

**BOARD OF PUBLIC WORKS AND SAFETY
Agenda Request Form**

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.

Date Submitted:	October 30, 2023	Meeting Date:	November 6, 2023
Contact Information:			
Requested by:	Mark Richards		
On Behalf of Organization or Individual: City of Franklin			
Telephone:	317-736-3631		
Email address:	mrichards@franklin.in.gov		
Mailing Address:	70 E. Monroe Street, Franklin, IN 46131		
Describe Request:			
Request acceptance of request for temporary construction easement by INDOT for US 31 Corridor Project and authorization for Mayor Barnett to sign on behalf of the BPW&S.			
List Supporting Documentation Provided:			
Easement documents			
Who will present the request?			
Name:	Mark Richards	Telephone:	317-736-3631

In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.



INDIANA DEPARTMENT OF TRANSPORTATION

Driving Indiana's Economic Growth

100 North Senate Avenue
Room N758-RE
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

October 10, 2023

City of Franklin, Indiana
Attn.: Mr. Stephen Barnett, Mayor
70 E. Monroe Street
Franklin, IN 46131

Re: Des. No.: 1800082
 Code: 6975
 Project: US 31
 Parcel: 6
 County: Johnson

Dear Mayor Barnett:

SCOPE/NECESSITY OF THE PROJECT

The State of Indiana, through the Indiana Department of Transportation (INDOT), is undertaking a project to improve the functionality and safety along US 31 from South Main Street to Israel Lane in Johnson County.

EFFECT ON THE PROPERTY & OWNERSHIP RIGHTS

To accommodate the planned improvements, the State needs a partial acquisition of the subject property, containing approximately 0.053 acres of temporary easement. The easement area is required for grading and will revert to the owner upon completion of the project. This cloud will remain on your property until the temporary easement is released by INDOT after the project has been completed. A highlighted plan sheet is enclosed showing the required area.

Prior to 1960, INDOT acquired right of way by easement grant. The grant provided for the use of property as right of way with reversionary rights to the owner upon abandonment. These grants were not always recorded, sometimes recorded years later, and some counties refused to record them at all. This right of way purchased prior to 1960 and now under pavement is known as PER or Presently Existing Right-of-Way (PER). Because of the ambiguities of the previous system of right of way acquisition, the need was identified to acquire right of way in fee simple, without reversionary rights and the right of way acquisitions become part of the permanent records maintained in each county.

TERMS OF THE OFFER

Enclosed are the following State documents:

1. The Uniform Property or Easement Acquisition Offer
2. Temporary Highway Easement Grant
3. The State Appraisal or Waiver Valuation and Statement of the Basis for Just Compensation
4. The Private Appraisal Letter
5. A highlighted copy of the Plan Sheet
6. The Brochure, "Acquisition, Acquiring Real Property for federal and Federal-Aid Programs and Projects"
7. The Real Estate Claim Voucher
8. The Request for Taxpayer Identification Number and Certification (W-9)
9. Automated Direct Deposit Agreement (Optional)
10. The Title VI ADA Survey (Optional)

Your legal options with this offer are explained on pages two (2) and three (3) of the Uniform Property and / or Easement Acquisition Offer as well as within the booklet. Included within the Uniform Offer are page four (4) Acceptance of Offer and the Temporary Highway Easement Grant.

The State's offer totals \$1,000.00 for temporary easement rights, which has been increased from the appraised value of \$500.00 to meet the minimum offer. INDOT arrived at the values for your property using standard appraisal methods and practices authorized under law. In accordance with Indiana Code 32-24-1, you have thirty (30) days from the date that you receive this offer to either accept or reject it. Payment will be made within 90 days of INDOT obtaining clear title/after legal claim approval.

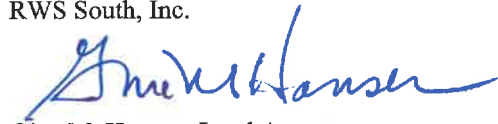
A Resolution or a copy of the minutes are needed documenting the approval of the transfer as well as confirming the Mayor's authority to execute the documents.

