

**PLAN COMMISSION  
RESOLUTION NO. 2019-07**

**RESOLUTION OF THE FRANKLIN CITY PLAN COMMISSION  
DETERMINING THAT A RESOLUTION AND PLAN AMENDMENTS  
APPROVED AND ADOPTED BY THE CITY OF FRANKLIN  
REDEVELOPMENT COMMISSION CONFORM TO THE  
COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION  
AND PLAN AMENDMENTS**

WHEREAS, the Franklin City Plan Commission (the “Plan Commission”) is the body charged with the duty of developing the Comprehensive Plan for the City of Franklin, Indiana (the “City”);

WHEREAS, the City of Franklin Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Franklin Department of Redevelopment, previously adopted Resolution No. 2015-30, on December 15, 2015, as confirmed by Resolution No. 2016-19, adopted on April 19, 2016 (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “U.S. 31 Economic Development Area” (the “Economic Development Area”), designating certain portions of the Economic Development Area as an “allocation area” for purposes of Section 39 of the Act, and approving an economic development plan for the Area (the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, on March 19, 2019, the Redevelopment Commission approved and adopted Resolution 2019-28 (the “Resolution”), which amended the Declaratory Resolution to: (i) add the area of City of Franklin, Indiana (the “City”) described on Exhibit A thereto to the Economic Development Area and to the extent such area is in any other economic development area established by the Redevelopment Commission, remove it from such economic development area, and (ii) amend the Plan as described in Exhibit B attached thereto (clauses (i) and (ii), collectively, the “Amendments”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE FRANKLIN CITY PLAN COMMISSION, as follows:

1. The Resolution and the Amendments conform to the Comprehensive Plan for the City.
2. This Plan Commission hereby approves the Resolution and the Amendments.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to Section 16 of the Act.

4. The Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.

SO RESOLVED BY THE FRANKLIN CITY PLAN COMMISSION this 16th day of April, 2019.

FRANKLIN CITY PLAN COMMISSION

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Jim Martin, President

ATTEST:

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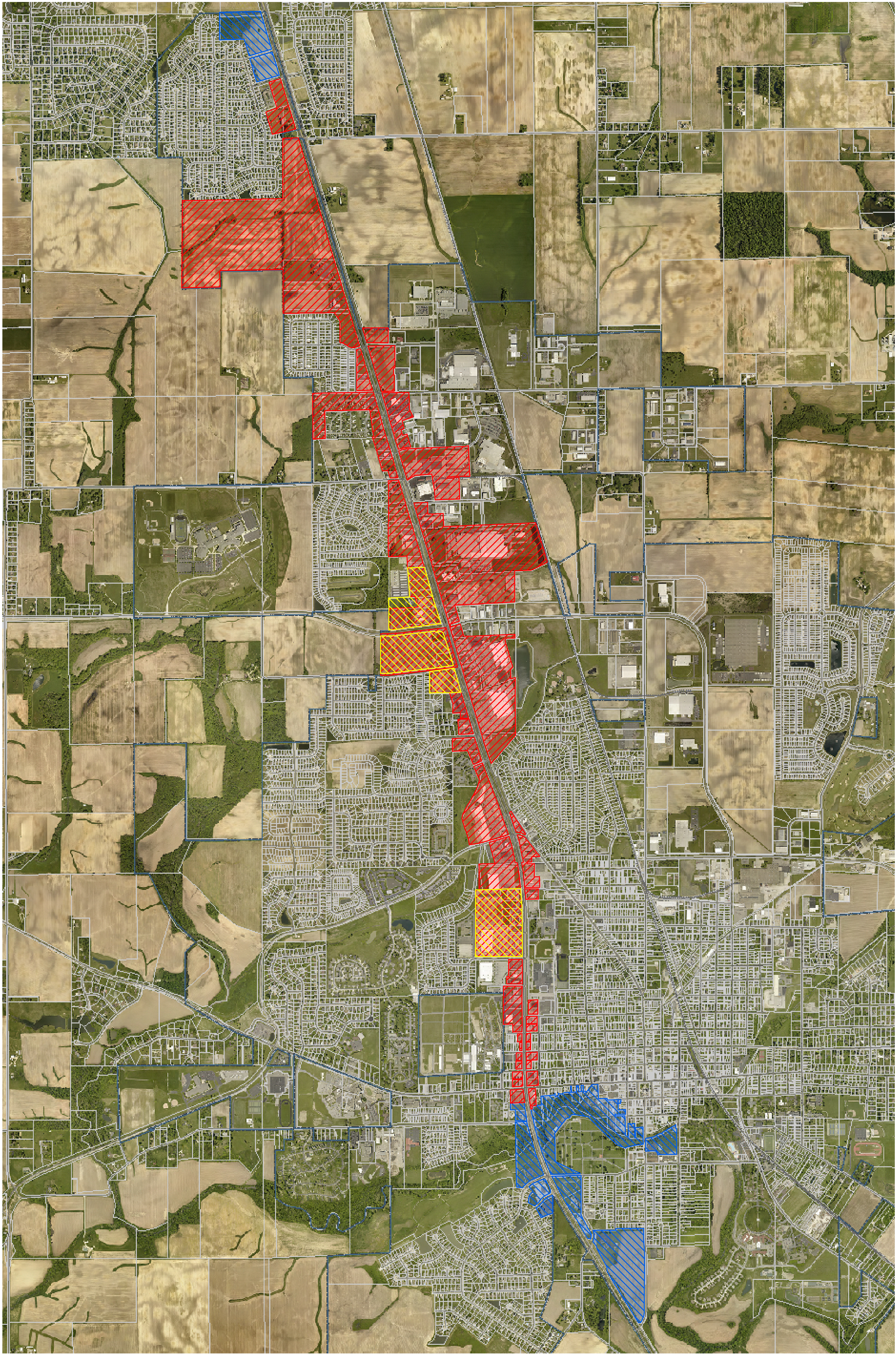
Suzanne Findley, Secretary

