



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

October 17, 2017

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Keith Fox	Member

Others Present:

Krista Linke	Director of Community Development
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order.

Approval of Minutes

Keith Fox made a motion to approve the September 19th minutes. Richard Wertz seconded. Passed with correction of typos found by BJ Deppe and submitted to Krista Linke.

Old Business

New Business

Resolution 2017-38: \$9,800 for the Westview/Jefferson Street Roundabout Supplemental Contract

City Engineer Mark Richards presented the supplement for the design contract. The Commission's past practice on federal aid projects requiring land acquisition has been that the land acquisition phase be added as a later supplement so that there is better understanding of how much right of way is needed and how many parcels affected allowing the consultant to better determine the costs. There is one parcel needed for this project. It is a 90/10 split. The city must pay the consultant up front and apply for reimbursement from INDOT when the work is completed. A motion to read by title only was made by Mr. Deppe and seconded by Mr. Fox. Passed. A public hearing was held. A motion to approve the resolution was made by Mr. Fox and seconded by Mr. Wertz. Passed.

Resolution 2017-39: \$245,315 for the Urban Trail and Pedestrian Supplemental Contract

Mr. Richards described this to be the same situation with 21 parcels involved on the urban trail project on West Jefferson Street from the round-a-bout to the fairgrounds. There is no federal match on this project so the city is responsible for the entire acquisition out of RDC, and it has been budgeted for. A motion to read by title only was made by Mr. Wertz and seconded by Mr. Fox. Passed. A public hearing was held. A motion to approve the resolution was made by Mr. Fox and seconded by Paul Buening. Passed.

Escrow and Control Agreement between the RDC, FDC and Madison Street Renovation, LLC

Rob Schafstall updated this to be a blanket approval request. Lesa Talley reported the planned closing for tomorrow. Escrow documents should be signed today. Mr. Schafstall recommended authorizing Mr. Heuchan to sign and/or amend all closing documents as needed. A motion to authorize was made by Mr. Beppe and seconded by Mr. Fox. Passed. Ms. Talley thanked the Commission for their vision and support.

Economic Development Agreement by and between the RDC, Board of Works and Safety and McDonald's USA, LLC

Mr. Schafstall asked this to be tabled until the next meeting due to his ongoing work on the draft. Motion was made by Mr. Wertz and second by Mr. Buening. Passed. Ms. Linke asked if this should be forwarded on to the Board of Works for their next meeting or should the RDC approve it first. Mr. Schafstall said he and Lynn Gray need to meet and then a new draft will go back to all parties as there is no order in which it must be done.

Other Business

September 2017 Financial Report

This has been updated with all approved resolutions since the last meeting along with interest income and any project reimbursements received. Resolution 2017-35 Linville Way construction is listed so if all was spent by year end everything listed, which it won't be, the yearend estimated cash balance would be \$3,702,000. No project being paid out of the 2015 TIF Bond are included but only the yearly bond payments.

September 2017: 2015 TIF Bond Financial Report

Ms. Linke reported the effort expended to try to find projects for which funds will be expended by the end of June 2018. A couple resolutions had remaining balances, and they will be spent by the deadline. Number 14 for right of way expenses is highlighted in red because we don't expect to be completely expended. The supplemental contract on line 22 will not be completely spent along with two other identified projects totaling approximately \$440,000 remaining that can be added back into unappropriated funds. What will not be spent and has not been allocated for is \$1.6 million which has to be spent by end of June 2018. Mr. Deppe asked if any projects were being worked on or considered. Ms. Linke mentioned the floodway property buyout and the list made of many project options but the need to focus on those able to be completed by the deadline. Mayor Steve Barnett stated the possibilities for shifting monies to Linville Way and Brookhaven projects. Conversations are still being had with owners in the floodway buyout area as well.

Cash Flow Analysis Worksheet #42

This has been updated to show both approved projects and those under consideration. The year end cash balance will be closer to \$7.1 million than the reported \$3.7 million because of the number of projects carrying over to next year. The construction for South Main Street to US 31 will probably be in 2020 so outside of the schedule parameters but still identified on this report due to some committed funds. Mr. Schafstall asked if the US 31 TIF is being escrowed separately and Ms. Linke confirmed.

Public Comment and Announcements

Mr. Heuchan introduced Pam Spencer from the trust department at Mutual Savings Bank, present as a Leadership Johnson County student.

Janice Bullman announced a couple of upcoming ribbon cuttings for Crossroads Dentistry in Trafalgar and Peace Through Yoga on Saturday night where Richard's Kitchen used to be located on S. Main Street.

There being no further business, the meeting was adjourned.

Respectfully submitted this 21st day of November, 2017.

Bob Heuchan, President

BJ Deppe, Secretary