



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

October 18, 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 |
| Josh Prine | Member |

Others Present:

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|-------------------|--------------------------------|
| Krista Linke | Community Development Director |
| Dustin Huddleston | Legal Counsel |

Call to Order:

Richard Wertz called the meeting to order at 8:01 a.m.

Approval of Minutes

Anne McGuinness made a motion to approve the September 20, 2022 minutes. Paul Buening seconded. Passed unanimously, 5-0.

Old Business

2022 TIF Amendment – Krista Linke identified the two current integrated areas. There is the amended and integrated TIF that was expanded in 2020 east of town. It is the Sunbeam and Amazon projects. To the south is GDI/Core5 and Interstate Warehouse expansion. The allocation areas are the Franklin Business Park and Caterpillar. The first new allocation area is the Graham Road Extension (Cold Summit Project). The second added allocation area would be SR 44 and 600 E. Third is the Kelsay Farm property to be added to the Amended and Integrated TIF. The next was Jim Black Road (Pure Development) to be separated out for a new allocation area. There was also Earlywood Drive (Patriot Products/Laugle) to create a new allocation area and add to the US 31 Integrated TIF. The last was an amendment with Hubler Ford. It was the Franklin US 31 North Amended Allocation Area to be added to the US 31 Integrated TIF.

New Business

US 31 Project Update – Trent Newport – A public hearing was held on August 1. They are currently working on finalization of design and plans, utility coordination, right-of-way acquisition, and permits. It is scheduled to go for an INDOT letting over the winter months and scheduled to start construction in 2023. It is a phased schedule with a total of six phases, scheduled for completion in 2026 or 2027. Mr. Newport reported on the specifics from the public hearing, additionally highlighting questions that were asked and responses given. The project is five miles long utilizing RCI (Reduced Conflict Intersections) and MUT (Median U-Turn). There will be improved pedestrian access with lighting.

Dustin Huddleston asked if the current concrete will be taken up and replaced, and Mr. Newport responded that it will be an overlay. Mr. Wertz asked if there was any plan for pedestrian crosswalks over or under US 31. Mr. Newport explained that there were no such specific plans, but what the project will include that will address that concern. Mr. Wertz followed up to ask if utility lines will be buried. Mr. Newport responded that new signal and path lighting lines will be buried. Power companies are reluctant as it is harder and more expensive for them to maintain underground, but CrossRoad is doing as much as they can with underground. Current speed limits on US 31 range from 40-55 mph and with the new project they will range from 40-45 mph.

Resolution 2022-14: \$1,209,280 Professional Services Agreement for Essex Drive Extension, Paul Hand Road Improvements and Graham Road Improvements – This professional services agreement is with CrossRoad Engineers. Mayor Steve Barnett identified that today was to only bring this to the attention of the board with the hope of bringing it back. It will go before Board of Works pending RDC funding, and then it is brought back to the RDC for funding approval. The city has worked with three different developers for the Kelsay property. The infrastructure is the key to make the project happen. The project needs to start with the extension of Essex Drive unless the developer doesn't need this. City Engineer Mark Richards presented the breakdown of the three different sections of the project which will be in the contract with a notice to proceed for each section. The Essex Drive extension would be approximately \$1.8 million. The Graham and Paul Hand roundabout would be a little over \$2.1 million. The Paul Hand extension is projected at just under \$2 million. All cost estimates include 10 percent contingencies. The professional services agreement should come back before the board at the next meeting. Mayor Barnett added that the developer is being asked for what amount of funding they will add to the projects. He also added that there is a new county EDIT tax. In working with Jeff Peters, Franklin should receive anywhere from \$2.1 to \$2.4 million should begin in January 2023 under City Council control. Mr. Richards added that an application is being submitted to the MPO for funding to improve Earlywood Drive from US 31 to Graham Road. It is estimated to be approximately a \$5.5 million project. It is for 2027. The city is also working with HWC for a potential interchange at Earlywood Drive approximately 10 years out. The scope has been changed due to the county's TIF in that area. It will not be of significant benefit to the city unless they are able to secure the benefit of TIF in that area. There should be a draft of that project by yearend.

The resolution has already been advertised. BJ Deppe made a motion to table Resolution 2022-14 until the next meeting. Ms. McGuinness seconded. Passed unanimously, 5-0.

Resolution 2022-15: \$1,500,000 Graham Road Extension Project (South of Earlywood Drive) November 15th RDC Meeting – This will be advertised and addressed at the November 15 meeting.

Graham Road Extension Project – Economic Development Agreement with Cold Summit – Mayor Barnett identified this to be 350,000 square feet of cold food storage. They have agreed to add \$500,000 to help pay for the road along with donating the right-of-way. It is a \$1.5 million project. A READI grant has been applied for in the amount of \$3-600,000. Cold Summit has been given a copy of the EDA and RDC members attached to this meeting's agenda, but not in enough time to review for a vote at this meeting. It is desired to have a Cold Summit representative attend the November 15th meeting. It will also go before the next Board of Works meeting.

Mr. Deppe made a motion to table until the November meeting. Mr. Buening seconded. Passed unanimously, 5-0.

Other Business

August financials were received. September and October financials should be available at the November 15th meeting.

Integrated TIF – Estimated yearend cash balance is \$1.895 million.

RDA Lease Bond – \$53,000 was left to spend and has been spent in September. \$128,000 of amphitheater retainage is left. Chip Orner introduced a resolution at City Council last night for additional appropriation of Park Impact fees in the amount of \$143,000 that can be used on the project. Change orders have been updated. Ms. Linke highlighted other individual reimbursements and payouts. The negative bond balance is down to \$102,000.

US 31 TIF – Estimated cash balance at the end of 2022 will be approximately \$1.27 million.

October 2022 Cash Flow Analysis Worksheet – Resolution 2022-14 is the only change made.

Public Comment and Announcements

Dana Monson announced Keira Myers FCHS senior art project.

Dr. Clendening asked for a roundabout statue project estimate. Mr. Newport has been working with the students and hoped to have an estimate by yearend. He also added that the statue could be added even after the completion of the roundabout. Dr. Clendening would like to see it all completed at the same time. The artist needs to complete his work so at least the foundation needs could be determined and completed.

Adjournment

Respectfully submitted this 15th day of November, 2022.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member