The Owner's Private Appraisal Letter is a brief letter that explains the forms of acceptable evidence for placing value on right of way areas the state acquires for public improvement projects. If you disagree with the valuation placed on your property, you have the right to submit evidence of valuation at your expense. Please understand, once your evidence of value is submitted, there is no guarantee of a change in value.

After you have had the opportunity to review the State's offer, please contact me to discuss any questions, concerns or to schedule an appointment. If the offer is acceptable, I am also available for notary assistance. I can be reached at 317.781.9723 or by email at gina@rwssouth.com. Thank you for your time and consideration.

Sincerely,

RWS South, Inc.



Gina M. Hansen, Land Agent



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-RE
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

UNIFORM PROPERTY OR EASEMENT ACQUISITION OFFER

Date: October 10, 2023

DES. #: 1800082
CODE: 6975 PARCEL: 6
ROAD: US 31
COUNTY: Johnson

Offer Delivery Method (Check one)
In Person _____ Certified Mail ☒

TO: City of Franklin, Indiana
Attn.: Mayor Stephen Barnett
70 E. Monroe Street
Franklin, IN 46131

The State of Indiana, acting by and through the Indiana Department of Transportation is authorized by Indiana law to obtain your property or an easement across your property for certain public purposes. The Indiana Department of Transportation needs an easement across your property for a public highway improvement known as 1800082; Code 6975; US 31 and needs to take the easement as described on the attached legal description.

It is our opinion that the fair market value of the easement we want to acquire from you is \$1,000.00, and, therefore, the Indiana Department of Transportation offers you \$1,000.00 for the above described easement. You have thirty (30) days from this date to accept or reject this offer. If you accept this offer, you may expect payment in full within ninety (90) days after signing the documents accepting this offer and executing the deed, grant or easement, and provided there are no difficulties in clearing liens or other problems with title to the land. Possession will be required thirty (30) days after you have received your payment in full.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, the Indiana Department of Transportation is required to make a good faith effort to purchase an easement across your property.
2. You do not have to accept this offer and the Indiana Department of Transportation is not required to agree to your demands.
3. However, if you do not accept this offer, and we cannot come to an agreement on the acquisition of an easement across your property, the Indiana Department of Transportation has the right to file suit to condemn, and acquire the easement in the county in which the real estate is located.
4. You have the right to seek advice of an attorney, real estate appraiser or any other person of your choice on this matter.
5. You may object to the public purpose and necessity of this project.
6. If the Indiana Department of Transportation files a suit to condemn and acquire an easement across your property and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of an easement across your property to be acquired.
7. If we both agree with the court appraisers' report, then the matter is settled. However, if either of us disagrees with the appraisers' report to the court, either of us has the right to ask for a trial to decide what should be paid to you for an easement across your property condemned.
8. If the court appraisers' report is not accepted by either of us, then the Indiana Department of Transportation has the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such a deposit is made with the court, the Indiana Department of Transportation is legally entitled to immediate possession of an easement across your property. You may, subject to the approval of the court, make withdrawals from the amount deposited with court. Your withdrawal will in no way affect the proceedings of your case in court, except that, if the final judgment awarded you is less than the withdrawal you have made from the amount deposited, you will be required to pay back to the court the amount of the withdrawal in excess of the amount of the final judgment.

9. The trial will decide the full amount of damages you are to receive. Both of us will be entitled to present legal evidence supporting our opinions of the fair market value of the property or easement. The court's decision may be more or less than this offer. You may employ, at your cost, appraisers and attorneys to represent you at this time or at any time during the course of the proceeding described in the notice.

If you have any questions concerning this matter, you may contact us at:

ATTN: Gina M. Hansen, Land Agent
RWS South, Inc.
127 E. Michigan Street, Suite 300
Indianapolis, IN 46204

Phone: 317.781.9723
Email: gina@rwssouth.com

This offer was made to owner via Certified Mail No. 9589 0710 5270 0228 7986 70:

City of Franklin, Indiana

Attn.: Mayor Stephen Barnett _____ of Johnson County on _____ (Date)

BY:



(Signature)

Gina M. Hansen, Land Agent

(Printed Name and Title)

Agent of: The Indiana Department of Transportation

If you decide to accept the offer of \$1,000.00 made by the Indiana Department of Transportation, sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

ACCEPTANCE OF OFFER

City of Franklin, Indiana, owner of the above described property or interest in property, hereby accept the offer of \$1,000.00 made by the Indiana Department of Transportation on _____ day of _____, 2023.



