



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

January 17, 2023

#### **Members Present:**

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

#### **Others Present:**

Krista Linke	Director of Community Development
Dustin Huddleston	Legal Counsel

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

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

#### **Approval of Minutes**

Josh Prine made a motion to approve the December 13, 2022 minutes. Anne McGuinness seconded. Passed unanimously, 5-0.

#### **Election of Officers**

- President – BJ Deppe made a motion to re-elect Richard Wertz. Paul Buening seconded. Passed unanimously, 5-0.
- Vice-President – Mr. Deppe made a motion to re-elect Ms. McGuinness. Mr. Buening seconded. Passed unanimously, 5-0.
- Secretary – Mr. Wertz made a motion to re-elect Mr. Deppe. Ms. McGuinness seconded. Passed unanimously, 5-0.

#### **Old Business**

**2023 Resolution needed to replace Resolution 2022-18: CrossRoad Engineers US 31 Design Contract –** Resolution 2022-18 was approved in December for the remainder of the US 31 design contract after the bond was spent. Encumbrances were due earlier in December, so it was not able to be encumbered, and there is an invoice to be paid this month, so a 2023 resolution is needed. CrossRoad is aware of the process and pending payment. Dustin Huddleston will prepare the resolution for the February meeting.

There was consensus for the February meeting to be on the 14th at 9:00 a.m. to accommodate the DHL timeline.

## **New Business**

**Economic Development Agreement of Kelsay Farm** – Matthew Yang of DHL presented. He gave a PowerPoint introducing DHL and the Franklin project along with examples of their other market projects. The Franklin project represents approximately nine million dollars of DHL investment in the land. They will contribute two million dollars to the improvement of Paul Hand Boulevard. DHL will fund and construct the Essex Drive extension up to Paul Hand along with water and sanitary sewer. They plan to start the first building in the second half of 2023, an additional investment of \$67 million. The entire project is planned for completion within a maximum of five to six years. The Indianapolis market has been DHL's most active market in the United States.

Ms. Linke identified this to have previously been the Al Neyer site. The basis of the economic development agreement is for the road improvements required for this project. Mayor Steve Barnett reminded that Essex Drive is a city street. The road is approximately a three-million-dollar project. DHL will pay two million dollars for Paul Hand and the city will pay for a roundabout at Paul Hand and Graham. The economic development agreement will require the right-of-way needed for the roundabout and Paul Hand Road improvements. Within the next four years the city would like to make road improvements on Graham Road, also requiring moving Canary Ditch and therefore additional right-of-way from DHL. The two million dollars from DHL for the Paul Hand project will be put in escrow. The abatement tax revenue is \$1.3 million/year.

**Resolution 2023-01: Utilities and Maintenance Expenses for 2023 (\$35,000)** – This is for ongoing utilities and maintenance expenses for property being currently redeveloped by the RDC. Mr. Wertz opened a public hearing. With no respondents, it was closed. Mr. Prine made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0.

**Resolution 2023-02: Legal, Financial, and Professional Service Fees and Expenses (\$50,000)** – This is to support the work of RDC regarding TIF district analysis and resolutions to approve projects. A public hearing was held with no respondents. Ms. McGuinness made a motion for approval. Mr. Prine seconded. Passed unanimously, 5-0.

**Resolution 2023-03: Series 2015 Tax Increment Revenue Bond Payments (\$1,352,353)** – This is for the two required annual bond payments. It is for the repayment of the I-65 bond approved in 2015. The first payment is made in January and the second in June. A public hearing was held. No respondents. A motion for approval was made by Mr. Deppe. Mr. Buening seconded. Passed unanimously, 5-0.

**Resolution 2023-04: Yandes Street Rehabilitation Project (\$200,000)** – This was left from 2022. Funds had not been spent. Mark Richards is looking in to why the funds had not been moved into the account. Ms. Linke is uncertain this will be needed but wanted to have it available. Mr. Deppe asked if this was only for Yandes Street. Ms. Linke responded that part of Madison Street and Jefferson Street where they "T" into Yandes are included in the project. A public hearing was held with no respondents. Mr. Deppe made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0.

**Resolution 2023-05: Bartram Parkway Project (\$275,000)** – This was for additional paving. Funds were approved in 2022 but not yet spent, so this is to keep funds available if they are needed in 2023. A public hearing with no respondents was held. Mr. Prine made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

**Resolution 2023-06: Graham Road Extension Project (\$1,400,000)** – This was approved in 2022, but the design wasn't complete and the project had not been bid yet. It was not encumbered due to lack of a contractor. The contract should be let in late summer or early fall. A public hearing was held with no respondents. Mr. Prine made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0.

**Resolution 2023-07: Series 2019 Franklin Redevelopment Authority Lease Rental Revenue Bond Payments (\$587,500)** – This is for the two annual required US 31 TIF lease bond payments. It comes out of the US 31 TIF district and is the bond approved in 2019 that is paying for the US 31 design and amphitheater project. The payments are due in February and July. A public hearing was held. No respondents. Mr. Deppe made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0. Ms. Linke added that there is another \$1,500 fee and a little additional possible for the second payment found by Clerk-Treasurer Jayne Rhoades.

**Resolution 2023-08: Professional Services Agreement with CrossRoad Engineers for Essex Dr, Paul Hand Rd, and Graham Rd (\$1,209,280)** – This was approved at the end of 2022 and was a timing issue for when things were encumbered. The design may not be done for any or all of these roads until the DHL project is solidified. DHL will do the Essex Drive project. Mayor Barnett reported that the \$1.2 million for this resolution will likely be \$200,000 less because the design for Essex Drive is included in this total amount and will no longer be needed. A public hearing was held with no respondents. Ms. McGuinness made a motion for approval. Mr. Buening seconded. Passed unanimously, 5-0.

#### **Other Business**

**November 2022 Amended & Integrated EDA** – Ms. Linke highlighted the negative 2022 yearend balance and gave the explanation for it. The second county tax payments disbursement was received in December, and it was \$2.1 million instead of the anticipated \$1.6 million. The \$1.4 million Graham Road extension that was approved this morning, the total has to be extended by the RDC, but \$500,000 is being received back from Cold Summit and Dana Monson is working with Amanda Rubadue in applying for the READI grant which will reimburse for an additional \$650,000.

**November 2022 US 31 TIF** – Ms. Linke gave an explanation for the change in the negative bond balance line on the report. She added outstanding items on the amphitheater project, but a surplus of park impact fees will pay for those.

**RDA Lease Bond 2019** – At the end of November, there was a bond balance of \$202,115.

**January 2023 Cash Flow Analysis Worksheet** – This report is of November numbers.

#### **Public Comment and Announcements**

Mayor Barnett highlighted the City Council agenda for tomorrow night. He also announced receipt of the first monthly edit tax disbursement of \$193,000.

Ms. Monson announced this year's bicentennial for the county and city. EDC began the year with the DHL project.

Amanda Rubadue reported projects picking up a little since yearend slow down. They are planning a workshop on daycare challenges in the workforce.

Mr. Deppe made a motion to move the next meeting to February 14 at 9:00 a.m. Mr. Prine seconded.  
Passed unanimously, 5-0.

**Adjournment**

Respectfully submitted this 14th day of February, 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