



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

August 17, 2021

Members Present:

Richard Wertz (by phone)	President
BJ Deppe	Secretary
Ken Austin	Member
Paul Buening	Member
Kristi Ott	School Board Representative

Others Present:

Krista Linke	Community Development Director
Rob Schafstall	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 8:00 am.

Approval of Minutes

BJ Deppe made a motion to approve the July 20, 2021 minutes. Paul Buening seconded. Passed unanimously, 4-0.

Old Business

New Business

Resolution 2021-15: RDA Bond 2021 Fees \$1,500 – A public hearing was held with no respondents. Krista Linke explained that this had been appropriated in the bond payment for this year but received a bill for last year this year, so the fees were paid out of this year's, so the need for the additional resolution this year. It was a timing issue. Mr. Buening made a motion for approval. Ken Austin seconded. Passed unanimously, 4-0.

Jim Black Road Phases 2 & 3 – Right-of-way: Mark Richards – City Engineer Mark Richards presented his request for the Commission to direct staff to prepare a resolution for acquisition of right-of-way for Jim Black Road. This is phases two and three. Four parcels need to be acquired from Ivy Tech, Franklin Park Corporation, Hoosier Energy and McAlpin Farm. For the first two along with McAlpin Farm, the cost of the right-of-way is appraised at approximately \$32,000 an acre. For Hoosier Energy the parcel is much smaller with some fencing that would require relocation. It appraised around \$40,000 an acre. A little over 3.5 acres has to be acquired. The request is for an appropriation of \$114,925 to acquire.

Phase one is currently under construction. Weather permitting, they expect to pave Thursday through Sunday, pavement markings would be installed next week and opening of the road by the end of next week. Originally the project was in two phases. The decision was made to apply for some additional Community Crossings funding to help pay for the cost of the next phase, so the project was separated in

to two additional phases. Phase two would be from the southeast corner of the Ivy Tech property up to just north of McClain Drive. It would be slightly over twice the amount available from Community Crossings funding if awarded the additional amount this year. Phase three could potentially go to construction late next year.

Mr. Deppe made a motion to approve advertising for the resolution for the next meeting. Mr. Deppe made a motion for approval. Mr. Austin seconded. Passed unanimously, 4-0.

Other Business

July 2021 Financials – Approved resolutions have been updated along with what’s been spent out of those resolutions. The cash balance at year end would be \$3.7 million.

US31 TIF District – The resolution approved at last month’s meeting has been added. The cash balance is \$597,000 at year end.

RDA Bond – Updated amounts spent are reflected.

Mr. Wertz asked for an update on the amphitheater project. Mr. Richards reported that there is concrete work going on in the south parking lot. Upon completion they will move to the west parking lot. The asphalt paving for the main parking lot should start any day. They will then move to concrete work around the band shell and restroom areas. The masons are finishing up on the band shell and restroom exteriors. A scheduled update is this Thursday at progress meetings. They still anticipate completion around Halloween. The project is not proceeding as quickly as desired.

August 2021 Cash Flow Analysis Worksheet – The Commerce and Simon Road project has been removed since it will be paid for out of the US31 TIF District. Resolution expenditures have been updated.

Public Comment and Announcements

Monday, August 23, 4:30 p.m., in county council chambers is the joint meeting of the county commissioners and the county RDC to discuss the I65 TIF district. It could be the final determination.

Rob Shilts reported that they are close to having their new tenant in 48 E. Madison St.

Mr. Wertz announced a Wine and Wildflowers event sponsored by the tree board at Richard’s on August 26th from 5:30-7:30. Two glasses of wine are \$10. There will be offered menus and music in the garden along with tours through the wildflowers.

Adjournment

Respectfully submitted this 21st day of September, 2021.

Richard Wertz, President

BJ Deppe, Secretary