Original Offer	\$1,000.00
Total Amount	\$1,000.00

City of Franklin, Indiana

By: _____

Signature: _____

Stephen Barnett, Mayor

Printed Name and Title

Total Amount \$1,000.00

NOTARY'S CERTIFICATE

STATE OF: _____:

COUNTY OF _____:

SS: _____

Subscribed and sworn to before me this _____ day of _____, 2023.

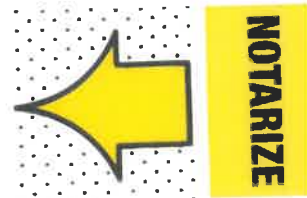
Signature _____

Printed Name _____

My Commission No.: _____

My Commission expires _____

I am a resident of _____ County.



TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Des. No.:	<u>1800082; US 31</u>
Code:	<u>6975</u>
Parcel:	<u>6</u>
Page:	<u>1 of 4</u>

THIS INDENTURE WITNESSETH, That City of Franklin, Indiana, the Grantor, of Johnson County, State of Indiana, Grants to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of One Thousand Dollars (\$1,000.00) (of which said sum \$0.00 represents land improvements acquired and \$1,000.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of grading, which said work is incidental to the construction of the highway facility known as US 31 and as Project 1800082; US 31, which said Real Estate situated in the County of Johnson, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N758-RE
Indianapolis, Indiana 46204-2219
I.C. 8-23-7-31

Form T-3
Revised 12/2021

Project:	<u>1800082; US 31</u>
Code:	<u>6975</u>
Parcel:	<u>6</u>
Page:	<u>2 of 4</u>

The undersigned represents and warrants that he is the Mayor of the Grantor, that he has full authority to manage the affairs of said City and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to the State of Indiana real estate of the City, and that on the date of execution of said conveyance instruments he had full authority to so act.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the State of Indiana except: None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the State of Indiana to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

Form T-3
Revised 12/2021

Project: 1800082; US 31
Code: 6975
Parcel: 6
Page: 3 of 4

IN WITNESS WHEREOF, the said Grantor has executed this instrument this _____ day of _____, 2023.

City of Franklin, Indiana

By: _____
Signature

(Seal)

Stephen Barnett, Mayor
Printed Name and Title



STATE OF: _____ :

SS:

COUNTY OF _____ :

Before me, a Notary Public in and for said State and County, personally appeared City of Franklin, Indiana, By: Stephen Barnett, Mayor, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this _____ day of _____, 2023.

Signature _____

Printed Name _____

My Commission expires _____

My Commission Number _____

I am a resident of _____ County.

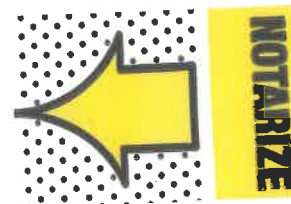


Exhibit "A"

Sheet 1 of 1

Project: 1800082

Code: 6975

Parcel: 6 Temporary Right of Way for Grading

Tax Id. No. 41-08-03-042-055.001-009

Cross Reference: Inst. 2010-016341

Part of the Southeast Quarter of Section 3, Township 12 North, Range 4 East, Johnson County, Indiana, also being a part of Lot 1, of Davidson Industries Commercial Plat, an addition to The City of Franklin, Johnson County Indiana, the plat of which addition is recorded in Plat Book "E", page 23 in the Office of the Recorder of Johnson County, Indiana and being described as follows: Beginning at the Southwest Corner of said Lot 1; thence North 16 degrees 35 minutes 52 seconds West a distance of 352.01 feet; thence South 21 degrees 29 minutes 49 seconds East a distance of 70.26 feet; thence South 17 degrees 01 minute 49 seconds East a distance of 265.01 feet; thence South 43 degrees 28 minutes 17 seconds East a distance of 24.33 feet; thence South 87 degrees 16 minutes 47 seconds West a distance of 19.57 feet to the point of beginning and containing 0.053 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 2021-004802 in the Office of the Recorder of Johnson County, Indiana.

