

Joint Common Council, Plan Commission, & EDC Minutes

October 21, 2002

I. Call to order and roll call

Mayor Klimetz called the meeting to order at 6:08 P. M. City Clerk took the roll call for all three groups. Each had a quorum.

Commissioners Carballo, Miller, O'Neill, Skowronski, Smits, Sohns and Ald Solomon were present. Commissioner Edmonds III was excused. Also in attendance were ED Director Kosmatka and ED Coord. Romeis.

Mike Mooney, Andy Bruce and Dave Tanner were the representatives of MLG Development.

II. Citizens comment period

Speakers were John Chanskus (opposed to big box in Area A), Mary Hawthorne, Vince Waltenberger (make a decision on Area D), LeRoy Lewandowski and Victoria Mack (opposed to big box in Area A).

III. Business

A. Presentation by MLG on potential development on approximately 108 acres in a portion of Franklin First Study known as D2 (location is approximately north of Oakwood Road and west of S. 27th Street.

Plan Commissioner Jim Ziegenhagen recluses himself.

Andy Bruce made the presentation of approximately 25 minutes for MLG basically following the MLG 10-21-02 revised proposal handout.

Commissioners Ritter, Sohns, Knueppel, Carballo, O'Neill, and Aldermen Ryan, Dorsan and Solomon were involved in questions, concerns and comments after the presentation with Andy Bruce and Mike Mooney.

Topics covered were "why residential would not work, price of land, other locations for the project in Franklin, MLG's current and proposed development agreement with the city/CDA, delay causes anxiety among affected citizens, a typical TIF application and what can and can't be paid by TIF, percent of workers in FIP/FBP are Franklinites, and benefits vs. costs of project."

Recess from 7:38 to 7:50.

Returned to normal order of business.

Q to EDC: What do you want to do?

EDC Commissioner Sohns made a two-part motion; one, to recommend to the Council that the Plan Commission proceed to rezone the D2 area to a Business Park; and two, to recommend to the Council to further negotiations for a partnership agreement with MLG. EDC Commissioner Smits second the motion. On a voice vote all voted ayes with the exception of Ald Solomon who abstained. Motion passed by a 5:0:1 margin.

The Plan Commission passed a motion to ask the Council for direction on rezoning area D2.

Mayor Klimetz also asked MLG Development to make a presentation to the EDC at its 10-28-02 meeting and invite Plan Manager Rambousek to attend in regard to:

New language for zoning category (what would be prohibited, who would make the determination and who has control of issues like this).

Proposed covenants (this proposed development would be a notch up from the current Business Park).

Membership of review board (who has control).

- B. General agreement on the scope of work section in the Request for Proposals for advertising/marketing services that was approved by Council on 10-15-02.

Jim Ziegenhagen returned to the meeting.

ED Director Kosmatka reviewed what had transpired to date. The draft that the members had before them included the suggestions made by Council members at the 10-15-02 meeting.

Franklin needs to get its message more vigorously back into the marketplace, to continue to focus on our image and to coordinate our efforts and materials.

Ald. Ryan showed the attendees the packet of advertising/promotion materials that the ED Director gave him at his request. His impression of the approach and materials left something to be desired.

Mayor Klimetz appointed EDC Commissioners Sohns, O'Neill, and Miller to work with ED Director to redraft the RFP language more specific in terms of scope of work and have the EDC review and recommend the draft to CD at the special CC meeting at 6-p m on 10-29-02. Council must OK before soliciting RFPs.

EDC should also check and get examples of what other communities are doing in terms of marketing and promotion tools.

IV. Adjournment

At 8:25 p m Commissioner Carballo made a motion to adjourn. Second by Commissioner Smits. All voted ayes and the meeting adjourned.