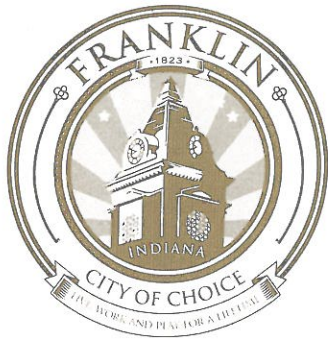




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

April 16, 2019

Members Present:

Joe Abban	Member
Suzanne Findley	Secretary
Jan Giles	Member
Diane Gragg	Member
Georganna Haltom	Member
Jim Martin	President
Mark Richards	Member
Charlotte Sullivan	Member
Deb Swinehamer	Member

Members Absent:

Pam Ault	Member
Kevin McElyea	Vice President

Others Present:

Lynn Gray	Legal Counsel
Julie Spate	Recording Secretary

Call to Order:

Jim Martin called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

City Attorney Lynn Gray pointed out on page 6, commitment 4 of the staff recommended approval, "Living Area: The minimum dwelling living area will be no less than 1300 square feet." Ms. Gray requested the minutes to be tabled to the next meeting to give her time to confirm with Joanna Myers that her recommendation was that the minimum living area would be the greater of 1300 square feet or the area of the smallest existing home built in Windstar. Joe Abban made a motion to table the February 19, 2019 minutes. Diane Gragg seconded. Passed.

Swearing In

Attorney Lynn Gray reviewed the rules of procedure and swore en masse anyone intending to speak during the proceedings.

Report of Officers and Committees

Old Business

New Business

PC 2019-07: Amended Economic Development Plan – US 31 Economic Development Area

Rob Schafstall, attorney for the Redevelopment Commission, presented the request to pass Resolution 2019-07 identifying that the RDC plans for the US 31 TIF district comply with the Comprehensive Plan. He explained that RDC has created a development zone up and down 31 called the US 31 TIF District. There are two areas where RDC is capturing real estate taxes, the Meijer and Kroger developments. They are no changes being made to the tax collection areas. The effort is to enlarge the area where the captured monies can be spent, extending down US 31 to South Main Street and track toward the courthouse along the Young's Creek corridor. Part one of the request is to enlarge the area where the money can be spent. Part two is to give more specificity to two projects part of the Redevelopment Commission's economic development plan. Those projects are the engineering costs associated with a proposed redo of the US 31 corridor, the 5.5 miles of pedestrian and vehicular realignments and improvements. The second part is to give some detail to the amphitheater project and continuation of the trail network with pedestrian friendly amenities built in the greenway area. It may include an amphitheater with outdoor seating. It would be a reclamation of floodway property and returning it to a better use that would benefit the community. If Plan Commission approves tonight, it goes to City Council on May 6 for consideration. If the City Council approves it, it goes back to RDC on May 21st for a public hearing and the passage of some paperwork. The RDC plans to borrow up to \$10 million this summer. Half of it would be for the engineering costs associated with the US 31 modifications and the other half allocated for the Young's Creek amphitheater greenway project.

Mr. Abban confirmed that the US 31 area went from just north of Knollwood Farms to South Main Street.

Ms. Gray identified that this would be coupled with INDOT monies along US 31. INDOT is going to improve US 31 as part of their jurisdiction. They will either do it without the City of Franklin as they determine or they will do it with us allowing Franklin's input and coordination of trails. Mark Richards identified the engineering costs to typically run around 10% of the construction costs. Construction is estimated to be \$42 million.

Georganna Haltom asked how the borrowed \$10 million will be paid back. Mr. Schafstall explained it will be paid back in semi-annual bond payments from the Kroger and Meijer areas over approximately 20 years. Kroger and Meijer together bring in approximately one million dollars annually.

Ms. Gray is not certain this would have been done this year if not for the opportunity to team up with INDOT much like the Jefferson Street project. Mr. Abban spoke strongly in favor of the project. Ms. Gray added that INDOT can pick up expenses such as right-of-way purchases.

Ms. Haltom asked about east to west passage over US 31. Mr. Richards said there will be crossing locations identified and designed. He is quite certain there will be no pedestrian bridges as they are very costly. There will be larger refuge areas in the center of 31.

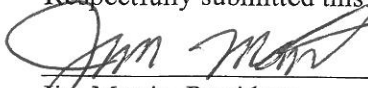
Mr. Abban made a motion to approve. Mr. Richards seconded. Passed.

Other Business

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of June, 2019.



Jim Martin, President

Suzanne Findley, Secretary