



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

September 20, 2022

Members Present:

Anne McGuinness

Ken Austin

Paul Buening

Kristi Ott

Vice President

Member

Member

School Board Representative

Others Present:

Krista Linke

Dustin Huddleston

Community Development Director

Legal Counsel

Call to Order:

Anne McGuinness called the meeting to order at 8:00 a.m.

Contract for Legal Services with Dustin D. Huddleston

Paul Buening made a motion to approve the appointment of Dustin Huddleston as legal counsel. Ken Austin seconded. Passed unanimously, 3-0.

Approval of Minutes

Mr. Buening made a motion to approve the August 16, 2022 minutes. Mr. Austin seconded. Passed unanimously, 3-0.

Old Business

New Business

Yarnell Property Development Introduction – Mayor Steve Barnett introduced Cold Summit out of Idaho. They plan to build on Graham Road. The city's plan for Graham Road is to take it straight north to Earlywood Drive. They have been to EDC for a tax abatement. Their build is approximately 370,000 square feet. They plan to contribute \$500,000 for the road extension on Graham Road. City Engineer Mark Richards estimates the project cost to be \$1,000,000, so the city will appropriate an additional \$600,000. The mayor requested the preparation of a \$600,000 resolution for October's meeting. It is a \$70 million project for Cold Summit. As a community minded company, they have asked to not to pay the EDC fees as they wish to give that money directly to the schools. They will contribute 5% of gross profits to the school corporation, a much larger number than the economic development fee would generate. They hope to break ground next spring. Krista Linke added that an economic development agreement needs to be done as well for the \$500,000. Mr. Austin made a motion to approve Attorney Huddleston to prepare the resolution and economic development agreement. Mr. Buening seconded. Passed unanimously, 3-0.

2022 TIF Amendment Discussion – Ms. Linke presented a couple of parcels to the board’s attention before yearend to catch the increased assessed value. One is the Yarnell property for which a TIF district could be created now as part of a combined effort or it could wait until next year since the project is not slated to begin until 2023. Ms. Linke went on to discuss a couple other projects completed this year, the first being the Shelby Gravel property off Commerce and Graham. Their new plant has a several million-dollar assessed value. The Matlock/Hubler Ford and new car wash and strip mall parcels along US31 could potentially be added to the US31 TIF district, creating a new allocation area. Particularly Shelby Gravel, it would have to be done before the end of the year. It is already in an allocation area. If it were brought out, it could start over without an expiration date until bonded in the future. An extra three or four years could potentially be gotten. The additional US 31 parcels are not currently in an allocation area.

Mr. Austin made a motion to approve Attorney Huddleston to draft the necessary documents for review at the next meeting. Mr. Buening asked if the specific parcels needed to be identified now. Mayor Barnett and Ms. Linke mentioned other parcels under consideration. Attorney Huddleston advised that his preparation can include all the parcels and the board can make choices and decide at the October meeting. Mr. Buening seconded. Passed unanimously, 3-0.

Other Business

Financial reports are delayed due to staff changes in the Clerk-Treasurer’s office.

September 2022 Cash Flow Analysis Worksheet – The Bartram Parkway project is the only change.

Attorney Huddleston added his discussion with Richard Wertz requesting review of the future impact of the recently passed county edit tax and how it might impact the RDC board. Mr. Austin made a motion to approve Attorney Huddleston to study this and determine the impact to RDC. Mr. Buening seconded. Passed unanimously, 3-0.

Public Comment and Announcements

Mayor Barnett announced paving work that is underway. Mark Richards added details. Patch work has begun. Milling is scheduled to begin Wednesday through Friday of this week. South Street is not yet on the schedule as the needed work is more substantial and will require more traffic control.

Mr. Austin announced his resignation from RDC. Last night he accepted a position on Board of Works and is not allowed to serve on both boards simultaneously. His RDC position is a City Council appointment, and they will appoint his replacement at the next City Council meeting.

Dana Monson reported upcoming projects of the Public Arts Advisory Council including King Street banners, a mural and electrical boxes.

Rob Shilts announced the successful Artcraft anniversary event and thanked the city for their sponsorship.

David Clendening announced the addition of two additional SRO’s beginning in two weeks. That brings them to six SRO’s for eight buildings.

Adjournment

Respectfully submitted this 18th day of October, 2022.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member