

**FRANKLIN REDEVELOPMENT COMMISSION**

**ANNUAL ACTIVITIES REPORT FOR 2014**

**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 3, 2015

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

**ACTIVITIES AND INFORMATION FOR THE CALENDAR YEAR 2014:**

**A. INFORMATION RE: REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS**

President: Robert D. Heuchan, Member

Vice President: Jay R. Goad, Member

Secretary: Brian J. Deppe, Member

Member: Robert Henderson

Member: Richard Wertz

Non-Voting Mayoral-Appointee School Board Member: Daniel Vaught

Names of Commission Members appointed during 2014: each Commission Member was appointed in 2014 for a one (1) year term.

Names of Commission Members removed during 2014: None.

**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 2014, AND GENERAL PURPOSE**

**Encumbrances from 2012 Expended in 2014:** Projects that received approval in 2012 and were encumbered and paid in 2014 include:

Resolution 2012-07: Gateway Project Phase 1 - CrossRoad Engineers: \$210.00

Resolution 2012-09: Street Light Pole Banners – Crystal Graphics: \$2,145

Resolution 2012-24: Shell Building Land: \$447,960

Resolution 2012-27: Gateway Project Phase 1: Downtown Parking and Streetscape – CrossRoad Engineers \$1,520.04 and Dave O’Mara \$192,095.97

**Encumbrances from 2013 Expended in 2014:** Projects that received approval in 2012 and were encumbered and paid in 2014 include:

Resolution 2013-16: Elks Lodge #1818 Façade Restoration: \$200,500

Resolution 2013-17: Gateway Design Contract – CrossRoad Engineers: \$7,858.50

Resolution 2013-20: Alley reconstruction project between N. Main Street and Water Street - Monroe LLC: \$112,949.90

Resolution 2013-22: Gateway Design Contract Supplemental – CrossRoad Engineers: \$2,253.00

**2014 Expenditures:** The following additional expenditures were made in 2014:

Resolution 2014-01: Maintenance, repairs, and utilities for RDC owned properties: \$29,332.75  
Monthly utility bills, mowing, HVAC repairs, window cleaning, landscaping.

Resolution 2014-02: Legal and financial expenses: \$28,100.15

Legal notices, attorney’s fees, and TIF analysis report.

Resolution 2014-03: Expenses related to the shell building project: \$46,026.66

Survey fees to Banning Engineering (\$9,750), marketing/realtor fees (\$1,242.42), carrying costs to Runnebohm Construction Company.

Resolution 2014-04: Bemis Group water main installation: \$25,000

Increased size of water main on Water Street so that a sprinkler system could be installed in a newly renovated building downtown (25 E. Court Street).

Resolution 2014-05: OCRA Main Street Revitalization Program: \$40,000

Match provided to the City of Franklin for a \$250,000 grant received from the Indiana Office of Community and Rural Affairs to restore eight downtown building facades.

Resolution 2014-06: IHEDA Owner Occupied Housing Rehab Grant: \$18,000

Match provided to the City of Franklin for a grant received from the Indiana Housing and Community Development Authority to make repairs to income qualified home owner occupied homes in the City of Franklin.

Resolution 2014-07: Gateway Design Contract – CrossRoad Engineers Supplemental #5: \$613,878.28

Design contract with CrossRoad Engineers for the design of Jefferson Street/State Road 44 through Franklin.

Resolution 2014-08: N. Main Street Phase 2 Construction Inspection: \$321,682.28  
Match provided to the City of Franklin for the construction inspection portion of the N. Main Street Phase 2 road construction project.

Resolution 2014-09: N. Main Street Phase 2 Construction Match: \$900,000  
Match provided to the City of Franklin for the construction of the N. Main Street Phase 2 road construction project.

Resolution 2014-10: Authorizing Local Institutions: \$0  
Required resolution authorizing the deposit of TIF funds an investments in local institutions.

Resolution 2014-11: Franklin Community School Corporation: \$491,164.80  
Purchase of ChromeBooks for the students of the Franklin Community School Corporation – Franklin Community High School.

Resolution 2014-12: Water Street and Monroe Street Improvements: \$884,355.45  
Reconstruction of Water Street between Monroe Street and King Street. Reconstruction of Monroe Street from downtown to Franklin College.

Resolution 2014-13: Discover Downtown Franklin Farmers Market Arch: \$7,200  
Funding for the construction of an entry arch into the Farmers Market parking lot. The parking lot is owned by the Franklin Redevelopment Commission at the southwest corner of Jackson and Jefferson Street.

