



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

July 31, 2018

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
Paul Buening	Member
Keith Fox	Member
Danny Vaught	School Board Representative

Others Present:

Krista Linke	Director of Community Development
Jim Admire	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order.

Approval of Minutes

Keith Fox made a motion to approve the June 19th minutes. Paul Buening seconded. Passed. Mr. Fox moved to approve the June 22nd minutes. Richard Wertz seconded. Passed.

Old Business

New Business

Mr. Fox moved to read all resolutions by title only. Mr. Buening seconded. Passed.

Ms. Linke explained that all resolutions but the last on today's agenda were previously discussed and/or approved through the bond funds. The bond end date was June 30, 2018. Those bond funds have all been spent down. Multiple resolutions actually over-allocated the bond funds not knowing which invoice from which resolution would be received in time to spend the monies by the deadline. Today's resolutions were approved under the bond and now need to be reapproved through the regular TIF control fund in order to pay out the remainder of the projects.

Resolution 2018-33: \$560,000 for Redevelopment of the Northeast Quarter of Paris Drive and SR 44 Project

This is the economic development agreement with the Sprague's for the Franklin Gateway Development. This was tentatively approved at the last meeting but some minor edits have been made so it is ready for final signatures today. A previous resolution was approved specifically for the purchase and redevelopment of the Vandivier Liquor Store. It was approved through the bond and not paid out yet, so it would be combined into this resolution. It is an additional \$310,000 from the original \$250,000. Mr. Heuchan gave an overview of the project. He opened a public hearing. Mr. Wertz made a motion to approve this resolution with a second from Mr. Fox. Passed.

Economic Development Agreement Between and Among the Redevelopment Commission, the Board of Works, Franklin Development Corporation, and Franklin Gateway Development LLC

This EDA has had some minor corrections made since the last meeting and exhibits are now attached. A public hearing was held. A motion was made by Mr. Fox with a second from Mr. Buening. Passed.

89 E. Jefferson Street Façade Improvements – Linda Frechette

Mr. Heuchan introduced this item for discussion purposes only. The RDC is being asked to consider a grant of \$257,000 to the FDC to redo the façade for the building at the southwest corner of Jefferson and Water Streets. Linda Frechette informed that the most feasible bid received is from Mike Duke. The plan is to use the existing footers and go up from there. It wouldn't bring it out to the level of the buildings on either side, but there is landscaping and poured concrete plans to make it aesthetically pleasing and fitting with the neighboring buildings resulting in a savings of several hundreds of thousands of dollars. It will be a brick façade with all new windows and doors. Ms. Frechette will fund interior work. Their plan is to rent out the space now that they have relocated the eye center to N. Main Street. The construction could take two to three months. This will come before RDC next month for funding approval. Ms. Frechette's understanding is that the ask of RDC is for the full amount of the Duke bid of \$257,000 and any expenses beyond that would be Ms. Frechette's. Mr. Fox has questions of Mr. Duke with regards to the bid itemization. Mr. Heuchan's desire is to have Mr. Duke in attendance to give an update and answer questions. Mr. Wertz understood the first resolution to be a maximum of \$200,000 with Ms. Linke reminding of a \$50,000 façade grant from FDC, but she reminded the FDC is out of funds for this year.

Resolution 2018-34: \$417,588.75 for Linville Way Construction Project

Ms. Linke suggested the original resolution was for \$1.7 million, but there will be a savings on the project. The remainder of the originally approved resolution needs to be approved today so the project can continue to be paid out. A public hearing was held. A motion for approval was made by Mr. Fox. Mr. Buening seconded. Passed.

Resolution 2018-35: \$560,242.25 for Brookhaven Drive Construction Project

Ms. Linke reminded that this was approved through the bond as Resolution 2018-31B and this is the remainder on the project. A public hearing was held. Motion for approval was made by Mr. Wertz and seconded by Mr. Fox. Mr. Wertz expressed positive feedback from many citizens about the bypass and getting across the 31 corridor. Motion passed.

Resolution 2018-36: \$2,699 for Urban Trail & Pedestrian Improvements Project

Ms. Linke explained that this was advertised for. All bond funds had been spent and then this invoice was received. A previous invoice for a different project which was a reimbursement project through INDOT resulted in reimbursement funds put back into the bond. This invoice has now been paid. This resolution approval is no longer needed for today.

Resolution 2018-37: \$44,640.75 for Westview Drive and Jefferson Street Roundabout Project

Ms. Linke informed that this was also approved through bond funds. It wasn't completed through the bond before the bond funds ran out. This is the remainder of that original resolution amount. A public hearing was held. Motion for approval was made by Mr. Fox and seconded by Mr. Buening. Passed.

Resolution 2018-38: \$150,000 for Hurricane/Arvin/Eastview Roundabout Intersection Project

City Engineer Mark Richards explained this resolution to be for utility relocation, specifically electric lines within an easement. If it is within right-of-way the utility company is required to pay for it. If within an

easement, the city has to pay for it. This is for Duke Energy transmission lines located at Arvin/Hurricane/Eastview roundabout. There is one wooden pole at the southeast quadrant of the intersection and three wooden poles at the southwest quadrant that must be relocated and replaced with steel poles, a new requirement imposed on Duke. It is approximately a 200-foot stretch of utility line that has to be relocated, 69 KVA line. If it can be relocated this fall it speeds along the process of the start of construction next spring. Mr. Wertz asked if locating the lines underground had been investigated and Mr. Richards said it had not. Mr. Wertz followed up with asking if the the two transformers currently in the air on the southwest side, and Mr. Richards anticipates they will no longer be there but can check. Mr. Wertz reiterated again his desire to have utility lines underground for aesthetics and safety. Mr. Heuchan asked how much that would likely cost and Mr. Richards estimated \$1.5-\$3 million based on an estimate received on a Greenwood project. A public hearing was held. A motion for approval was made by Mr. Fox. Mr. Buening seconded. The motion passed three to one, Mr. Wertz voting against.

Other Business

Release of Life Insurance (Todd Bemis) for Garment Factory Project

Part of the EDA on this project was for life insurance on Todd Bemis until project completion. Ms. Linke explained that she'd been asked if this life insurance policy could now be released and she checked with Rob Schafstall. Mr. Heuchan explained recusing himself on this vote due to their plan to assign this to a loan they have with an institution he was formerly with. Mr. Wertz made a motion for approval. Mr. Buening seconded. Passed with one abstention by Mr. Heuchan.

June 2018 Financial Reports

The May property tax disbursement was received. It was higher than the estimate though less than May 2017. The amount was \$2,159,642.81 reflected in the receipts. The May disbursements for the north and south allocation areas were higher this year. If all is spent, year-end cash balance should be \$3.9 million. For bond funds, \$1.8 million was over appropriated and project savings were \$1.2 million. Approximately \$643,000 is needed from the TIF Control Fund.

Cash Flow Analysis Worksheet

Ms. Linke took the overage dollar amount off and replaced with approved resolutions.

Public Comment and Announcements

Emily Snyder reminded of the Farmers Market every Saturday from 8a-12p until Sept. 1. Hops and Vines is August 25.

Mark Richards announced that the truck route reopened last week. Jefferson Street reopened with the next section between Branigin and Forsythe closing. King Street should reopen today.

Respectfully submitted this 21st day of August, 2018.

Bob Heuchan, President

BJ Deppe, Secretary