This description was prepared for the Indiana Department of Transportation by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 8th day of June, 2023.



A handwritten signature in black ink, appearing to read "Trent E. Newport", written over a horizontal line.

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

07/2013

STATEMENT OF THE BASIS FOR JUST COMPENSATION

Code: 6975

1. This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. In accordance with Public Law 91-646 as amended, the "Uniform Act", and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Des #: 1800082

Parcel: 6

Road: US 31

County: Johnson

Owner(s): City of Franklin, Indiana

3. The area and type of interest being acquired: .053 AC TEMPORARY R/W

The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

4. This acquisition is (Check one): ☐ a. A total acquisition of the real property.
☒ b. A partial acquisition of the real property

This acquisition has mitigation costs (Check one):

☐ Yes ☒ No

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

a. Total Land, Land Improvements and Buildings	\$0.00
Excess Land Acquisition Cost *not included in calculations \$0.00	
Mitigation Cost *not included in calculations \$0.00	
b. Perpetual Easement	\$0.00
c. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc.)	\$0.00
d. Other damages (Itemize) Cost to Cure estimates:	
Total Damages	\$0.00
Temporary R/W	\$1,000.00

Total amount believed to be Just Compensation offered for this acquisition is:

\$1,000.00

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:

None

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:

None

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows:

None

9. Remarks:

Compensation adjusted to INDOT's minimum amount.

Indiana Department of Transportation Approval

Signature:



Name Printed:

Jerry K. Heistand

Title:

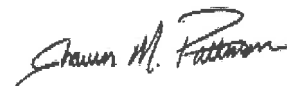
Review Appraiser

Date:

10/02/2023

Reviewer

Signature:



Name Printed:

Shawn Patterson

License:

CG49600166 Indiana Certified General Appraiser

Company:

Monroe/Owen Appraisal

Date:

9/15/2023

CONFIDENTIAL DOCUMENT

NOTICE: This appraisal document has been classified as confidential pursuant to IC 8-23-2-6(c)(2). It is being provided to you as authorized by IC 32-24-1-3(c), but with limitations set forth in Indiana Trial Rule 5(G). This appraisal report was used to establish the proposed purchase price as set forth in the Uniform Property or Easement Acquisition Offer presented to you by the State's Buyer. This appraisal is excluded from public access, and is issued within the context of an offer to purchase real estate interests. It may not be used in court if eminent domain proceedings become necessary.

Road US 31
County Johnson

WAIVER VALUATION-FMV Evaluation

Code 6975
Parcel 6
Des.# 1800082

Prior to making an offer to purchase property, the agency must establish a proposed purchase price for the property. Pursuant to 49 CFR 24.102(c)(2)(ii), the agency does not have to use an appraisal to support the proposed purchase price if the "valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at 10,000 or less." This form is used to evaluate fair market value of an acquisition when the agency has determined that an appraisal is not necessary and 49 CFR 24.102(c)(2)(ii) applies.

Address/Location:	2801 N. Morton St., Franklin, IN 46131		
Owner:	City of Franklin, Indiana	Phone:	317.736.3602
Owner Address:	70 E. Monroe St., Franklin, IN 46131		
Tax Identification #:	41-08-03-042-055.001-009		

Area of Parcel	
Before:	6.180 acres
After:	6.180 acres

Area and Type of Acquisition			
New Fee Simple R/W:		Perpetual R/W:	
PER R/W:		Access Rights:	
Temporary R/W:	0.053 acres	Other:	

Present Use:	Special Purpose	Zoning:	Industrial	Highest and Best Use:	Industrial		
Has subject sold/transferred in past 5 yrs:		N	(Y/N)	Is the Subject in a flood plain:		N	(Y/N)

Land Improvements Acquired: The maintained lawn within the area of the Temporary R/W will be replaced as part of the project and is not acquired.

