



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

May 18, 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 April 20, 2021 minutes. Anne McGuinness seconded. Passed unanimously, 5-0.

Old Business

Shell Building Sold – The shell building is sold. They are in and working and hope to be open later this year. Krista Linke expressed appreciation for everyone's work.

Mr. Wertz reported that the arbor celebration at the urban forest was a success.

New Business

Determination of No Excess TIF – Ms. Linke identified this to be an annual requirement. By June 15 notification of all overlapping taxing units if there is any excess assessed value desired to be passed through. There is a letter for the president to sign and is distributed to all the tax entities. Ken Austin made a motion for the president to sign the letter. Paul Buening seconded. Passed unanimously, 5-0.

Indiana Redevelopment Commissions Key Dates and Annual Requirements – Ms. Linke reviewed this put out by Baker Tilley and including the action just taken. An annual report is given. Clerk-Treasurer Jayne Rhoades takes care of this each year through the Gateway system. Before April 15 annually, Ms. Linke and Ms. Rhoades work together and submit it. There is a required presentation to overlapping taxing units. Jeff Peters and Rob Schafstall prepare the annual report together. It is reported at both an RDC and City Council meeting with other taxing units invited to attend. Mr. Austin made a motion to approve retention of Mr. Peters to assist. Ms. McGuinness seconded. Passed unanimously, 5-0.

Commerce Drive and Simon Road Round-a-bout Discussion – Mayor Steve Barnett identified that the US31 TIF funds will be used for this project in 2023. Trent Newport with CrossRoad Engineers presented with a PowerPoint presentation. The school owns property on the north side at Simon Road and the main entrance to the high school. They have expressed their desire to partner in the project by donating the necessary right-of-way. There is a legal drain and lift station located there to the north, so the round-a-bout will require shifting to the north as reasonably as possible. Funding will give final determination as to when this will be built. It will handle semi traffic. It will be a one-lane going each direction with the possibility of a slip lane into the school. It will be asphalt and approximately a \$1.6 million build. It will be on the agenda for the next Board of Works meeting. Ms. Linke added that it has been added to the cash flow analysis. INDOT's US31 work is still targeted for 2023 and likely to begin at the south end of US 31.

Other Business

April 2021 Financial Reports – Taxes are due in May, but disbursements are not received until June. Approximately two million dollars in property taxes paid in May and received in June is anticipated. Year to date expenditures through the end of April is \$942,000 which leaves the cash balance of \$5.9 million, and remaining appropriations of just over four million. Cash balance if all resolutions were spent by yearend would be \$1.8 million.

US31 TIF District – A bond payment was made in January with another to be paid in July. Once all bond funds are expended, there will be some additional costs out of this account. There will be additional playground surfacing and signage. Mayor Steve Barnett reminded that the RDC had stated their desire previously to do the entire amphitheater project at once as opposed to in phases. Parks and Recreation Director Chip Orner first addressed the playground surfacing. The original bid had two types of surfacing, but the decision has been made to make the entire playground safety surfacing for \$108,000. Secondly is the amphitheater signage. Mr. Orner doesn't believe the entire placeholder amount of \$100,000 will actually be spent. City Engineer Mark Richards reported that the construction contract has had four change orders issued. One was the pickle ball courts at \$96,000. One was work on the old railroad abutments where the pedestrian bridge will be installed for approximately \$61,000. Another was the band shell foundation work. Poor soils required the installation of aggregate piers for approximately \$65,000. And the last was approximately \$10,000 for trash and concrete found that had to be dug out. Total change orders at this point are around \$240,000. Quantity adjustment is the only foreseeable additional item on site preparation and construction. The band shell roof and steel beams have been installed. Concrete for the structure is being installed. Stone to pour the concrete on is being installed. The restroom exteriors are nearing completion. All masonry work is complete on the east restroom and the northwest restroom is in progress. Storm sewers and parking lots are progressing. Estimated completion is October 1 depending on weather. Pedestrian bridge is to be set the first or second week of June. Mr. Orner added that the playground is scheduled to be installed in the next couple of weeks and splash pad equipment is starting to arrive. Ms. Linke asked Mr. Orner to elaborate on the playground surfacing as it relates to the floodway. The Blue Heron Park playground used to flood several times a year and wash away the play surfacing. This surface material can withstand flooding. The savings in maintenance costs alone is approximately \$100,000 every 10 years. This is not currently identified as a permissible expenditure, so a motion was needed to approve payment out of bond funds. Ms. McGuinness made a motion to approve the expenditures of playground surfacing and amphitheater signage out of bond funds. Mr. Austin seconded. Passed unanimously, 5-0.

US31 Bond – Ms. Linke reported the yearend balance after the above mentioned expenses are deducted is \$1.274 million.

May 2021 Cash Flow Analysis Worksheet – Ms. Linke added the sale of the shell building two under approved projects. In the second quarter is a -\$490,864. This is the closing refund due to the sale of the property and the money that was spent on purchasing the land. \$41,800 was the amount remaining in the Horizon account that was not spent on actual construction of the shell building. That was refunded as well.

Johnson County Redevelopment Commission Meeting – Monday, May 24th at 4:30pm

Public Comment and Announcements

Amanda Rubadue, Marty Williams, Rob Shilts, Mark Richards, Chip Orner, Kristi Ott and Dana Monson gave update announcements.

Adjournment

Respectfully submitted this 15th day of June, 2021.

Richard Wertz, President

BJ Deppe, Secretary