

FRANKLIN REDEVELOPMENT COMMISSION

ANNUAL ACTIVITIES REPORT FOR 2013

PURSUANT TO I.C. 36-7-14-13

FROM: CITY OF FRANKLIN REDEVELOPMENT COMMISSION
Bob Heuchan, President

TO: INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE

DATE: March 5, 2014

CC: Joseph E. McGuinness, Mayor
Janet P. Alexander, Clerk-Treasurer

ACTIVITIES AND INFORMATION FOR THE CALENDAR YEAR 2013:

A. INFORMATION RE: REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS

President: Robert D. Heuchan, Member

Vice President: Robert Henderson, Member

Secretary: Brian J. Deppe, Member

Member: Jay R. Goad

Member: Richard Wertz

Non-Voting Mayoral-Appointee School Board Member: Brian Wertz/Daniel Vaught

Names of Commission Members appointed during 2013: each Commission Member was appointed in 2013 for a one (1) year term.

Names of Commission Members removed during 2013: mayoral-appointee school board representative, Brian Wertz, resigned and was replaced by Daniel Vaught.

B. REGULAR EMPLOYEES (IF ANY) OF REDEVELOPMENT COMMISSION

<u>Name of Employee</u>	<u>Fixed Salary or Compensation</u>
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None.

C. EXPENDITURES MADE DURING 2013, AND GENERAL PURPOSE

Encumbrances from 2012 Expended in 2013: Projects that received approval in 2012 and were encumbered and paid in 2013 include:

Resolution 2012-07: Gateway Project Phase 1 - CrossRoad Engineers: \$57,914.05

Resolution 2012-09: Street Light Pole Banners – Crystal Graphics: \$1,620

Resolution 2012-10: Historic Register Nomination for 55 W. Madison Street – Louis Joyner: \$4,195.78

Resolution 2012-23: North Main Street Project Phase 2 Design Fees: \$315,861.51

Resolution 2012-25: Design Fees for Alley Reconstruction Project – Wessler Engineers: \$4,456.86

Resolution 2012-27: Gateway Project Phase 1 – CrossRoad Engineers: \$274,471.88

Resolution 2012-27: Gateway Project Phase 1 – Dave O’Mara Contractors: \$2,351,816.41

Resolution 2012-28: Madison Street Paving – Sunesis Contractors: \$207,545.16

2013 Expenditures: The following additional expenditures were made in 2013:

Resolution 2013-02: Maintenance, repairs, and utilities for RDC owned properties: \$12,964.67
Monthly utility bills, mowing, HVAC repairs, window cleaning, landscaping.

Resolution 2013-03: Expenses related to the shell building project: \$10,992.42
Survey fees to Banning Engineering (\$9,750) and marketing/realtor fees (\$1,242.42)

Resolution 2013-04: Legal and financial expenses: \$43,822.39
Legal notices, attorney’s fees, and TIF analysis report.

Resolution 2013-05: Expenses related to the disposition of 55 W. Madison Street: \$24,623.28
Property owned by the RDC. Expenses include: two commercial appraisals, asbestos removal, ALTA survey, title search and commercial inspection report.

Resolution 2013-07: Mitsubishi Economic Development Agreement: \$150,000
Purchase of real property improvements and personal property as part of an expansion project at their current Franklin location – 1200 Mitsubishi Way, Franklin, IN 46131.

Resolution 2013-08: Franklin Community School Corporation’s Safety and Security Upgrades: \$99,957.64
Purchase of real property improvements and personal property for the renovation to school entrances and the installation of security equipment, paid from the Commission’s Capital Expense Fund.

Resolution 2013-11: Downtown Holiday Lighting: \$25,956.60
Expenses related to the replacement of existing downtown holiday snowflake light pole decorations to accommodate newly-installed street lights.

Resolution 2013-13: 56-58 E. Jefferson Street Appraisal: \$2,000
Claim that did not get paid in 2012 for an appraisal pertaining to the disposition of 56-58 E. Jefferson Street.

Resolution 2013-17: North Main Street Phase 2 Project – Services and Expenses: \$54,704.59
Funding for the right-of-way services needed for the North Main Street Phase 2 road reconstruction project.

Resolution 2013-18: North Main Street Phase 2 Project – Right-of-way Acquisition: \$171,132.83
Funding for the right-of-way purchases needed for the North Main Street Phase 2 road reconstruction project.

Resolution 2013-21: Gateway Phase 1 Lighting Project: \$180,795
This portion of the Gateway Project was signed in 2012. The funds were encumbered to 2013, but Sternberg Lighting was not specifically named as a payee. This amount was deducted from the overall contract.

D. RECIPIENTS OF LOANS, GRANTS, OR PROPERTY

1. (a) Name of Recipient: City of Franklin Board of Public Works and Safety
 - (b) Loan, Grant, Property Transfer? Property Transfer
 - (c) Description: Four (4) contiguous lots comprising approximately five hundred twenty thousands (.520) acres of real property located at the northeast corner of Wayne and Jackson Streets, Franklin, Johnson County, Indiana.
 - (d) Source: Commission asset
 - (e) Purpose: The Redevelopment Commission paid for a parking lot to be built on these lots to accommodate additional downtown parking. The lot had been vacant and was given to the Redevelopment Commission. The Redevelopment Commission deeded the properties to the City of Franklin Board of Public Works and Safety for public use.
2. (a) Name of Recipient: Mitsubishi Climate Control, Inc.
 - (b) Loan, Grant, Property Transfer? Property transfer pursuant to Economic Development Agreement
 - (c) Amount: \$150,000
 - (d) Source: Integrated TIF District
 - (e) Purpose: Purchase of real property improvements and personal property as part of an expansion project at their current Franklin location – 1200 Mitsubishi Way, Franklin, IN 46131.
3. (a) Name of Recipient: Lodge #1818 BPOE
 - (b) Loan, Grant, Property Transfer? Property transfer pursuant to Economic Development Agreement