Resolution 2014-14: Franklin East Bypass: \$106,795  
Design and construction cost for the four intersections on the newly designated truck route on the Eastview Bypass from King Street to US 31.

Resolution 2014-15: Old Post Brew Pub: \$145,999  
Economic Development Agreement with Old Post Brew Pub to renovate the property formerly owned by the Franklin Redevelopment Commission at 55 W. Madison Street.

Resolution 2014-16: Economic Development Interchange Plan: \$21,240  
Contract with HWC Engineering for the development of an economic development plan for the I-65 interchange.

Resolution 2014-17: Bartram Parkway: \$117,861.52  
Reconstruction of a stretch of Bartram Parkway in the Franklin Eastside Tech Park.

Resolution 2014-18: Hetsco Relocation Incentive: \$155,000  
Economic Development Agreement with Hetsco, Inc. to relocate their business to Franklin and occupy the shell building located on Graham Road. Funding towards the purchase of land and the buildout of the interior of the building.

Resolution 2014-19: Hetsco, Inc. Relocation Incentive: \$0  
Additional appropriation for an amount not included in the previous resolution.

Resolution 2014-20: Yarnell Electric: \$15,059.67

Payment to Yarnell Electric for the retrofitting of multiple street lights in the downtown to allow electrical outlets at the base needed for festivals.

Resolution 2014-21: S. Main Street Bridge: \$0

The City's portion of the upgrades to the S. Main Street Bridge, the cost of this project shared with Johnson County.

Resolution 2014-22: HWC Engineering Contract for E. King Street: \$0

Contract with HWC Engineering for the survey and design of East King Street between Eastview Drive and the I-65 interchange.

Resolution 2014-23: Not used in 2014.

Resolution 2014-24: Downtown Parking Study: \$3,746.37

The City's portion of a contract with Walker Parking Consultants to study downtown parking.

Resolution 2014-25: N. Main Street Phase 1: \$0

Additional funds needed to finish the N. Main Street Project Phase 1. The original resolution had expired and payment had been held until all work was satisfactorily completed.

#### **D. RECIPIENTS OF LOANS, GRANTS, OR PROPERTY**

1. (a) Name of Recipient: City of Franklin  
(b) Loan, Grant, Property Transfer: Grant  
(c) Amount: \$40,000  
(d) Source: Integrated TIF District – 311 TIF Control Fund  
(e) Purpose: Match provided to the City of Franklin for a \$250,000 grant received from the Indiana Office of Community and Rural Affairs to restore eight downtown building facades.
2. (a) Name of Recipient: City of Franklin  
(b) Loan, Grant, Property Transfer: Grant  
(c) Amount: \$18,000  
(d) Source: Integrated TIF District – 311 TIF Control Fund  
(e) Purpose: Match provided to the City of Franklin for a grant received from the Indiana Housing and Community Development Authority to make repairs to income qualified home owner occupied homes in the City of Franklin.
3. (a) Name of Recipient: Franklin Community School Corporation  
(b) Loan, Grant, Property Transfer: Grant  
(c) Amount: \$500,000

- (d) Source: 399 Capital Fund
  - (e) Purpose: Purchase of ChromeBooks for the students of the Franklin Community School Corporation – Franklin Community High School.
4. (a) Name of Recipient: Old Post Brew Pub
- (b) Loan, Grant, Property Transfer: Property transfer pursuant to Economic Development Agreement
  - (c) Description: Property owned by the commission at 55 W. Madison Street.
  - (d) Source: Commission asset
  - (e) Purpose: The Redevelopment Commission solicited public requests for proposals for the use of the property owned by the Franklin Redevelopment Commission. City Hall was formerly located in this building and the Redevelopment Commission paid to have the property listed on the National Historic Register.
5. (a) Name of Recipient: Hetsco, Inc.
- (b) Loan, Grant, Property Transfer: Grant pursuant to economic development agreement
  - (c) Amount: \$405,000
  - (d) Source: Integrated TIF District – 311 TIF Control Fund
  - (e) Purpose: Funding towards the purchase of land and interior build out of the shell building located at 1725 N. Graham Road.

