

MINUTES

FRANKLIN CITY PLAN COMMISSION

February 16, 2016

Members Present:

Joe Abban	Member
Suzanne Findley	Member
Jan Giles	Member
Jim Martin	President
Kevin McElyea	Vice-President
Chris Phillips	Secretary
Debbie Swinehamer	Member

Members Absent:

Pam Ault	Member
Diane Gragg	Member
Georganna Haltom	Member
Tim Holmes	Member

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner
Julie Spate	Recording Secretary

Call to Order:

Jim Martin called the meeting to order at 7:00 p.m.

Lynn Gray swore in reappointed members and Jan Giles for their new terms.

Election of Officers

President: Chris Phillips nominated Jim Martin as President. Suzanne Findley seconded. The nomination passed unanimously.

Vice President: Mr. Phillips nominated Kevin McElyea. A second was made by Ms. Findley. It passed unanimously.

Secretary: Mr. McElyea nominated Mr. Phillips. Ms. Findley seconded and this nomination also passed unanimously.

Appointment of Legal Counsel

Mr. Martin nominated Ms. Gray to continue as legal counsel. The nomination was seconded by Mr. Phillips and it passed unanimously.

Approval of Minutes:

Ms. Gray asked for a correction to be made on page four of the December 15, 2015 minutes in the last sentence above action taken, changing the phrase from “total support” to “total agreement”. Joe Abban made a motion to approve the December 15, 2015 minutes with the change submitted by Ms. Gray. Debbie Swinehamer seconded the motion and it carried unanimously.

Swearing In:

En masse, City Attorney Lynn Gray swore in all individuals in the audience who were going to be presenting testimony.

Reports of Officers and Committees:

Technical Review Committee Report January 28, 2016

Joanna Myers reported on the Technical Review Committee meeting held on January 28, 2016. The one item on the agenda was Timbercreek LLC rezoning. The property is located in Franklin’s buffer zone at the northwest and southwest corners of Centerline Road and State Road 44. The request is to rezone approximately 76 acres from Agricultural (A) to Residential: Rural (RR).

Old Business:

None.

New Business:

PC 2016-02: Economic Development Plan – US 31 Economic Development Area:

Mr. Martin introduced the case and confirmed with Ms. Myers that it had been presented in a timely manner. Attorney Rob Schafstall, representing the Franklin Redevelopment Commission (RDC), gave an overview. The RDC, under Indiana statute, has some power to capture real estate taxes. They want to create a new TIF development area that extends along both sides of US 31 from Jefferson Street to the Knollwood Subdivision and two new allocation areas. The captured monies could be spent in the development area, one lot deep on both east and west sides, but the captured taxes do not come from this entire area, but from a north and south allocation area as shown on presentation slides during the meeting. Any development in the new TIF allocation area causing additional real estate taxes to come in over the next 25 years will be captured by the RDC. The RDC can use those funds to accomplish the objectives of the redevelopment plan that covers the designated area. The RDC has to go through a four-step process to accomplish this. The first step was completed in December when the RDC adopted a declaratory resolution, an economic development plan and hired Jeff Peters with Peters Consulting to do a tax impact analysis. The second step is for the Plan Commission to determine whether the economic development plan is consistent with Franklin’s comprehensive plan. If so, it will then be forwarded to Franklin City Council and then back to RDC for confirmation. This is the city’s second TIF area with the first being the integrated TIF district. The proposed plan predominantly deals with trails, pedestrian access across US 31 and infrastructure plans.

Mr. Martin asked if this includes the Walmart area. Mr. Schafstall confirmed that it does. Mr. Abban asked about any priority structure from the RDC for the spending of the gathered funds and Mr. Schafstall responded the RDC had not yet determined the priority order of anticipated projects. Mr. Schafstall believes this information would not be available until after the March City Council presentation, but identified there are likely \$10-20 million dollars’ worth of projects that could be done in the designated area.

Ms. Swinehamer asked about lines of responsibility for chosen projects and could others override decisions made and projects completed. Ms. Gray responded that while there would be no control over US 31, many of the proposed projects are on school property or property Franklin would be responsible for. Ms. Myers explained that even with private development the construction of sidewalks and trails along US 31 are located within sidewalk easements on private property as opposed to in INDOT's right-of-way.

Mr. McElyea clarified that the purpose of tonight was for the approval for establishment of the new district. Mr. Abban added the plan would help with matching funds for future projects. Mr. Schafstall confirmed both statements. Ms. Gray added the school corporation has been supportive of the request. Mr. Abban reiterated his lack of support for the use of previous TIF funds to purchase Chromebooks and asked if language could be included to prevent this from happening again. Ms. Gray stated that per statute there could be no such restriction. Mr. McElyea asked who controlled how the funds are used. Ms. Gray responded the RDC. Ms. Gray outlined the Commission's role in the process.

Mr. Abban stated his support and asked Ms. Myers for staff's opinion. Ms. Myers stated the proposed plan is consistent with the comprehensive plan. Ms. Swinehamer asked who wrote the document and Mr. Schafstall identified the primary author as Rick Hall with Barnes and Thornburg. Ms. Swinehamer stated that she was unsupportive of the "objectives of the project" paragraph, feeling the language to be a lot of fluff and also noted a spelling error. Mr. Schafstall explained that the effort was to track the language from the Indiana statute. Mr. Abban repeated his earlier expressed sentiments of support and proposed project priority list.

Action taken on PC 2016-02: Economic Development Plan – US 31 Economic Development Area:

A motion was made by Mr. McElyea to approve PC 2016-02 and was seconded by Mr. Abban. The motion passed six to one with the nay from Ms. Swinehamer.

Other Business:

Ms. Myers provided the members a contact list and asked if there were changes and/or updates to be made to please let her know.

Adjournment:

A motion was made by Ms. Findley and seconded by Mr. Phillips. There being no further business, the meeting was adjourned at 7:28 pm.

Respectfully submitted this 19th day of April, 2016.

Jim Martin
President

Chris Phillips
Secretary