## EXHIBIT A

### Description of the Expansion Area

The Expanded Economic Development Area is set forth on the attached map, with the Economic Development Area in red, the Expansion Area in blue, and the Allocation Areas in yellow.







## EXHIBIT B

### Plan Amendment

The Plan is amended to provide for the completion of the additional projects set forth below (the “Projects”), each of which will be located in or directly serve and benefit the Economic Development Area. Completion of the Projects will facilitate commercial development, creating new jobs and assessed value in the Expansion Area, as well as the Economic Development Area, that otherwise would not occur without supporting road infrastructure and public amenities.

Amphitheatre Project. As the City becomes more attractive and its population continues to increase, downtown Franklin is transforming into an active place where residents live, work, play, shop and dine. The downtown district supports quality of life and a sense of neighborhood for its’ citizens, and contributes to the economic engine that is vital to the City’s long-term financial stability. The City’s 2013 Comprehensive Plan recognizes the importance of building and branding the downtown as a regional destination, along with making investments to attract young, educated professionals to live in Franklin. Additionally, the plan recommends revitalization for underutilized buildings and land in the southern district between Monroe Street and Young’s Creek, and continued investments in development of parks and trails. The Amphitheatre Project would involve the development of approximately 12 acres as an events space and Amphitheater Park located southwest of the courthouse square, particularly at the west terminus of Monroe Street and south to Young’s Creek. As an extension of Downtown, the proposed site is in proximity to support existing festivals, the successful farmers market, and is within walking distance to neighborhoods, parks, and the Franklin Greenways Trails system. The site is currently occupied by various commercial and industrial uses, and is located within a floodway. The following properties have been purchased by the City of Franklin Redevelopment Commission: 237 W. Monroe Street, 200 S. Jackson Street, 231 S. Jackson Street, and 159 W. Monroe Street. One additional property is in the process of being purchased, 180 S. Jackson Street (see attached parcels highlighted in yellow). All buildings on all properties except at 180 S. Jackson Street will be demolished. The City is working with a steering committee and Shrewsberry & Associates on the first step of creating a master plan layout of the proposed site considering at a minimum pedestrian connectivity, incorporating a covered performance stage, a supportive plaza for large gatherings, accessible and programmable turf area, a fitness and play element for active recreation, and ample parking. The estimated cost for this project is \$5,000,000, which would be paid by the District, through the issuance of bonds, payable from the tax increment revenues from the Allocation Areas.

U.S. 31 Corridor Improvements. Professional services are needed to design and engineer Intersection and corridor improvements on US 31 in Johnson County from South Main Street, located 1.1 miles south of SR 44 / SR 144 / Jefferson Street intersection, to Israel Lane, located 1.67 miles south of CR 500 N / Whiteland Road, for a total distract of approximately 5.5 miles. Re-design of the entire corridor will include restrictions and improvements to turning movements and intersections. Pedestrian crossings will be included, along with pedestrian trails and existing sidewalk connections along both the east and west sides of US 31. The total estimated cost of the improvements is between \$49,000,000 and \$55,000,000. The District anticipates paying the cost of the design fees of approximately \$4,500,000 to \$5,000,000, and INDOT will pay for all of the construction costs of approximately \$45,000,000 to \$50,000,000. The Commission anticipates financing its costs through the issuance of bonds, payable from the tax increment revenues from the development in the Allocation Areas.