



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

January 15, 2019

Members Present:

Bob Heuchan	President
BJ Deppe	Secretary
Paul Buening	Member
Kristi Ott	School Board Representative

Others Present:

Krista Linke	Director of Community Development
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order.

Election of Officers

President – BJ Deppe made a nomination for Bob Heuchan as President and Richard Wertz as Vice President. Paul Buening seconded. Passed.

Secretary – Mr. Buening nominated Mr. Deppe for Secretary. Mr. Heuchan seconded. Passed.

Appointment of Legal Counsel – Mr. Deppe moved to reappoint Rob Schafstall as Legal Counsel and Mr. Buening seconded. Passed.

Approval of Minutes

Mr. Deppe made a motion to approve the December 18th meeting minutes. Mr. Buening seconded. Passed.

Old Business

New Business

Resolution 2019-01: \$35,000 for Utilities and Maintenance Expenses – Ms. Linke presented this as standard expenses for property owned by the RDC. It is not typically used in its entirety but it represents the amount that has been appropriated the last several years. It is primarily for the two parking lots at the corner of Jefferson and Jackson Streets. Last year approximately \$12,000 total was spent.

Mr. Deppe made a motion to read resolutions 2019-01 through 2019-04 by title only. Mr. Buening seconded. Passed.

A public hearing was held for Resolution 2019-01. Mr. Buening made a motion to approve. Mr. Deppe seconded. Passed.

Resolution 2019-02: \$50,000 for Legal and Financial Expenses for 2019 – This is to cover legal fees for documents, publications and financial reviews of the TIF district. A public hearing was held. Mr. Deppe made a motion to approve. Mr. Buening seconded. Passed.

Resolution 2019-03: \$1,351,953.50 for Required Bond Payments – Ms. Linke explained that there are two required bond payments as a result of the 2015 TIF bond. They are paid twice a year and this resolution represents the total annual amount. Mr. Heuchan clarified that this is a set amount each year based on amortization and does not change. A public hearing was held. Mr. Deppe made a motion to approve. Mr. Buening seconded. Passed.

Resolution 2019-04: \$300,000 Grant to the FDC for 2019 Projects – This is the grant to FDC for programming funds. The agreement was approved at the December meeting. Mr. Schafstall said the grant agreement didn't make the agenda, but it is the same as in the past. A public hearing was held. Mr. Deppe made a motion to approve the grant agreement and that Mr. Heuchan be authorized to sign it. Mr. Buening seconded. Passed.

55 W. Madison Street Project (RFD Franklin): Request for Release of Mortgage – Mr. Schafstall spoke with Lesa McDaniel Talley yesterday, and RFD Franklin is almost ready to open for business. As a result, the mortgage needs to be released. Mr. Schafstall explained that once completion has occurred, Mr. Heuchan and Ms. Linke could be authorized to release the mortgage immediately upon notification that the job is complete.

Ms. McDaniel Talley thanked the city. She gave an update on what was left to be done before opening. Mr. Buening made a motion to authorize Mr. Heuchan or Ms. Linke to sign the mortgage release upon completion of the project. Mr. Deppe seconded. Passed.

Arvin/Hurricane/Eastview Roundabout Construction Project Inspection – Professional Services Agreement with CrossRoad Engineers – City Engineer Mark Richards requested funding and resolution preparation for payment of professional services for inspection of the Arvin/Hurricane/Eastview roundabout. This will go to bid late February or early March. They will request some community crossings funding for construction of the project. The amount of the agreement will be a cost not to exceed \$196,000 which will cover inspection items, coordination with the contractor, preparation of record drawings, all testing, etc. Mr. Richards would like to take this to the February 4, 2019 Board of Works meeting. The project will start mid- to late March. Mr. Buening made a motion to authorize Legal Counsel to prepare documentation for presentation in February. Mr. Deppe seconded. Passed.

