



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

November 17, 2020

#### **Members Present:**

Richard Wertz	President
Paul Buening	Vice President
BJ Deppe	Secretary
Bob Heuchan	Member
Kristi Ott	School Board Representative

#### **Others Present:**

Krista Linke	Community Development Director
Rob Schafstall	Legal Counsel

#### **Call to Order:**

Richard Wertz called the meeting to order at 8:00am.

#### **Approval of Minutes**

BJ Deppe made a motion to approve the October 13, 2020 minutes. Paul Buening seconded. Passed unanimously, 4-0.

#### **Old Business**

**Shell Building Update – Virtual Open House Scheduled for November 19-20** – Krista Linke announced the scheduling of virtual open houses through Zoom meetings. She reviewed the details as presented at last month's RDC meeting.

#### **New Business**

**Shell Building – Purchase Agreement** – Mr. Wertz introduced Counter Offer 1 for 13.1 acres at a list price of \$3.175 million with an escrow of \$50K. Ms. Linke explained that the original offer was \$2.8 million for 10 acres. Due to recent developments with the property to the east, that would leave a three-acre parcel that RDC couldn't do anything with because the minimum lot size in the park is 5 acres. The counter offer would give the potential buyer savings on interest payments and the cost of right-of-way deduction offered to others. The majority of the cost RDC has in it would be covered. Whether the six percent sales commission is included in the purchase price will also have to be negotiated. The way it is currently written, it is included in the purchase price. All parties involved are in favor of the counter including the mayor and Cushman and Wakefield. Mr. Deppe made a motion for approval of the counter offer as presented. Mr. Buening seconded. Passed unanimously, 4-0.

#### **Declaratory Resolution 2020-13: Amending the Franklin/I-65 Integrated Economic Development Area**

– Rob Schafstall reviewed the new TIF areas to be added. The public hearing will occur at the RDC special meeting on Friday, December 18, at 8:00 a.m. If approved today, Mr. Schafstall will take it to the Plan Commission on Tuesday night, asking them to find it to be consistent with the city's comprehensive

plan. The following Monday it would be presented to City Council then back to RDC at the December 18<sup>th</sup> meeting. An additional requirement for the December 18 RDC meeting will be to adopt the tax impact statement. Jeff Peters has prepared these statements for each parcel along with the Energizer designation. He will be in attendance at the December 18 meeting to present. Bob Heuchan made a motion to approve the resolution. Mr. Buening seconded. Passed unanimously, 4-0.

**S. Main St. and E. Wayne St. Parking Lot – Requests for Proposals** – Mayor Steve Barnett requested RDC give Mr. Schafstall permission to develop an RFP for this parking lot. RDC is not required to accept any offers that come in if not acceptable. Mr. Schafstall explained the need for two appraisals unless the first comes back at less than \$10,000 and five acres, then a second appraisal is not required. Mr. Schafstall gave an overview of the entire process required and recommended permission be granted for he and Ms. Linke to secure appraisals and work on the RFP. It is a 60- to 90-day process. The list price would become the average between the two appraisals. Mr. Deppe made a motion to authorize the RFP process. Mr. Buening seconded. Passed unanimously, 4-0.

**Resolution 2020-14 -- \$7,500 for the Arvin and Commerce Right-of-Way Project** – City Engineer Mark Richards identified last year's approval for ROW purchase at \$40,000. It was not encumbered, so earlier this year, \$25,000 was approved based on CrossRoad Engineers estimate. The appraisals came in higher, so additional appropriation is needed to complete the right-of-way acquisition. A public hearing was held. There were no comments and the public hearing was closed. Ms. Linke pointed out a correction needed for the resolution to be 2020-14. A motion for approval was made by Mr. Heuchan and seconded by Mr. Buening. Passed unanimously, 4-0.

#### **Other Business**

**September 2020 Financial Report** – This was included due to an unresolved question from last month that has now been resolved.

**October 2020 Financial Report** – Ms. Linke reminded that when TIF disbursements were received in June, it was short approximately \$180,000 from the estimates. Some of those payments were made, and the county released an additional \$118,000. Resolution expenditures have been updated. If everything were spent by year end, cash balance would be \$2.3 million.

**US31 TIF Districts** – This also had additional late payments. The north allocation area received an additional \$15,983 and the south \$97,859. Approximately \$100,000 for pickle ball courts has been added though resolution not yet approved. After bond payments there is a balance of \$1.549 million. There will be a balance of over one million dollars in the regular US31 TIF.

**November Cash Flow Analysis Worksheet** – Ms. Linke highlighted activity moved from third quarter to fourth quarter and dollar amounts that had been updated as well.

#### **Public Comment and Announcements**

Dana Monson announced the first meeting last Thursday of the Public Arts Advisory Commission.

Mr. Wertz requested virtual meetings be looked in to for 2021. He also announced that Steve Woods is stepping down as of year-end from the Franklin Development Corporation. He is appointed by the RDC. The RDC will need to make a new appointment to the FDC board.

Respectfully submitted this 18th day of December, 2020.

---

Richard Wertz, President

---

BJ Deppe, Secretary