- (c) Amount: \$200,000
 - (d) Source: Integrated TIF District
 - (e) Purpose: Funding for the façade rehabilitation of 56/58 E. Jefferson Street, purchased from the RDC by Lodge #1818 BPOE.
4. (a) Name of Recipient: Franklin Chamber of Commerce
- (b) Loan, Grant, or Property Transfer: Property Transfer
 - (c) Amount: \$28,000
 - (d) Source: Integrated TIF District
 - (e) Purpose: the Commission purchased downtown holiday decorations to accommodate newly installed street lights ; ownership of same vested in Franklin Chamber of Commerce.
5. (a) Name of Recipient: Franklin Community School Corporation
- (b) Loan, Grant, Property Transfer: Property transfer pursuant to Economic Development Agreement
 - (c) Amount: \$100,000
 - (d) Source: Capital Fund
 - (e) Purpose: Purchase of real property improvements and personal property for the renovation to school entrances and the installation of security equipment.

E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2013

<u>Name of Fund</u>	<u>Amount</u>
1. 311 T.I.F. Control	\$2,139,687
2. 399 RDC Capital	\$258,838
3. 311 TIF Control Fund Investment	\$3,300,000
4. 399 Capital Fund Investment	<u>\$1,000,000</u>
Total	\$6,698,526

F. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF THE REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2013

Property Owned by the RDC in 2013:

Former City Hall - 55 West Madison Street, Franklin, IN 46131

56-58 East Jefferson Street, Franklin, IN 46131 – Formerly known as the G.C. Murphy Building. Property was sold in 2013 to Lodge #1818 BPOE.

Former Oren Wright Building Lot - 80 South Jackson Street, Franklin, IN 46131 – Formerly known as the Oren Wright Building (now vacant lots) – paved portion is used for parking and Farmers' Market on Saturdays.

Other Projects:

Application submitted to the Office of Community and Rural Affairs – Stellar Communities Pilot Program. Application was not funded.

Request for offers to purchase 55 W. Madison Street was published. The RDC ultimately declined proposals received.

Application was made to the national register for the property owned by the Redevelopment Commission – located at 55 W. Madison Street (original Franklin Post Office, formerly City Hall).

Other Matters:

Resolution 2013-01: Real Estate Transfer to the City of Franklin, Indiana
Four (4) contiguous lots comprising approximately five hundred twenty thousands (.520) acres of real property located at the northeast corner of Wayne and Jackson Streets, Franklin, Johnson County, Indiana

Resolution 2013-06: Authorizing the Disposition of Real Property and Improvements Commonly Known as the GC Murphy Building (56-58 E. Jefferson Street): Offering Price \$227,500
Offering Sheet – Request for Offers to Purchase Real Property and Improvements, as well as qualifications and requirements. No funds expended.

Resolution 2013-09: Authorizing the Disposition of Real Property and Improvements Commonly Known as Old City Hall (55 W. Madison Street): Offering Price \$212,500
Offering Sheet – Request for Offers to Purchase Real Property and Improvements, as well as qualifications and requirements. No funds expended.

Resolution 2013-10: \$40,000 match for OCRA Main Street Revitalization Program Grant
Match funding for a façade rehabilitation grant application for 9 downtown properties. No funds were spent in 2013, they were encumbered into 2014.

Resolution 2013-12: IHCDA Owner Occupied Housing Grant Match: \$18,000
Match funds for an IHCDA Owner Occupied Housing Grant Application. The funds will only be

spent on homes located within the integrated TIF, and only on materials for those homes. No funds were spent in 2013, they were encumbered into 2014.

Resolution 2013-14: Downtown Parking Improvements Project: \$0
Funds were encumbered from 2012 but the additional payees were not named. This resolution was needed to add payees to the list to pay their contracts: Yarnell Electric and Sternberg.

Resolution 2013-15: Downtown Parking Lot Improvements: \$0
Need for additional funding for brick inlay parking lines for the Downtown Parking Lot Improvement Project. This resolution was not needed and rescinded at the August 15, 2013 meeting.

Resolution 2013-16: Lodge #1818 BPOE Economic Development Agreement (Old GC Murphy Building 56/58 E. Jefferson Street): No funds were spent in 2013, they were encumbered into 2014.
Funding for the façade rehabilitation of 56/58 E. Jefferson Street, purchased from the RDC by Lodge #1818 BPOE.

Resolution 2013-19: Mitsubishi Climate Control Economic Development Agreement: \$0
Approval for compliance with Economic Development Agreement, no additional funds.

Resolution 2013-20: Alley Drainage and Beautification Project: No funds were spent in 2013, they were encumbered into 2014.
Cost of reconstruction and drainage improvements to the half block of east/west alley east of N. Main Street in the block between Madison Street and Jefferson Street. Also includes the half block of north/south alley to the south, intersecting Jefferson Street.

Resolution 2013-22: CrossRoad Engineers Supplemental Agreement #4: No funds were spent in 2013, they were encumbered into 2014.
Additional funds over the 2012 contract amount for the Gateway Phase 1 project. The funds were needed to cover a longer construction inspection timeframe as well as underground tank removal and soil testing uncovered during the parking lot construction.

Resolution 2013-23: Water Street Water Main Extension: \$0
Tabled to the January 2014 RDC Meeting.