



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

September 17, 2019

#### **Members Present:**

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Andrew Eggers	Member
Kristi Ott	School Board Representative

#### **Others Present:**

Krista Linke	Community Development Director
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 July 16<sup>th</sup>, 2019 meeting minutes. Richard Wertz seconded. Passed.

#### **Old Business**

#### **New Business**

Marty Williams thanked the RDC for the use of the parking lot again this year for Farmers' Market.

**Resolution 2019-38: \$2,283.63 for the Eastview Upper Shelbyville Road Roundabout Project** – Krista Linke explained this to be the shortfall of the previously approved invoice. Mark Richards explained this was for utility delays. There were two change orders. The first was approved by RDC. A second small one came through.

Mr. Wertz made a motion to read by title only. Drew Eggers seconded. Passed. A public hearing was held. Mr. Wertz made a motion to approve the resolution. Mr. Eggers seconded. Passed.

**Update on Young's Creek Redevelopment Area** – Ms. Linke reported that now that the bond has been issued, Shrewsbury and CrossRoad can proceed. She highlighted some elements of the design plan. Cost and timing of all the elements are still being evaluated. No concrete decisions have been made yet. Steve Barnett added that conversations with architects and engineering indicate that fall 2021 is a target completion with the Fall Festival potentially being the first event. Ms. Linke reported that demolition should begin mid- or late-October with Bastin-Logan and the Paris property. September 30 is the bid opening for demolition and awarding at the October 7 Board of Works meeting. There is an auction this

Saturday on the Dan Paris property. He will be removing the fence and getting rid of any remaining junk.

Mr. Wertz asked if professional counsel has been sought on the placement of the outdoor auditorium venue, and Mr. Barnett assured it had, considering both sun and sound waves. Rob Schafstall added that Duke Energy has contacted Ms. Linke about entering into an agreement for installation of some monitoring equipment on the site. Mr. Schafstall has spoken with Duke as has Mayor Barnett. The mayor explained that Duke already has monitoring wells there. They cleaned up the contaminated soil a couple of years back and want to be able to get to it to monitor it. They have to check the ground water periodically and want to have access to it, making sure the wells aren't buried. They can be flush with the ground. This has been discussed with the engineering firms as well. Mr. Schafstall has been asked for an agreement and will meet with Mark Richards. Mr. Wertz asked if all utilities will be underground, and Mayor Barnett assured they will be.

**US 31 TIF Bond Update** – Mr. Heuchan reported that the bond issue is closed. City Engineer Mark Richards reminded that RDC authorized \$100,000 for initial work on US31. Work has been underway. An additional amount needed for the design contract is \$3.2 million. The inter-local agreement should be in place within the next month. It will be taken to Board of Works and City Council. If it is required, Mr. Richards requested RDC authorize staff to prepare the draft agreement and advertising. Mr. Richards suggested a steering committee, but the design will be more INDOT driven. The consultant can be asked to attend RDC meetings to provide updates.

Mr. Deppe made a motion to ratify Mr. Eggers' signature on the bond documents. Paul Buening seconded. Passed.

**525 E Upgrades Needed** – Mr. Richards reported of an agreement between the city and developer of Franklin Tech Park several years ago to make improvements to County Road 525 E from State Road 44 in two phases if funding was available. The first phase would have been to Bartram Drive and the second phase on to County Road 50 S. There were triggers in the agreement based on the square footage of development that occurred in the Tech Park. Any thresh holds in the agreement are well past. Interstate Warehouse is in the process of expanding in phases. They have contacted the city about making the 525 E improvements. They expect to have full build out completed within a couple of years which will more than double their existing size. Interstate Warehouse will be responsible for improvements on 50 S and 550 E. The city needs to be considering the work that was obligated on 525 E over the next several months. The estimates are out of date and will need to be looked at again to update. Mayor Barnett added that Aisin and the property to the east owned by Mac McNaught are both looking to expand as well. INDOT will install signals as part of the ramp system on I65, probably in 2021. Mr. Wertz asked how many semis are using the road today and what will the expansion do to the amount of truck traffic. Mayor Barnett said the police were turning around over 100 trucks a day. The mayor and Mr. Richards also highlighted extensive activity out east.

**Shell Building Update** – Ms. Linke reported on a meeting with Chris King and Mike Runnebohm. The base coat for the asphalt along with grade and seed will be down this fall. All siding except for the corner office area is on site. A crew is working there daily and their target is to have all they are responsible for completed by Thanksgiving.

**Other Business****July 2019 Financial Report**

**August 2019 Financial Report** – Ms. Linke highlighted a couple of key line items.

**September 2019 Cash Flow Analysis Worksheet** – Ms. Linke added the earlier approved resolution and the sale of the auction barn. She also highlighted all the updates she had made to the report. Mr. Richards explained \$426,000 unneeded relinquishment funds on the King Street project. He approached INDOT about the transfer of those funds. They will be transferred to the South Main Street project. It will be let in November and go to construction next spring.

**Public Comment and Announcements**

Rob Shilts announced the celebration of their 18<sup>th</sup> year of showing movies at the Artcraft last Friday, September 13.

Rosie Chambers announced Meet the Candidates Night on October 1<sup>st</sup> at Johnson County REMC from 6-7:30 p.m. There is another event on Friday, October 4 at Franklin Community High School.

Respectfully submitted this 19<sup>th</sup> day of November, 2019.

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Bob Heuchan, President

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BJ Deppe, Secretary