



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

December 17, 2019

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Andrew Eggers	Member

Others Present:

Krista Linke	Community Development Director
Rob Schafstall	Legal Counsel
Julia Spate	Recording Secretary

Call to Order:

Bob Heuchan called the meeting to order.

Approval of Minutes

Richard Wertz made a motion to approve the November 19th, 2019 meeting minutes. Drew Eggers seconded. Passed.

Old Business

Declaratory Resolution for TIF District Amendment to designate Energizer Personal Property – January 2020 Meeting – Rob Schafstall reminded that the declaratory resolution will come before the January meeting as the first of the four-step process. It goes from RDC to Plan Commission and then on to City Council and back to RDC in February or March for a public hearing.

New Business

Resolution 2019-39 Amended: Appropriating \$295,500 for required bond payments relative to the TIF Bond Issuance Project – Mr. Schafstall pointed out that RDC approved this resolution last month. Mayor Barnett wanted to insure this was coming out of the TIF and not the bond proceeds. Mr. Schafstall had assured that it was and realized upon further review that it was not. This amendment corrects the problem and assures that the monies come out of the US31 TIF area. Payments are being made on the bond but coming from the TIF account and not bond proceeds. A motion to read by title only was made by Mr. Eggers and seconded by Mr. Wertz. Passed. A public hearing was held. Mr. Eggers made a motion to approve the amended resolution. Paul Buening seconded. Passed.

CR 525 E (now called Forest Road) Design & Inspection – Professional Services Agreement – City Engineer Mark Richards explained there was a 2001 memorandum of understanding where the owner of Franklin Tech Park signed an agreement with the city whereby the city would reconstruct 525 E once the park reached a certain build out level subject to funding availability. A proposal was received from

CrossRoad Engineers to design and inspect the 525 E project from Forest Road (525 E) and Mitchell Road (50 S) over to Hamm Road (550 E). The total amount is \$407,120 for design, engineering, management, and inspections. Mr. Richards requested the necessary resolution be prepared for the next meeting. The road reconstruction estimate is around \$1.5 million. Mr. Richards said the intent is to apply for help from Community Crossings. The \$1.5 million does not include CrossRoad. The plan is to have the road reconstructed by the end of next year. Mr. Wertz made a motion to authorize legal counsel to draw up documents for funding of the professional services agreement. Mr. Buening seconded. Passed.

Resolution 2019-40: \$100,000 for the Westview Roundabout Project -- Mr. Richards explained this to be for inspection. The project was let last month and construction will begin May 26, 2020, with the completion date open to traffic being August 3rd. A motion to read by title only was made by Mr. Eggers and seconded by Mr. Buening. Passed. A public hearing was held. Mr. Wertz asked if there is a penalty on the contract if the project runs late. Mr. Richards explained that the city's contract is for the inspection, not the contractor. INDOT holds that contract with O'Mara. Mr. Deppe made a motion to approve the resolution and Mr. Buening seconded. Passed.

Other Business

November 2019 Financial Reports – Krista Linke presented an accounting of what has been spent through November. Encumbrances will be seen at the January meeting on the December financials. Jayne Rhoades confirmed that the county disbursement for November taxes has been received. Ms. Linke included the US31 TIF Bond as well. Mr. Heuchan asked how the design of the amphitheater project is coming along. Ms. Linke explained it to be perhaps 80% of the way completed. Mr. Heuchan would like to see the design presented. Mr. Wertz asked if the design fee amount has been identified for the US31 project. Mr. Richards answered the design fee to be about \$3.2 million. He also stated the design work of the amphitheater project to be almost complete. Except for the Graham's property, most of the demolition is complete.

December 2019 Cash Flow Analysis Worksheet – Ms. Linke added from today's agenda projects under consideration. She will update once tax disbursements are identified which will not be paid out until the first of June.

Mr. Richards reminded that three projects were let through INDOT last month. The South Main Street project had \$1.48 million appropriated through resolution for construction match. The actual match is \$1.042 million. \$440,000 can be used for other things. The West Jefferson trail project had \$267,000 appropriated. The match was \$260,518.86. The West Jefferson roundabout project is over with \$84,000 and local match is \$151,502.33. The state must issue a notice to proceed to the contractor within 60 days of the letting date which would make it January 13. Local matches must be paid prior to that date, approximately by January 6. Mr. Schafstall advised a new appropriation for \$68,000. Mr. Eggers made a motion for a special meeting on December 30 at 8:00 a.m. Mr. Wertz seconded. Mr. Deppe cannot attend. Passed.

Public Comment and Announcements

Ms. Linke announced Dana Monson's appointment as Community Development Specialist starting January 6.

Rosie Chambers highlighted the chamber's 110th anniversary year in 2020.

Mr. Wertz asked for an update on the shell building. Ms. Linke reported siding to be complete. Two offer letters are out currently.

Mr. Heuchan asked if the changes at JCDC impact how RDC is conducting business with them. Ms. Monson explained that it should not. They are planning on hiring a replacement for her and an additional staff person as well.

Respectfully submitted this 21st day of January, 2020,

Bob Heuchan, President

BJ Deppe, Secretary