



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

March 18, 2025

Members Present:

Anne McGuinness	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Josh Prine	Member
Debbie Gill	School Board Representative

Others Present:

Krista Linke	Community Development Director
Ellen Fredbeck-Ramirez	Legal Counsel

Call to Order:

Anne McGuinness called the meeting to order at 8:00 a.m.

Roll Call & Determination of Quorum

Approval of Minutes

February 18, 2025 Meeting Minutes – Josh Prine moved for approval. BJ Deppe seconded. Passed unanimously, 4-0.

Approval of Claims

Mr. Prine moved for approval. Paul Buening seconded. Passed unanimously, 4-0.

Old Business

New Business

Agreement for Legal Services – Krista Linke explained this to be an update to keep in line with all other city boards and commissions. City Attorney Lynn Gray proposed an hourly rate update as it has not been done for a number of years. It was increased to \$210/hour. The RDC attorney is the only one not remunerated out of the General Fund Law as RDC has its own revenue stream. Mr. Buening moved for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Resolution 2025-12: \$1,009,200 for the purchase of land for the Scott Park Project – The Agreement to Purchase was previously approved without specifics. The closing is March 25. Mr. Prine moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Resolution 2025-13: \$78,000 for Design Services for the Commerce Drive Traffic Signal Project – Assistant City Engineer Matt McElroy explained this resolution to be for design services for the Commerce signal at Meijer. The project will install a signal and add a turn lane. It is in partnership with the north side development involving the proposed Chick-fil-a. Ms. Linke explained that this is in the cash flow with up to \$800,000 for the total project if needed. The professional services agreement is with Crossroad Engineers. Mr. Buening moved for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Franklin Development Corporation Update – FDC board members Dustin Royer, Amy Richardson and Lisa Jones were in attendance. With the 2023 annual report, Ms. Linke gave an overview on FDC status and activity, highlighting a number of specific projects through the various FDC programs. She also reviewed past RDC contributions to FDC and FDC financials. The last funding to FDC from RDC was in 2020 in the amount of \$300,000. Currently FDC has a negative balance of \$26,982 in available programming funds. Ms. Linke further described some work to be done by a Franklin College student group and other individuals to create new reports and website additions to enhance the FDC offered programming. The desire before the board today is how much RDC might be comfortable granting to FDC and how often they would like FDC to make their asks of RDC. Amy Richardson offered her personal endorsement as a Franklin business owner of the FDC programs, thanking RDC for their involvement and support in the development of Franklin. Ms. McGuinness asked what was needed on an annual basis no matter how frequently granted by RDC. Ms. Linke identified FDC's ability to survive on \$300,000 annually with up to \$500,000 being prime. Ms. Linke further explained the desire for a funding source outside of the TIF area. Mayor Steve Barnett spoke in favor of \$2-300,000 annually. He cautioned against \$500,000. He suggested FDC can always bring individual projects back to RDC for special funding. He believes "free money" will create increased applicants for that "free money". He did not desire to go over a \$300,000 RDC contribution. Ms. Linke agreed to individual projects being brought back to RDC for special funding consideration. Many of the initial larger projects are complete and now funding is given in smaller amounts for smaller projects. Ms. McGuinness was comfortable with a contribution of between \$300,000-400,000 with the ability to re-evaluate next year. Board consensus was to prepare a resolution for \$300,000. Attorney Ellen Ramirez will prepare the resolution.

Johnson Avenue Sidewalk Project Introduction – Mayor Barnett presented history of betterment activity on Johnson Avenue and surrounding area. The ask is for RDC to pay for one side of the sidewalks and Board of Works will pay for the other side, roughly estimated at \$250,000 per side. Going forward based on property tax bill results, Mayor Barnett anticipated a continuation of \$300,000 annually to complete sidewalks around the city. Ms. Linke asked if there is a priority list or PASER rating for sidewalks. Mayor Barnett said not yet but it has been in discussion with Board of Works. Consensus was to proceed with preparation by Attorney Ramirez of a resolution for \$250,000 to advertise for the next meeting.

Other Business

February 2025 Financial Reports

I65 TIF – Year to date expenditures is \$943,000. Remaining appropriations at nearly five million dollars. Estimated cash balance at yearend is \$5.4 million.

US31 TIF – Expenditures through the end of February total \$297,000. Cash balance is \$1,235,000. Remaining appropriations of \$915,000 at year end.

March 2025 Cash Flow Analysis – Ms. Linke highlighted her report changes. Balance would be just over three million.

Public Comment and Announcements

Mayor Barnett gave an update on Scott Park. The closing is March 25. RDC help will be needed moving forward. Mayor Barnett wants to put a committee together to discuss and guide specific plans. A \$1.5 million Community Crossings grant was received with a match from Franklin. This will allow for three million dollars worth of paving this year. A \$609,000 grant received last year didn't get completed, so a total of \$4.2 million of paving is anticipated this year.

Rob Shilts gave an update on Artcraft activity.

Adjournment

Respectfully submitted this 15th day of April, 2025.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member