



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

April 16, 2019

Members Present:

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|---------------|-----------------------------|
| Bob Heuchan | President |
| BJ Deppe | Secretary |
| Paul Buening | Member |
| Andrew Eggers | Member |
| Kristi Ott | School Board Representative |

Others Present:

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| Krista Linke | Vice President of Community Development |
| Rob Schafstall | Legal Counsel |

Call to Order:

Bob Heuchan called the meeting to order.

Approval of Minutes

BJ Deppe made a motion to approve the March 19th meeting minutes. Paul Buening seconded. Passed.

Old Business

New Business

Jefferson Street Project – City Engineer Mark Richards reported the contractor's find of four unknown underground storage tanks. Three were near the intersection of Yandes and Jefferson Streets, near the Phillips 66 station. The fourth was at Crowell and Jefferson Streets. This required testing, removal of tanks and regulated materials, disposal of the materials, transportation and testing. There is a resulting change order of \$55,554. The Board of Works approved this last night. RDC is being asked to prepare a resolution to pay this change order. All tanks were within the Jefferson Street right-of-way. The work has already been completed. Krista Linke asked if not taking action until next month's meeting was acceptable. Mr. Richards thought it was manageable. This project is being paid 100% by relinquishment funds. All relinquishment funds for this project have been used, so there are none left to pay towards this project. A motion for legal counsel to prepare documents was made by Andrew Eggers and seconded by Mr. Buening. Mr. Deppe would like to know where the funds will come from. Mr. Heuchan and Ms. Linke explained options. Passed.

Shell Building 2 Update – Robert Carmony, Runnebohm Construction – The siding needs to be selected by the city and ordered so the building can be finished. Samples should arrive any day. Selection can then be made and ordered with six to eight weeks delivery time. Mayor Steve Barnett added that Chris King reported last month that the siding would already be ordered and installation underway by now. Mayor Barnett asked for this process to be expedited.

US 31 TIF District Expansion Update – Rob Schafstall will attend Plan Commission tonight to request their consent of the proposal. It will go before City Council May 6. It will be back to RDC May 21st.

Status of 180 S. Jackson Street Purchase – The buyer's half of the closing was completed yesterday and the money has been wired. The seller's half will be completed today. The seller requested 30 days to vacate instead of 10 days. Per the mayor's and Mr. Heuchan's recommendations, that request was accepted. Mayor Barnett spoke with Joe Paszek yesterday, and they plan to turn the property over May 1st. He also spoke with Dan Paris and the mayor thought we were to get the property May 1st, but Mr. Paris cites the contract saying July 1st. Mr. Paris also mentioned possibly asking for an extension. The mayor is not in favor of granting an extension. He asked RDC to follow up. A designer has been met with for the amphitheater area design. A motion to ratify the extension for the sale barn was made by Mr. Deppe and seconded by Mr. Buening. Passed.

Other Business

March 2019 Financial Report – Ms. Linke updated this to include the Frechette resolution. All projects will not be complete by year end and all anticipated state reimbursements are not recorded. The line on the TIF grant reimbursements shows \$158,298.92 as the amount of reimbursements received from the state through March 2019.

April 2019 Cash Flow Analysis Worksheet – \$453,000 was anticipated as state reimbursements, but some do not show yet due to timing of the projects. Mr. Richards is also looking into projects that are completed so remaining balances can be rectified before next month's meeting.

Ms. Linke added the shell building land purchase under resolution 2019-19 is the final payment due in June.

Public Comment and Announcements

Public Meeting April 18th at 6:00pm at the Johnson County Museum (135 N. Main Street)
Downtown Cultural Arts & Entertainment District – Long Range Plan – Input from the public is being sought on existing and future arts programming. There is a public survey link on the RDC agenda and the city's home page that all are being encouraged to take.

Respectfully submitted this 21st day of May, 2019.

Bob Heuchan, President

BJ Deppe, Secretary