**E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2014**

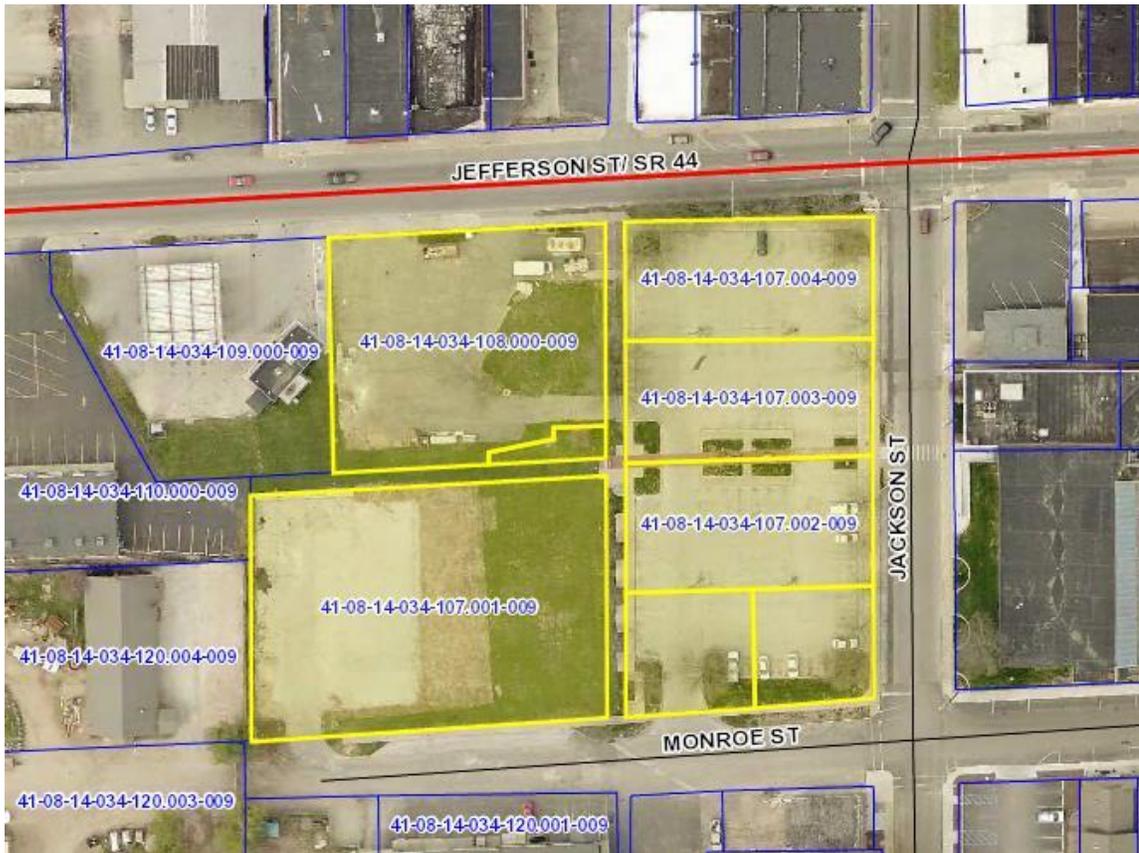
<u>Name of Fund</u>	<u>Amount</u>
1. 311 T.I.F. Control	\$2,051,400
2. 399 RDC Capital	\$254,072
3. 311 TIF Control Fund Investment	\$3,300,000
4. 399 Capital Fund Investment	<u>\$500,000</u>
Total	\$6,105,472

**F. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF THE REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2014**

**Property Owned by the RDC in 2014:**

Former City Hall - 55 West Madison Street, Franklin, IN 46131  
This property was sold to Old Post Brew Pub in 2014.

Parking lot at the southwest corner of Jackson and Jefferson Street.  
Parcel Numbers: 41-08-14-034-107.004-009; 41-08-14-034-107.003-009; 41-08-14-034-107.002-009; 41-08-14-034-106.000-009; 41-08-14-034-107.000-009; 41-08-14-034-108.000-009; and 41-08-14-034-107.001-009.



**Other Projects:**

Planning for future infrastructure improvements.

Sale of the shell building located at 1725 N. Graham Road to Hetsco, Inc.

Sale of 55 W. Madison Street to Old Post Brew Pub.

Water main extension on Water Street between Jefferson Street and Monroe Street.

N. Main Street Phase 2 construction inspection and construction match provided to the City of Franklin.

Franklin Community School Corporation provided with funding to purchase ChromeBooks for high school students.

Match provided to the City of Franklin for the successful application to the OCRA Main Street Revitalization Program.

Match provided to the City of Franklin for the successful application to the IHCDA for owner occupied housing rehab.

