



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

March 16, 2021

#### **Members Present:**

Richard Wertz	President
Anne McGuinness	Vice President
BJ Deppe	Secretary
Ken Austin	Member
Paul Buening	Member
Kristi Ott	School Board Representative

#### **Others Present:**

Dana Monson	Community Development Specialist
Rob Schafstall	Legal Counsel

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

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

#### **Approval of Minutes**

BJ Deppe made a motion to approve the February 16, 2021 minutes. Paul Buening seconded. Passed unanimously, 5-0.

#### **Old Business**

**Resolution 2021-09: \$390,105 for the Earlywood Drive & Graham Street Roundabout Project** – Mark Richards identified this to be a design and inspection proposal received from CrossRoad Engineers. Construction to start in 2023. The notice to proceed for design phase would be once funding is approved. Notice to proceed for inspection would be held until time of letting. According to Mayor Steve Barnett, construction may be delayed until 2024 as another roundabout project in partnership with Franklin Schools is being considered at the Cumberland Drive entrance in to the high school off Commerce Parkway. No CrossRoad design proposal has been received yet for this project. Whichever is the greater need by the 2023 construction year would be the first effort.

Mr. Schafstall highlighted the introduction of this resolution last month, but he noted an incorrect amount, location and scope so advised to approve the amended resolution 2021-09. Mr. Buening made a motion to amend. Mr. Austin seconded. Passed unanimously, 5-0. A public hearing was held. Mr. Austin made a motion to approve the resolution. Mr. Buening seconded. Passed unanimously, 5-0.

**Economic Development Agreement with G & H** – This is the final agreement. There was a change in the recitals from a 15-year term to a 10-year. Mr. Deppe asked about the tax payment reference in paragraph 6.1 of the agreement. Since the city owns the property and taxes are paid in arrears, there would be no taxes. For the terms of this sale, Mr. Schafstall believes it to be a meaningless provision for this agreement and is therefore okay as worded. Mr. Buening made a motion for approval. Anne

McGuinness seconded. Passed unanimously, 5-0.

### **New Business**

#### **Resolution 2021-13: \$100,000 for an Economic Development Agreement with G & H Wire Company –**

A public hearing was held. Mr. Deppe made a motion for approval. Mr. Austin seconded. Passed unanimously, 5-0.

**Resolution 2021-10: \$41,800 to Close the Shell Building No. 2 Account –** This is the remaining money at Horizon that has not been spent on the project. This resolution is needed to appropriate the funds once closing has occurred. A public hearing was held. A motion for approval was made by Mr. Buening. Seconded by Mr. Deppe. Passed unanimously, 5-0.

**Resolution 2021-11: \$23,940 for expenses related to the Arvin Road/Commerce Parkway/Hurricane Street Roundabout Project –** Mr. Richards explained this to be the cost to acquire a utility easement for Duke Energy at the southeast corner of the intersection. Duke Energy relocated their facilities at the roundabout at Hurricane Road and Eastview Drive a couple years ago in accordance with plans CrossRoad Engineers had developed for the project. Duke decided this year this wouldn't work. They required additional easement in order to relocate their facilities, and this is the cost associated with this. Mr. Austin asked why CrossRoad wouldn't pay for that expense. Mr. Richards explained that CrossRoad followed their procedures used on a prior roundabout where Duke relocated facilities without any question. CrossRoad had been working with Duke on a work plan and Duke raised the issue at the very last minute. No one could have foreseen it. A public hearing was held. Mr. Buening made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

**Resolution 2021-12 - \$550,000 for the Jim Black Road Project –** This is for the construction of Phase 1 of Jim Black Road, east of I65 and north of SR44. It extends approximately to the southeast corner of the Ivy Tech property and DPW lift station. It covers the Sunbeam project. On March 1, the Board of Public Works awarded a contract to Milestone Contractors LP conditionally upon appropriation of funding for the project. The contract amount is \$527,200 and the resolution would cover any potential change orders. Mr. Deppe asked for the estimate on the entire project. Mr. Richards spoke of the additional amount being \$1.2 million in addition to this resolution. Phase 2 is anticipated to start next year. A public hearing was held. Ms. McGuinness made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0.

### **Other Business**

**2021 City Projects Update – Mayor Barnett –** He began with addressing the Daily Journal's article regarding the county TIF district proposal, reviewing meetings held and expert counsel received. On March 22 is a hearing. In preliminary meetings, the county stated having needs but would never identify what those needs were. The county wants to create an integrated TIF in this area and take it to the I69 area. Sewers will not be run outside of city limits, specifically represented were Greenwood, Whiteland and Franklin. There is legislation that prohibits this.

Mayor Barnett continued with an extensive list of funding, environmental and project updates.

**February Financial Reports –** \$5,000 was received from the Bemises. Resolutions have been added. Year-end cash balance is \$3,574,007 after expenditures.

**US 31 TIF –** Pickle ball courts estimate was an increased change order of \$31,000 and will be added.

There were two change orders for the pedestrian bridge. The current bond balance is negative which is desired to spend all of the bond proceeds.

**March 2021 Cash Flow Analysis Worksheet** – The EDA and shell building credit will be moved along with this morning's approved design project.

**Public Comment and Announcements**

Mr. Schafstall asked about the timing of Patch's purchase. He advised authorizing the commission president to sign closing documents. Mr. Barnett asked if it could be more than Mr. Wertz in case he is not in town. Mr. Schafstall assured that all officers could be authorized. Mr. Austin made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0.

Amanda Rubadue reported there has been a lot of interest in the 100 acres south of Direct Shot.

Farmers Market will open the last Saturday in May (May 29<sup>th</sup>) and Strawberries on the Square is scheduled for May 28<sup>th</sup>..

Respectfully submitted this 20th day of April, 2021.

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Richard Wertz, President

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BJ Deppe, Secretary