Purchase of 159 W. Monroe Street for Young's Creek Greenways Trail Redevelopment Project: Mayor Barnett – Mayor Steve Barnett presented an overview of the plans for the flood buyout area to include an amphitheater, park area, and trails along the creek. Joe Pazek, Dan Paris and Denny Hendershot requested the City of Franklin purchase their properties due to the issues with flooding. The properties were subsequently purchased by the City of Franklin. When the Johnson County Farm Bureau Co-operative property came up for sale, Mayor Barnett approached the Grahams about their interest, and they made an offer pending Board of Zoning Appeals approval for their business at that location. Approval has been granted. It is the mayor's hope that RDC is still interested in buying the property to complete the project. A verbal agreement on the price of the property is \$850,000. The price is higher

than appraised value due to the fact that Hamilton Street Co-Op property is not in a TIF allocation area.

Nola Albrecht from Shrewsbury presented a design overview for the proposed improvements to revitalize the Youngs Creek Greenway area.

The parking lot off South Main Street should be completed by July 2019. The Grahams will be completely moved out by July 9, 2020. Demolition on Recovery One and Bastin-Logan properties should begin this year. It is hoped the improvements can be completed in time for big future events including the 200th anniversary of Franklin, Indiana in 2023, and a total eclipse with its epicenter in Franklin, Indiana on April 8, 2024. Mayor Barnett asked for approval for Mr. Schafstall to prepare a resolution and EDA for this project to be ready for the February meeting. Mr. Heuchan verbalized his support for this revitalization effort. Mr. Heuchan asked if there is any chance the Hughes are selling the auction barn property. Mayor Barnett said he spoke with them, and he believes it's possible he could bring a proposal for the sale barn to the next meeting. It would need to be considered together with the Parks Department and DDF, but it is something that could be used for maintenance and storage.

Mr. Deppe made a motion for approval for Attorney Schafstall to prepare the resolution for purchase. Mr. Buening seconded. Passed.

Expansion of the US 31 TIF District to include the Young's Creek Greenways Trail Redevelopment

Project Area – Mayor Barnett introduced this project in partnership with the State of Indiana. It is not finalized, but it has been in the works for a couple of years. The goal is better vehicular and pedestrian traffic along US 31. The project would include trails or sidewalks on both sides of US 31. The proposal is for the City of Franklin to pay for the design and the state would pay for the work. It is approximately a \$45-50 million dollar project. The city's part would be about \$4-5 million, and they would have to bond from the US 31 TIF district to accomplish this. The bond could be used to do the work in the Youngs Creek Greenway area, as well. If this is not the chosen course of action the amphitheater project could be spread over several years. Mr. Peters has communicated that the city can bond up to \$10 million, but Mayor Barnett does not see that happening.

Shell Building 2 Project Update – Mr. Schafstall reported that AMayZing Food and Beverage's lawyer and he have gone over the purchase agreement, and he will forward it to the Commission members this week. Mr. Schafstall also advertised the RFP process last month. The deadline was yesterday at 4pm, and no bids were received. RDC is now authorized to enter into the purchase agreement 30 days from now. If the agreement is acceptable to the Commission, they would be able to sign it at the February meeting. The terms AMayZing Food and Beverage has requested include further due diligence time into the spring.

Joint Meeting with the City Council on Monday, January 28th at 6:00pm – City Hall Council Chambers –

Mr. Heuchan explained the intent of this public meeting to be primarily for RDC members to be able to go through the committed projects to make sure revenues and expenditures match. Ms. Linke added that she will review the financial reporting.

Other Business

December 2018 Financial Report – If all approved appropriations were spent in December 2018, the cash balance would be \$3,670,908.

December 2018 Financial Report: US 31 TIF – The north allocation area is the Meijer and outlots area. The south allocation area is the new Kroger location and outlots. The collected monies are permitted to be spent on any parcel that touches US 31. \$492,229 is the total collected in 2018 from these two TIF allocation areas.

December 2018 Financial Report: 2015 TIF Bond – This has been completed. \$3,000 was spent in December 2018.

January 2019 Cash Flow Analysis Worksheet – This shows all approved projects with resolution numbers and amounts and when they are expected to be paid. A three-year projection (2019-2021) of projects under consideration are also listed.

Public Comment and Announcements

Rob Shilts announced their fundraiser on February 2, 2019.

Rosie Chambers announced a chamber banquet on February 14, 2019 featuring the State of the City address.

Respectfully submitted this 19th day of February, 2019.

Bob Heuchan, President

BJ Deppe, Secretary