



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION February 15, 2022

Members Present:

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| Richard Wertz | President |
| Anne McGuinness | Vice President |
| BJ Deppe | Secretary |
| Paul Buening | Member |
| Kristi Ott | School Board Representative |

Others Present:

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|----------------|--------------------------------|
| 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 January 15, 2022 minutes. Paul Buening seconded. Passed unanimously by roll call vote, 4-0.

Old Business

Shell Gas Station – 237 W. Jefferson Street – Rob Schafstall had no update. He reported that the direction he is headed is that the RDC would give them an easement with insurance requirements and indemnification and hold harmless language. He might have it ready for the March meeting.

New Business

Jim Black Road Project Update (\$237,549) -- Mark Richards: Mark Richards reported that the city opened bids for the Jim Black Road Phase Two and Three project a couple of weeks ago. Three timely bids were received. The low bid was submitted by Milestone Contractors LP. The base bid which is for Phase Two was \$475,097.95. The alternate bid which was for Phase Three was \$871,870.64 for a total bid price of \$1,346,968.59. Each was below the engineer's estimate which was approximately \$496,000 for the base bid and \$993,000 for the alternate bid. This project will be split in funding. Phase Two will be funded by the RDC and Community Crossing Matching Grant funds from INDOT. The 50% match for the RDC will be \$237,549. Phase Three will be funded by the Board of Public Works and Safety. Mayor Steve Barnett is working on getting that approved through an appropriation by City Council. The RDC funding amount for the Jim Black Road project will be \$237,549. Trent Newport of Crossroad Engineers has submitted a request for a supplement for the design, right-of-way and inspection on Jim Black Road which will add \$95,000 to the compensation on the contract. It will bring the maximum amount payable under the contract to \$450,100. He requested the commission direct staff to prepare a resolution for both the local match for construction as well as the supplement for the design, right-of-way and

inspection. Mr. Newport explained that the original project was to be designed and constructed all in one phase. For several reasons including the maximization of CCMG funding, it was split into three phases. It required the design portion to be broken into three separate bids and forced the inspection to go from one season in to two seasons. It is consistent with industry standards and their previous work for Franklin.

Graham and Commerce Drive RAB (\$1,477,195) -- Mark Richards: Bids for this project were opened the same day as the Jim Black Road project. This is the final roundabout of the bypass route proposed in 2014. Dave O'Mara Contractor, Inc. was the low bidder at \$1,477,195. The engineer's estimate was \$1,756,421.81 making it approximately \$300,000 below the estimate. The request of the commission was to direct staff to prepare the necessary resolution for the next meeting. It will be constructed this year. There are issues with Duke relocations, so the project may be delayed 30-60 days. There is a possibility of having a bypass lane to keep part of the intersection open which could impact truck traffic and school bus routes. The only bypass lane that can be constructed would be on the northwest quadrant, allowing traffic to go from the west leg of Commerce to the north leg of Graham. Linville Way would be the detour route around to Commerce. Traffic on to southbound Graham Road will be the difficulty. Ms. Linke asked if contingencies had been built in to the estimates. Mr. Richards explained it is not an estimate but a bid. There could potentially be change orders. If election is made to build the bypass, it would add some cost estimated at an additional \$100,000. The project is a projected 60-day closure of the intersection. If the bypass lane is not elected to be done, there will be a detour route directing traffic up to Earlywood Drive and out to US31. Ms. Linke directed Mr. Richards, Mr. Newport and Mayor Steve Barnett to confirm amounts for Mr. Schafstall in preparation for advertising. They could be advertised slightly higher and if not needed expenses would still be covered. Mr. Richards communicated the ability to have final numbers within the next week.

Inspection Services Contract for Graham and Commerce RAB \$196,000: The design portion of this project began in 2014. At that time design contracts did not also include Inspection. The amount of the necessary inspection contract for this project is \$196,000. He requested the commission direct staff to prepare the resolution for the next meeting.

FDC Programming Funds Discussion – Kim Kasting, FDC President: Kim Kasting presented a request from FDC to allow them to use some of RDC funding to rehab the upstairs of the 351 E. Jefferson Street property owned by the FDC to be able to generate additional income for FDC to fund other projects and operational expenses. Inasmuch as the RDC desired for their funding to be used for direct program support and not for FDC as a corporation, Ms. Kasting was looking for permission to use funding for this rehab project to generate additional revenue for residential projects in the downtown corridor but outside the Integrated TIF district. The first estimate for the remodeling project came in at \$146,000, but some of it was tenant specific, so they are securing an updated estimate for a generic remodel. Ms. Linke reported that she had received the updated estimate from Stout Renovations last evening, coming in at \$130,870. Mr. Schafstall had advised this presentation as the original intent of RDC funding was for grants and loans to third parties and this is a direct asset. Redevelopment Commission members all gave their blessing.

Other Business

January 2022 Financial Reports – Ms. Linke reported that starting 2022 balance in the TIF Control Fund was \$2,500,000. \$500,000 is invested along with a capital fund investment of \$205,000. That makes just over \$3.2 million in the bank at the start of the year. Year to date expenditures through January is \$688,000.

US 31 TIF Bond – In meeting with Mr. Richards and the Parks Department, changes have been made that lower the negative balance.

US 31 TIF District – The January bond payment was made of \$293,000. There will be a second bond payment in July of this year. Starting 2022 balance is \$1.865 million. Year-end projected fund balance is \$1.2 million.

February 2022 Cash Flow Analysis Worksheet – Ms. Linke highlighted report changes from January’s worksheet.

Public Comment and Announcements

Mayor Barnett reported that Yandes Street was rebid and they came in higher, so they were rejected by Franklin and the MPO. It will be rebid in May, so the project is delayed. The State of the City address is March 10.

Mr. Wertz complimented the city on their work in the recent snowstorm.

Adjournment

Respectfully submitted this 15th day of March, 2022.

Richard Wertz, President

BJ Deppe, Secretary