



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

December 18, 2020

#### **Members Present:**

|               |                             |
|---------------|-----------------------------|
| Richard Wertz | President                   |
| Paul Buening  | Vice President              |
| BJ Deppe      | Secretary                   |
| Ken Austin    | Member                      |
| 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 8:03am.

#### **Approval of Minutes**

BJ Deppe made a motion to approve the November 17, 2020 minutes. Paul Buening seconded. Passed unanimously, 5-0.

#### **Old Business**

**Shell Building Update** – Don Treibic of Cushman Wakefield reported of three inquirers and an additional Japanese company that is a more serious prospect. They have received information and seen the building. They are actively soliciting information to buy the building when previously were only interested in being a tenant. The two best prospects are Holiday Developers and Patch Development with the same tenant they want to buy the building for. The company is also looking at Skanell in Greenwood, but they only have the land and would have to begin the building construction. They desire a two-story within the shell which changes the build by approximately \$250,000. They are working with Runnebohm on pricing.

There are two documents to secure the building. One is a non-binding letter of intent and the second a purchase agreement, both contingent on the ability to secure the lease with the tenant. Bob Heuchan recommended giving authority to Mr. Wertz to negotiate on behalf of RDC. A motion was made by Mr. Deppe to authorize the RDC president in cooperation with Krista Linke and Mayor Steve Barnett to negotiate and sign a purchase agreement if the opportunity arises and is needed. Ken Austin seconded. Mr. Wertz conducted a roll call vote and it passed unanimously, 5-0.

**Economic Development Agreement between the RDC, FDC and JART Properties** – There is no restriction on multi-family housing for the adjoining properties to the Richardson hotel. Rob Schafstall initially responded affirmatively when asked on two different occasions, but Ms. Linke pointed out that

no such restriction was in the signed EDA. Upon Mr. Schafstall's further review of the documentation, he concurred that the restriction had been removed. He has followed up with both inquirers to give them corrected information. Mr. Schafstall identified this to only be a BZA matter and not RDC. Mr. Heuchan identified himself as one of the inquirers. He wanted to be sure they didn't need to come back to the RDC before appearing before the BZA.

### **New Business**

**2020 TIF Amendments – Confirmatory Resolution 2020-15: Amending the Declaratory Resolution for the Franklin/I-65 Integrated Economic Development Area** – Rick Hall reviewed that in November three new allocation areas were designated along with the capture of personal property for Energizer. It has gone before Plan Commission and City Council with approval from both bodies and is again before RDC, the final step in the process. Ms. Linke pointed out multiple parcels being combined into one and three parcels in the process of being annexed but since not completed they were removed from the identified area.

Jeff Peters gave an impact analysis, going through the framework of how it's constructed for one tax impact statement and reviewed how they are combined into one. He used the Malores property as an example. The total impact including circuit breaker is approximately \$700,000. The revenue exceeds \$10 million. A public hearing was held for confirmatory resolution 2020-15. With no respondents, the public hearing was closed. A motion to approve the resolution was made by Mr. Heuchan and seconded by Mr. Buening. Ms. Linke added that the county has not assessed the personal property for Energizer yet. The numbers used currently are real property. Once the personal property numbers are received, they will be used. The motion passed unanimously 5-0.

**E. Wayne Street/S. Main Street Parking Lot** – Two appraisals are required before offering to the public. One has been received to date. Mr. Schafstall advised authorizing the president to approve the offering sheet upon receipt of the second appraisal. The offering sheet is made available to the public and gives the average of the two appraisal amounts. Ms. Linke said the second appraisal should be completed next week. Mr. Deppe is in support but would like to receive the information when decided. Ms. Linke will send both appraisals and the offering sheet. Mr. Deppe made a motion to authorize the president to approve the offering sheet. Mr. Heuchan seconded. Passed unanimously 5-0.

**RDC Appointment to the FDC** – Steve Woods has resigned from the FDC effective the end of 2020. Mayor Barnett recommended Amanda Ott. Mr. Wertz made a motion for the appointment. Mr. Austin seconded. Passed unanimously 5-0.

### **Other Business**

**November 2020 Financial Report** – Additional tax payments were added that were received late. Year-to-date interest and grant reimbursements were added. \$2.8 million is the yearend balance if all remaining appropriations were spent. A few will carry over into 2021.

**US 31 TIF District** – Bond payments are listed. All bond funds have been allocated over the bond balance, making it negative. That is desired as all bond monies must be spent, so the current bond balance is in the negative. The balance will come out of the regular US TIF district account. Resolutions have not been passed yet because amounts are unknown. Unaccounted appropriations include amphitheater playground, splash pad, and pickle ball courts. Remaining balance with them taken out would be \$1,351,000.

**December 2020 Cash Flow Analysis** – No new projects were added. Balances were updated.

**2021 Redevelopment Commission Meeting Dates Calendar** – January 19, 2021 is the next meeting. Mr. Wertz will not be in town for the January and February meetings and would like to attend both virtually.

**Presentation to Bob Heuchan** – Mayor Barnett thanked him for his service for the past 14 years and presented a plaque. Mr. Heuchan responded with remarks.

**Election of Officers at January Meeting** – Mayor Barnett asked Mr. Deppe, Mr. Buening and Mr. Wertz to continue to serve on RDC as his mayoral appointments and all agreed.

**Public Comment and Announcements**

No further comments or announcements.

Respectfully submitted this 19th day of January, 2021.

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Richard Wertz, President

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BJ Deppe, Secretary