



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

June 16, 2020

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
Ken Austin	Member
Paul Buening	Member
Kristi Ott	School Board Representative

Others Present:

Krista Linke	Community Development Director
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order via conference call.

Approval of Minutes

May 19, 2020

May 26, 2020

June 2, 2020

Richard Wertz made a motion to approve all three sets of minutes. Ken Austin seconded. Passed unanimously, 4-0.

Old Business

Resolution 2020-11: \$10,000 for Shell Building No. 2 Marketing – Krista Linke identified this to be allocated funds at the suggestion of Cushman and Wakefield for special mailings and open house related to the sale of the shell building. A budget has been requested from them prior to any expenditure of funds to which they were agreeable. A motion to read by title only was made by Mr. Wertz and seconded by Paul Buening. Passed unanimously, 4-0. A public hearing was held. A motion for approval of the motion was made by Mr. Buening and seconded by Mr. Wertz. Passed unanimously, 4-0.

New Allocation Areas – TIF District Updates: Rob Schafstall - Ms. Linke reported that the auditor said the parcels could be left separate. As long as there was a legal description showing separate parcels, they would work with the city to capture the assessed value. She reviewed updates and developments via a PowerPoint map including annexations.

New Business

Young's Creek Redevelopment Area Update – Mark Richards – The bids were opened last Tuesday. Two timely bids were received. Milestone Contractors for \$7,763,029.27 and Myers Construction Management, Inc. for \$5,672,672.70. Two untimely bids were also received and returned unopened. The amounts are unknown. The Board of Works approved a contract with Myers Construction at last

night's meeting. References Myers Construction provided were also checked. Notice of award and to proceed upon execution of the contract and committal of bonds is being sent out today. Substantial completion of the project is July, 2021, and final completion is by October 22, 2021. The first matter of business is demolition of the Graham buildings once IDEM issues a permit. There is a two- to four-week waiting period once the application is submitted. The bids include a base bid for site work, restroom and amphitheater construction, paved areas for Farmer's Market and event venue and parking lot and seven alternates for park shelters and pavement, service building upgrades, additional site amenities, lawn irrigation system, Monroe Street improvements and additional landscape and landscape mitigation improvements. The bid does not include the playground equipment or splash pad. Chip Orner wants to pursue these under a state or federal purchasing program. The city is paying for inspections. A contract has been signed with Crossroad Engineers, approved at last night's Board of Works meeting, cost not to exceed \$593,000 and coming out of the bond. The total will be just under \$6.3 million for the amphitheater project.

There is an update meeting with the consultants tomorrow on the US 31 project. Tax revenue and coronavirus could potentially delay the start date. So far INDOT is stating the project will move forward.

Duke Energy Easement Agreements – Two easements have been submitted by Duke Energy. One is for providing service to the shell building. It is a dedicated easement for power installation, the transformer and line feeding transformer. PowerPoint diagrams were reviewed. These are RDC properties so the commission needs to authorize the easements. The second easement is along the north property line of where the Bastin Logan buildings used to be, at the southwest corner of Jack's Donuts and Wild Root Salon. It is for power to that building and also the amphitheater property. It is the location of an existing overhead line which Duke will bury. They will install a pole at the southwest corner of the Wild Root Salon space to house a transformer. They will not install a ground mounted transformer as it is in the floodway. The options were a pole or concrete structure several feet high. The pole is less obtrusive and less costly. Lynn Gray has reviewed the easement suggesting some changes with cell tower equipment prohibited. Rob Schafstall advised the two easements match more than they do currently. The Duke easement for the amphitheater is time sensitive. Mr. Wertz made a motion to approve the easements subject to affirmative review by RDC legal counsel and secretary and president approved to sign. Mr. Buening seconded. Ms. Linke asked if Mr. Schafstall was comfortable with the amphitheater easement agreement so it could keep moving forward in a timely fashion. Mr. Schafstall stated himself to be more comfortable with it but some usual language is still missing such as should a lawsuit break out it be restricted to a Johnson County court. Passed unanimously, 4-0. Mr. Schafstall asked if this easement is the one following up the boring under the parking lot. Mr. Richards clarified it is not. Duke is not involved in that easement. It is for telecom companies MetroNet and CenturyLink or Comcast.

Yearly No Excess Assessed Value Letter – Ms. Linke reminded this annual process of notifying all the other tax entities of no excess assessed value and no excess TIF the city would be turning back over to the taxing units.

Taxing Unit Invitation Letter – Ms. Linke stated last year to be the first for this requirement. Jeff Peters was hired to do the analysis of the tax impact our TIF districts have on other taxing entities. Ms. Linke has asked him to prepare the report as required again this year. He will present at the July meeting and to the City Council the night before. The letter invites them to both meetings.

A motion to approve both letters and to engage Jeff Peters was made by Mr. Buening and seconded by Mr. Austin. Passed unanimously, 4-0.

Other Business

May 2020 Integrated TIF Financial Report – This is estimated based on last year. Expenditures have been updated. If all resolutions were completed by year end there would be a negative balance, but that is not the plan.

May 2020 Financial Report: 2019 RDA Lease Bond (US 31 TIF) – This is a new separated report showing revenue and expenditures.

May 2020 US 31 TIF District Financial Report – This report will be separate going forward. It shows anticipated revenues. The first of two bond payments for the year+ has been made. There should be \$1.5 million remaining at year end.

June 2020 Cash Flow Analysis Worksheet – This has been updated with second quarter numbers. The shell building marketing of \$10,000 has been added. After tax disbursements, the total should be up to two million at year end.

Officer Election – President – Mr. Buening nominated Mr. Wertz. Mr. Austin seconded. Passed unanimously, 4-0.

Mr. Wertz nominated Mr. Buening. Mr. Austin seconded. Passed unanimously, 4-0.

Public Comment and Announcements

Ms. Linke announced the Franklin Farmers Market will open July 4 through October 10.

Rosie Chambers announced their t-shirt sale for \$20. Profits go to small businesses.

Mayor Steve Barnett thanked Mr. Heuchan for his leadership. He introduced Amanda Rubadue with Aspire Johnson County Economic Development + Chamber Alliance.

Respectfully submitted this 21st day of July, 2020.

Richard Wertz, President

BJ Deppe, Secretary