



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

February 14, 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.

Roll Call & Determination of Quorum

Consent Agenda

Approval of Minutes -- Anne McGuinness made a motion to approve the January 17, 2023 minutes. Josh Prine seconded. Passed unanimously, 5-0.

Approval of Claims -- Claims paid since January 1, 2023 need signed. BJ Deppe made a motion to approve the claims from January and February. Ms. McGuinness seconded. Passed unanimously, 5-0.

Old Business

New Business

Economic Development Agreement with DHL -- DHL Supply Chain Director of Development Matt Yang presented. DHL will contribute two million dollars to the improvement of Paul Hand Road. They will extend Essex Drive north to Paul Hand Road. They will also dedicate Essex Drive, right-of-way for Paul Hand Road, a small portion of the round-a-bout as well as right-of-way along Graham Road. He showed their concept plan. They plan to begin construction on building one at one million square feet at the end of this year with completion projected for the end of 2024 or first of 2025. They project 400 employees for a building of this size with a capital investment of approximately \$260 million. He continued with an overview of their branch of DHL. They anticipate the Franklin location to be a five to six-year project built speculatively.

Dustin Huddleston presented a redline change document sent from DHL's attorney. Mr. Huddleston advised that he is comfortable with the changes and went through each one. Section 3.2 is the only section for which the RDC has any obligation. The main player is the City of Franklin, and the Board of Works will need to approve the agreement.

Mr. Deppe made a motion to approve the updated agreement subject to Board of Works approval and authorizing Mr. Wertz to sign after BOW approval. Paul Buening seconded. Passed unanimously, 5-0.

Resolution 2023-09: US 31 Design with CrossRoad Engineers – Mr. Huddleston identified this to have been approved in 2022, but there was a delay so payment was never issued. There is also an additional CrossRoads invoice that Mr. Huddleston added. Though not completely invoiced at this time, this resolution for \$260,879.16 covers the entire remainder for the project. Mr. Wertz held a public hearing with no respondents. The public hearing was closed. Mr. Deppe made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

Resolution 2023-10: Commerce Drive & Simon Road Round-a-bout – City Engineer Mark Richards reported this resolution to cover the construction costs of the bid amount from January of \$1,287,000. In addition, there is \$300,000 included for the art sculpture that will be placed in the center of the round-a-bout. The Board of Works approved the contract with the artist at their last meeting. This resolution requests \$1.6 million for the two activities. Krista Linke explained that a million dollars would come from the US 31 TIF district and the remaining \$600,000 from the integrated I-65 TIF district. The Mayor's Youth Council has been tasked with raising money for the art sculpture project, but the \$300,000 is available if needed. A public hearing was held with no respondents. The hearing was closed. Mr. Buening moved to approve. Mr. Deppe seconded. Passed unanimously, 5-0.

Resolution 2023-11: E. Jefferson Street Pedestrian Project with INDOT – Mr. Richards explained that this project is going to be rebid. After the initial bid opening, the project was determined to be not awardable by INDOT because it came in approximately 50% over the contractor's estimate and they determined an amount such as that was not awardable. The engineer's estimate was approximately \$700,000, and the low bid came in at \$1.1 million. This is a request for additional funding to help make up the difference of the project cost increase. The bid opening is currently scheduled for April. The State of Indiana has a use it or lose it policy for federal funding. The city currently has approximately \$650,000 in federal funding without any local match. The state has offered an additional 80% match for anything over the \$650,000. That leaves approximately \$150,000-200,000 in funds the city will need to secure. Mr. Deppe asked about acquisition of right-of-way. Mr. Richards assured that all required right-of-way has been secured. Mr. Prine made a motion to approve the delegation of payment. Ms. McGuinness seconded. Passed unanimously, 5-0. The approval of this resolution was tabled until March.

Other Business

December 2022 I65 Integrated TIF – \$1,647,639.39 in property taxes was received in December. The apparent negative cash balance is only because of the timing of the resolutions.

December 2022 US 31 TIF – In the north allocation area, \$168,000 was collected and \$200,000 in the south allocation area. Bond payments were made. There is no longer a negative bond balance due to coverage with park impact fees. Year-end cash balance is \$1,571,037.

January 2023 Cash Flow Analysis Worksheet – Ms. Linke separated this in to two worksheets. The total amount spent in 2022 on resolutions was \$4,008,000. Cash balance is \$2,990,000. 2023 projects under consideration were enumerated. The mayor will attend the March meeting to give a presentation.

Public Comment and Announcements

Dana Monson highlighted the bicentennial year and events coming celebrating that.

Rosie Chambers announced the completion of their second story renovation. It is the new home of Discover Downtown Franklin and a business use space.

Les Tabling reported much less negative feedback on Franklin Chat.

Adjournment

Respectfully submitted this 21st day of March, 2023.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member