



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

**November 14, 2023**

#### **Members Present:**

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

#### **Others Present:**

Dana Monson	Community Development Specialist
Dustin Huddleston	Legal Counsel

#### **Call to Order:**

Richard Wertz called the meeting to order at 9:00 a.m.

#### **Roll Call & Determination of Quorum**

#### **Consent Agenda**

Approval of Minutes – Anne McGuinness made a motion to approve the October 17, 2023 minutes. Paul Buening seconded. Passed unanimously, 4-0.

Approval of Claims – This was left for the December meeting in the absence of Krista Linke and no one having received the claims prior to the meeting.

#### **Old Business**

**Resolution 2023-18: Drainage Improvements Along Paris, Gateway, and Granville Drives** – Mayor Steve Barnett gave the history on this project. Franklin's commitment has been that the first, quality sit down restaurant to commit to this area would receive financial assistance on the drainage portion of the development. Texas Roadhouse is likely to locate at this property and anticipates breaking ground in 2025. They have agreed to the terms of the resolution. The RDC commitment would be up to \$100,000 for drainage with two years to redeem by Texas Roadhouse. They will submit invoices to receive this payout. There was a public hearing with no respondents. Ms. McGuinness made a motion for approval. Mr. Buening seconded. Passed unanimously, 4-0.

#### **New Business**

**Franklin Development Corporation Annual Report and Project Summaries** – FDC Board President David Bedwell expressed gratitude for the RDC support of FDC. He reviewed annual reports starting with 2021. Programming funds expended in 2021 were \$182,000 in both residential and commercial. In

2022, it was \$172,000. Year to date in 2023 is \$267,000. Mr. Bedwell also highlighted Izzo's and sources of additional funding enabling FDC to be self-sustaining. Programming funds is the area of financial assistance needed going forward. At this time there are no new projects on the books for 2024.

### **Other Business**

#### **October 2023 Financial Reports**

**Integrated TIF** – Beginning cash balance was \$3,334,809. Yearend estimation after appropriations was \$1,272,597.

**US 31 TIF Districts** – Beginning balance was \$1,634,029 Estimated yearend balance is \$352,952.

**November 2023 Cash Flow Analysis Worksheet** – Dana Monson highlighted some specifics on this report.

#### **Public Comment and Announcements**

Mayor Barnett announced having received all the signed approvals from Whiteland (\$750,000) and Johnson County (\$650,000) for the roundabout at Paul Hand. He also highlighted that FDC will not be able to continue their work in the community without the financial support of the RDC. He further reminded that it is not yet certain that Texas Roadhouse is coming to Franklin.

City Engineer Mark Richards reported on the completion of the Yandes Street project. He also announced a pre-bid meeting this afternoon for the Paul Hand and Graham and Earlywood and Graham roundabouts. They will be constructed early 2024. Bids will be opened November 30<sup>th</sup>.

BJ Deppe asked how many units are in the apartments going in on the north side of town. Mayor Barnett responded either 180 to 220 units. He added that the King Street units are approximately 180 in number as well. Reports are that they are renting almost as quickly as they are completed but not affecting the school population as anticipated. Board member Kristi Ott confirmed that from their board meeting last night.

Rosie Chambers announced Small Business Saturday. State of the City is February 8. Holiday lighting is December 2.

Ms. Monson identified tree sponsorships for holiday lighting that are available. She also announced that EDC approved this morning an abatement for Mitsubishi Turbo Engine America. They are adding two new lines and approximately 21 new employees. Even with the nationwide slowdown in projects, interest in Franklin remains strong.

Les Tabling announced Frank Dean's birthday fund raiser at the Elks from 6:30-8 with his band from the 80's. The recipient is Pet Elves.

Kristi Ott announced the state teacher of the year Eric Jenkins and state counselor of the year Monica Anderson both from Franklin schools.

Richard Wertz congratulated all newly elected government officials.

**Adjournment**

Respectfully submitted this 16<sup>th</sup> day of January, 2024.

**CITY OF FRANKLIN REDEVELOPMENT COMMISSION**

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Richard Wertz, President

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Anne McGuinness, Vice President

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Brian J. Deppe, Secretary

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Paul Buening, Member

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Josh Prine, Member