



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

April 20, 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:

Krista Linke	Community Development Director
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 March 16, 2021 minutes. Anne McGuinness seconded. Passed unanimously, 5-0.

Old Business

Shell Building – 40 Linville Way – The closing was set for 10:00 a.m. today, but there was an issue at the bank with one of the appraisals received. An additional two weeks for the closing has been requested and an additional \$25,000 earnest money guaranteed, non-refundable if no closing. Mr. Deppe made a motion to approve pending review by Rob Schafstall. Ken Austin seconded. Passed unanimously, 5-0.

Professional Services: Stone Municipal Group – Adam Stone has been engaged to provide examples with regards to the county TIF district. Mr. Stone gave an overview of himself, his firm and his work for the city of Franklin. Mayor Steve Barnett reviewed how the relationship with Mr. Stone came about. Jeff Peters was not an option as he was employed by the county, so working for Franklin would have been a conflict of interest. Mr. Schafstall cannot find a statute allowing the spending of TIF funds for work done outside city limits. Mayor Barnett added that it is largely work done to show the benefits of what Franklin has done with their TIF. This relates to the payment of Mr. Stone. Ms. Linke thought it to be under a professional services resolution. Mr. Deppe believed that if Mr. Stone's work benefits all TIF districts, it is appropriate to pay for out of TIF funds. Mr. Schafstall questioned why not out of parks and rec or street department since the work will cover those areas as well. He remains unclear as to why it would be paid out of TIF funds. Mr. Barnett reported that Greenwood pays Mr. Stone out of their RDC, primarily the east side allocation area per Mr. Stone. Mayor Barnett said Mr. Stone could be paid out of Board of Works, but that takes away from alleys, streets and sidewalks. Mr. Deppe made a motion to

pay Mr. Stone out of professional services from RDC. Seconded by Mr. Buening. Passed unanimously, 5-0.

New Business

Tax Certificate Property Valuation Analysis Presentation – Ms. Linke presented a PowerPoint presentation giving an overview of several properties including the Red Carpet Inn, 551 W. Madison Street (log cabin), 420 W. Jefferson (partnership with Franklin Community School Corp.), 348 Kentucky Street (multi-family converted back to single family), 544 W. Jefferson Street (multi-family to single family still in progress), 934 Johnson Avenue (vacant lot), 244 Cincinnati Street (vacant lot), 280 Circle Drive (2021 project) and 650 Hurricane Street (2021 project). Mr. Wertz asked what the completion date would be on the last two current projects. The goal is to complete and sell both this year.

Admiral Gas Station Request – Senior Planner Joanna Myers reported speaking with the civil engineer and architect hired by the new owner of Admiral Gas Station. The property is entirely within the 100-year flood plain. In order for the old structure to be demolished and a new structure built, the new structure has to meet flood protection requirements. To accomplish, they will do two things. The structure will be a little higher from current grade. They will also use materials that meet the flood proofing requirements. Consideration is being given to building location being the south portion of the property. The property is zoned MXD (Mixed Use: Downtown Center). There are zero setbacks so they can build up to the property lines. They will not change the pumps or relocate the canopy. They will make cosmetic enhancements. A secondary entrance on the east side has been recommended to them. Further, they have been advised to have a ramp, but it will encroach on the RDC's property. A blessing from RDC to even entertain such is desired. Mr. Wertz asked if the ramp would be wide enough to accommodate wheelchairs and walkers. Ms. Myers assured it would meet all ADA requirements including width and slope. Mr. Wertz followed up to ask if anything would be done with the already buried tanks, and Ms. Myers responded no. The building materials they propose to use will blend with the look of downtown. Mr. Schafstall advised a formal liability agreement document between the owner and Franklin be prepared. Mr. Schafstall continued with a summary of Mr. Deppe's other option suggested of deeding the small section of ground to the gas station. The city would no longer own it. The gas station would pay taxes and carry full liability. The city would then not be responsible for anything that happens on the ramp.

Other Business

March 2021 Financial Reports – Ms. Linke added last month's approved resolutions. \$1.8 million would be the year end estimated cash balance if all resolution money is spent. Account numbers have also been updated.

US31 TIF District – Estimated tax receipts for the year are shown. Placeholders remain for the playground, splash pad and pickle ball courts. It is still approximately \$1.5 million.

US31 Bond – The same placeholders are listed. It is a negative bond balance as it has to be spent down and take the balance over to the US31 TIF district.

April 2021 Cash Flow Analysis Worksheet – First quarter actual numbers are added. Oren Wright parking lot bids for resurfacing and restriping came in at \$36,485, significantly under the projected estimate of \$75,000. That has been updated on the report. Ms. Linke anticipates cash back from the sale of the shell building. Because of the sale, \$218,000 will be a savings from payments projected.

Oren Wright Parking Lot Use

- i. **Saturday, April 24 (Spring Vintage Fest)**
- ii. **Every Saturday from May 29 to September 25 (Farmers Market)**

Ms. Linke presented these requests received. They have been through the Board of Works as well. Mr. Wertz added an announcement of the Arbor Day commemoration of Mr. Crane and celebration activities as a Tree City USA member.

Mr. Deppe asked what kind of insurance is required of the parking lot users, and Ms. Linke responded it is the same as the city requires for a single use.

Public Comment and Announcements

Marty Williams, Amanda Rubadue, Dana Monson, Rob Shilts and Rosie Chambers offered highlight comments.

Adjournment

Respectfully submitted this 18th day of May, 2021.

Richard Wertz, President

BJ Deppe, Secretary