



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

December 13, 2022

#### **Members Present:**

Anne McGuinness  
BJ Deppe  
Paul Buening  
Kristi Ott  
Josh Prine

Vice President  
Secretary  
Member  
School Board Representative  
Member

#### **Others Present:**

Dana Monson  
Dustin Huddleston

Community Development Specialist  
Legal Counsel

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

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

#### **Approval of Minutes**

BJ Deppe made a motion to approve the November 15, 2022 minutes. Paul Buening seconded. Passed unanimously, 4-0.

#### **Old Business**

**Delegation of Payment between the RDC and Board of Works** – Dustin Huddleston presented this document on all existing contracts since payments are being issued directly to the contractor. Mr. Huddleston felt it needed to be added to have a clear understanding between the Board of Works and RDC that they are looking to RDC to delegate payment responsibility only on the contracts. All existing agreements are referenced in the document. All other responsibilities outside of payments lie with the city of Franklin and Board of Works such as inspections and monitoring with City Engineer Mark Richards.

Mr. Deppe questioned the 25-day limit for payment, considering the RDC monthly meeting and the potential for a missed payment deadline. Mr. Huddleston had concurred with an originally larger number set forth, but Attorney Lynn Gray advised a 25-day deadline to interface with the Board of Works schedule. Josh Prine made a motion for approval and Mr. Buening seconded. Passed unanimously, 4-0. Mr. Prine made a motion to allow Ms. McGuinness to sign in the absence of Richard Wertz. Mr. Buening seconded. Passed unanimously, 4-0.

**Resolution 2022-18: CrossRoad Engineers US 31 Design Contract** – This is a reflection of an existing contract with CrossRoad. It captures certain invoices sent in and allocates additional funds that will need to be paid. The resolution allocates \$294,000 to satisfy current and future invoices. Mr. Buening made a motion for approval. Mr. Prine seconded. Passed unanimously, 4-0.

**Economic Development Agreement with Cold Summit** – This agreement is for Cold Summit’s purchase of the real estate on the southeast corner of Graham Road and Earlywood Drive for the extension of Graham Road. It must be approved by year-end in order to be eligible for a grant being sought and likely to be received to help fund the road extension. \$1.4 million was previously approved through Resolution 2022-15 for the construction cost of this road extension. Cold Summit will contribute \$500,000 and the required dedicated right-of-way, and this agreement commits Cold Summit to that. Cold Summit wanted language to put funds in escrow to satisfy their lenders. The document also requires the payment of funds before construction, so they can be used for construction. Mr. Deppe made a motion for approval. Mr. Buening seconded. Passed unanimously, 4-0. Mr. Prine made a motion to approve Ms. McGuinness to sign in the absence of Mr. Wertz. Mr. Buening seconded. Passed unanimously, 4-0.

### **New Business**

**Agreement Between the City of Franklin Board of Works and Redevelopment Commission** – The bids for the CR 200 N/Simon Road/Commerce Drive/Cumberland Drive Intersection Improvements (RAB) project will be opened Thursday morning at 11:00 am, so certain costs are unknown, but the projection is just over \$1.2 million. It is anticipated to go before Board of Works next Monday. Mr. Deppe made a motion for conditional approval pending Board of Works approval and not to exceed \$1.2 million. Mr. Buening seconded. Passed unanimously, 4-0. Mr. Deppe made a motion to approve Ms. McGuinness to sign in the absence of Mr. Wertz. Mr. Prine seconded. Passed unanimously, 4-0.

**Tax Impact Statements – Jeff Peters** – Jeff Peters pointed out that though the agenda only listed five tax impact areas, there were six completed including State Road 44 and 600 East. Mr. Peters initially explained that they first look at what would be a potential development of the identified geography and if developed, what would the value be. RDC is required to inform the underlying tax districts of what the impact would potentially be to them. Mr. Peters walked through the calculation process used with the first tax impact area as an example and then gave results for the remaining five other areas.

**TIF Amendments – Confirming Resolutions** – Mr. Huddleston reviewed the process history of these two resolutions.

Ms. McGuinness opened a public hearing for Resolution 2022-19 for the I65 TIF. There being no respondents, the hearing was closed. Mr. Deppe made a motion for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Ms. McGuinness opened a public hearing for Resolution 2022-20 for the US31 TIF. There being no respondents, the hearing was closed. Mr. Buening made a motion for approval. Mr. Deppe seconded. Passed unanimously, 4-0.

### **Other Business**

**2019 RDA Lease Bond: October 2022** – Ms. Monson highlighted a couple of lines on this report.

**October 2022 US 31 TIF** – Ms. Monson pointed out the effected final balance on this report.

**December 2022 Cash Flow Analysis Worksheet** – Ms. Monson highlighted a couple of changes on the report from last month.

**Public Comment and Announcements**

**Adjournment**

Respectfully submitted this 17th day of January, 2023.

**CITY OF FRANKLIN REDEVELOPMENT COMMISSION**

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Richard Wertz, President

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Anne McGuiness, Vice President

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Brian J. Deppe, Secretary

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Paul Buening, Member

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Josh Prine, Member