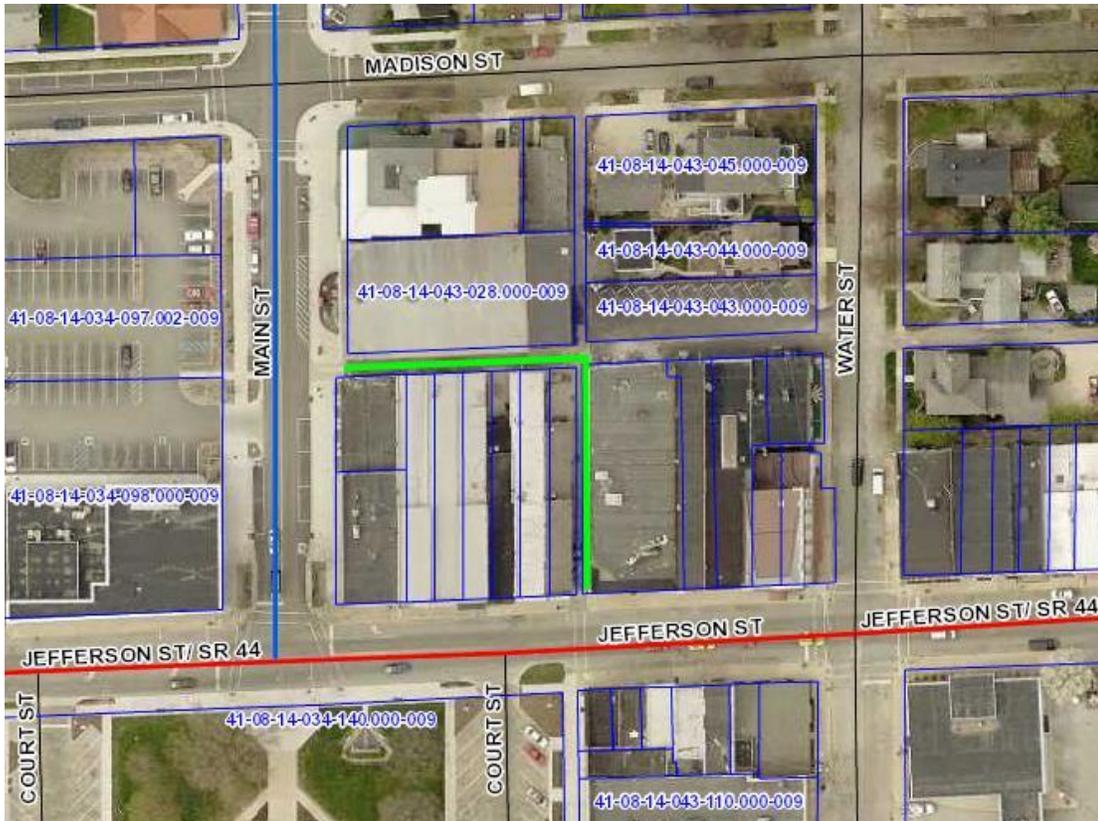
Gateway Project Design continued with CrossRoad Engineers on Jefferson Street between Westview Drive and Eastview Drive.

Gateway Project Design with HWC Engineers on E. King Street between Eastview Drive and the I-65 Interchange.

Economic Development Plan with HWC Engineers for the I-65 Interchange.

Monthly cash flow analysis projections through 2018.

Reconstruction of the east half of the east/west alley between N. Main Street and Water Street.  
Reconstruction of the south half of the north/south alley between Jefferson Street and Madison Street (see green highlighted area on map below).



Reconstruction of Water Street between Jefferson Street and Monroe Street.

Paving of Monroe Street between Water Street and Branigin Boulevard and new street lighting.

Paving of Bartram Parkway between King Street and Bartram Drive.

Paving of Home Avenue from the north end of the bridge to Monroe Street.

Began design of the intersections of the truck route along the East Bypass.

**Other Matters:**

TIF Legislative Update Workshop and Super Abatement Overview held on Wednesday, June 18<sup>th</sup> for all municipal entities in Johnson County.

Roundabout Education Meeting held at City Hall on July 30<sup>th</sup> regarding the N. Main Street Project.

Public Meeting held August 12<sup>th</sup> regarding the reconstruction of State Road 44 and phasing.

Funded a portion of a downtown parking study in coordination with Johnson County and the City of Franklin.

Monitored the progress of the renovation at 56-58 E. Jefferson Street. Received reports regularly from the Elks Lodge #1818.

Monitored the progress of the renovation of 55 W. Madison Street. Received reports regularly from Phil Warrenburg, representing Old Post Brew Pub.