Richard Wertz seconded the motion. BJ Deppe abstained. The motion carried.

#### **Old Business:**

##### **Shell Building Update:**

Rob Henderson stated he had not made contact with Runnebohm as of late. Cheryl Morpew stated they still continue to get leads on the building and are continue to getting site visits. She stated everything is in now except the landscaping.

##### **Professional Services Agreement for Staff:**

Rob Schafstall stated he has sent the Commission a draft of the document. He state the best solution would be for the RDC to reimburse the City twice per year for City staff time devoted to RDC projects. He stated that both the Board of Works and the Clerk-Treasurer should review the proposed agreement. Matter tabled pending input from the Board of Works and Clerk-Treasurer.

##### **2014 Discover Downtown Franklin Sponsorship:**

The discussion was tabled until the November 21, 2013 meeting.

#### **New Business:**

##### **Mitsubishi Climate Control, Inc. Economic Development Agreement-Compliance Status:**

Susan Cunningham, counsel for Mitsubishi, stated they are making more space available for an assembly room. They have opened up an area for more room. She gave an update on the various upgrades that

they are currently working on. Mr. Schafstall stated the RDC is ready to pay their \$150,000 owed to Mitsubishi. Kent Smith, Senior Manager at Mitsubishi, stated that the move was complete and the new room is also complete. The gauge room has also been moved. He stated what isn't done is the north part of the building. Runnebohm will finish the space out and it will be a new addition for office and warehouse space.

**Resolution 2013-19: Mitsubishi Climate Control, Inc.**

Mr. Schafstall stated that the resolution was unnecessary, as it had been approved previously.

**Resolution 2013-20: Alley Drainage and Beautification Project:**

Mr. Schafstall stated that it is the alley south of the Artcraft. The amount is for \$135,500.00. Travis Underhill, City Engineer, stated that cost difference is between the pavers and the concrete, is \$10,000. The contractor is finishing a project in Columbus and will hopefully be started by the end of the month.

Jay Goad made a motion to read Resolution 2013-20. BJ Deppe seconded the motion. The motion carried. A public hearing was held.

Rob Henderson made a motion to approve Resolution 2013-20. Jay Goad seconded the motion. The motion carried.

**Resolution 2013-21: Gateway Phase 1 Lighting Project:**

Ms. Linke stated when the contract was signed in 2012 and the funds were encumbered. At that time, the contractors weren't named and encumbered funds need to have the contractors named. She stated this is just for Sternburg Lighting. Yarnell's invoice will be submitted later. The amount is for \$185,500.00.

Mr. Heuchan stated he would like Mr. Underhill to let contractors know they need invoices in a timely manner.

Richard Wertz made a motion to read Resolution 2013-21. BJ Deppe seconded the motion. The motion carried. A public hearing was held.

Rob Henderson made a motion to approve Resolution 2013-21 as presented. BJ Deppe seconded the motion. The motion carried.

Mr. Underhill stated he has had complaints about the brightness of the lights on North Main Street and they are not even all installed yet. He stated they are short on several light poles that have to be ordered. He questioned if the Board would be okay with alternating the light poles with the other lighted bollards like the ones that are on East Court Street. He stated Phase 2 will not have lights installed at the same frequency.

Mr. Heuchan questioned if a lower wattage light bulb could be installed. Mr. Underhill stated he will check on it. Mr. Goad stated he would refer the situation to the Board of Works.

**Other Business:**

**Gateway Project Phase 1-Supplemental Agreement #4: Trent Newport, CrossRoad Engineers:**

Trent Newport, CrossRoad Engineers, stated the project was scheduled to end in early August. It ended up being over the original contract amount due to additional items and an extended construction time.

The work that Patriot Engineering did for \$32,000 and the \$5,800 for geotech work were not included as they were not expected. They are requesting more funds. The funds were appropriated last year will not be gone over (\$4,000,000). The extra amount needed is \$38,000. He stated their ending balance after receiving money from the county will be \$3,430,000. It has been approved by the Board of Works and a contract was signed with them. Ms. Linke stated she needs approval to advertise the resolution for next month's meeting. It is tied to Resolution 12-27. Mr. Underhill confirmed that the City is clean on the IDEM issues. Ms. Linke stated she would work with Mr. Underhill and Mr. Newport to form an executive summary on the project.

Rob Henderson made a motion to advertise a resolution. BJ Deppe seconded the motion. The motion carried.

**Former Franklin Engineering Site (151 W. Jefferson Street) Parking Lot Design: Trent Newport, CrossRoad Engineers):**

Ms. Linke stated there are 2 more parcels of land that are not developed that are adjacent to the current parking lot. Mr. Heuchan stated that this is not a proposal for a Farmers' Market, but a proposal to upgrade the lot. Mr. Newport stated the only part that would identify it as a Farmers' Market area would be the canopies, and that could easily be removed from the cost. He did talk to the architect that designed the Bloomington Market. Mr. Schafstall confirmed that the area is the old Franklin Engineering site and the grassy area to the south and questioned cost for environmental remediation. Mr. Goad stated that if the canopy is taken out the majority of the money is for clean-up of the grassy area. Mr. Newport stated

**Water Street Design and Construction: Trent Newport, CrossRoad Engineers:**

Mr. Newport stated the limits go from the end of Water Street to Martin Place where it ends at Main Street. They would be tearing out and putting back what's there, including curbs and sidewalks.

**Monroe Street Upgrades: Trent Newport, CrossRoad Engineers:**

Mr. Newport stated the price includes bollards and lights all the way to the bridge on Monroe Street. There is an alternate quote for an improved park entrance. Mr. Deppe questioned the amount of traffic on Water Street. Mr. Newport stated there hasn't been a traffic count done yet. Mr. Goad questioned if all the street upgrades are part of a bigger plan. Mr. Newport stated he's not been involved in the Farmers' Market but it has been on the list for 3 years. He stated Water Street is on the Federal map. That means that 80% could be funded by government money. Monroe Street has been talked about for 2 or 3 years.

**55 W. Madison Street Update:**

Mr. Heuchan stated they have received a letter from Big Woods Brewery requesting a time period of exclusivity for their consideration of the building. He stated he did not want to take action on it at this point and wanted to leave it open.

Ms. Linke stated that she should have the inspection report by the November meeting.

**FDC Update:**

Ms. Linke stated there was a full board retreat that was held last Tuesday at the college. Their next meeting is next Thursday in the Council Chambers at 8:00am.

**September Financial Report:**

Ms. Linke stated she added the two resolutions to the report from last month. They have not received the \$400,000 reimbursement from the county yet.

**56-58 E. Jefferson Street Update:**

Bob Swinehamer stated the windows and doors have been ordered. An elevator has been selected. He stated they have made a decision to remove the front of the building as it will make the structure more secure.

Mr. Wertz suggested that Rob Schafstall remove himself from the Grimmer project as his law partner is involved in it. Mr. Schafstall stated he will remove himself from any future actions and encouraged the Board to ask the City Attorney if they had any questions. Mr. Goad stated that he wants to extend to Mr. Grimmer that he is welcome to submit projects.

**Public Comment and Announcements:**

None.

There being no further business, the meeting was adjourned. Respectfully submitted this 21<sup>st</sup> day of November, 2013.

---

Bob Heuchan, President

---

BJ Deppe, Secretary