Total:

Cost to Cure: Although the lot lights are in the area of the Temporary R/W they are not expected to be disturbed by construction and have been identified as "Do Not Disturb"

Comparable Sales

Address Tax ID #	Date of Sale	Size	Sale Price	Per unit/price	Existing use
E 300 N., Franklin, IN 46131 41-08-02-011-002.000-009	1/21/2021	13.429 ac	\$215,000	\$16,010	Vacant
171 / 181 R J Pkwy, Franklin, IN 46131 41-08-02-013-001.000-009 & 41-08-02-013-002.000-009	9/8/2022	2.828 ac	\$180,000	\$63,649	Vacant
1594 Amy Ln., Franklin, IN 46131 41-08-12-033-006.008-018	5/11/2023	1.257 ac.	\$75,000	\$59,666	Vacant

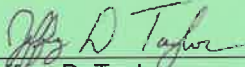
Market Analysis:	<p>The US 31 corridor in Franklin is mature. Most uses have long been established with a mix of professional offices, fast-food franchise chains, gas/convenience stores found along the roadway mixed in a handful of common big-box stores. Most newer development is found on the north end of the corridor although there has been some development along the corridor south of Jefferson St., commercial development commonly follows residential growth which has been to the north of Main St.</p> <p>NOTE: It is recognized that the sale at E 300 N., Franklin, IN 46131 (IBL-1203) is outside the INDOT preferred 24-month period. There is an overall shortage of sales in the Frankling market, and the sales used in this appraisal are considered the best available.</p> <p>After viewing the above comparable sales and considering pertinent factors, the indicated unit value of the subject is \$30,000 / acre</p>																				
Land Acquired:	None																				
Perpetual R/W:	None																				
Temporary R/W:	<table><tr><th>Payment</th><th>Annual Rent*</th><th>Discount Rate</th><th>Present Value</th></tr><tr><td>1</td><td>\$159.00</td><td>1.0000</td><td>\$159.00</td></tr><tr><td>2</td><td>\$159.00</td><td>0.9709</td><td>\$154.37</td></tr><tr><td>3</td><td>\$159.00</td><td>0.9426</td><td>\$149.87</td></tr><tr><td colspan="3">Total:</td><td>\$463.24</td></tr></table> <p>*Based on:</p> <p>Required Return: 10%</p> <p>Temporary R/W (acres) 0.053</p> <p>Per acre Value: \$30,000</p> <p>Total Rounded \$500</p>	Payment	Annual Rent*	Discount Rate	Present Value	1	\$159.00	1.0000	\$159.00	2	\$159.00	0.9709	\$154.37	3	\$159.00	0.9426	\$149.87	Total:			\$463.24
Payment	Annual Rent*	Discount Rate	Present Value																		
1	\$159.00	1.0000	\$159.00																		
2	\$159.00	0.9709	\$154.37																		
3	\$159.00	0.9426	\$149.87																		
Total:			\$463.24																		

Land Acquired + PER:	\$
Land Improvements Acquired:	\$
Temporary R/W:	\$ 500
Cost to Cure:	\$
Total Compensation:	\$ 500

This FMV Evaluation: Waiver Valuation ("Report") is not intended to be an appraisal. It does not need to be completed by an appraiser. Neither law, regulation, nor agreement requires or expects an appraiser to complete this Report.

Valuation Preparer

Signature



Name Printed

Jeffrey D. Taylor

Date

September 7, 2023

Total Valuation

\$500

Attachments:

R/W Legal Description (Exhibit "A")

Aerial of Subject Property

Current Photographs

Comparable Sale Data (Defined as either MLS Sheet, Full Sales Disclosure, Property Tax Card, INDOT Comp Sheet)

Comparable Sale Map

LEGAL DESCRIPTION

Exhibit "A"

Sheet 1 of 1

Project: 1800082

Code: 6975

Parcel: 6 Temporary Right of Way for Grading

Tax Id. No. 41-08-03-042-055.001-009

Cross Reference: Inst. 2010-016341

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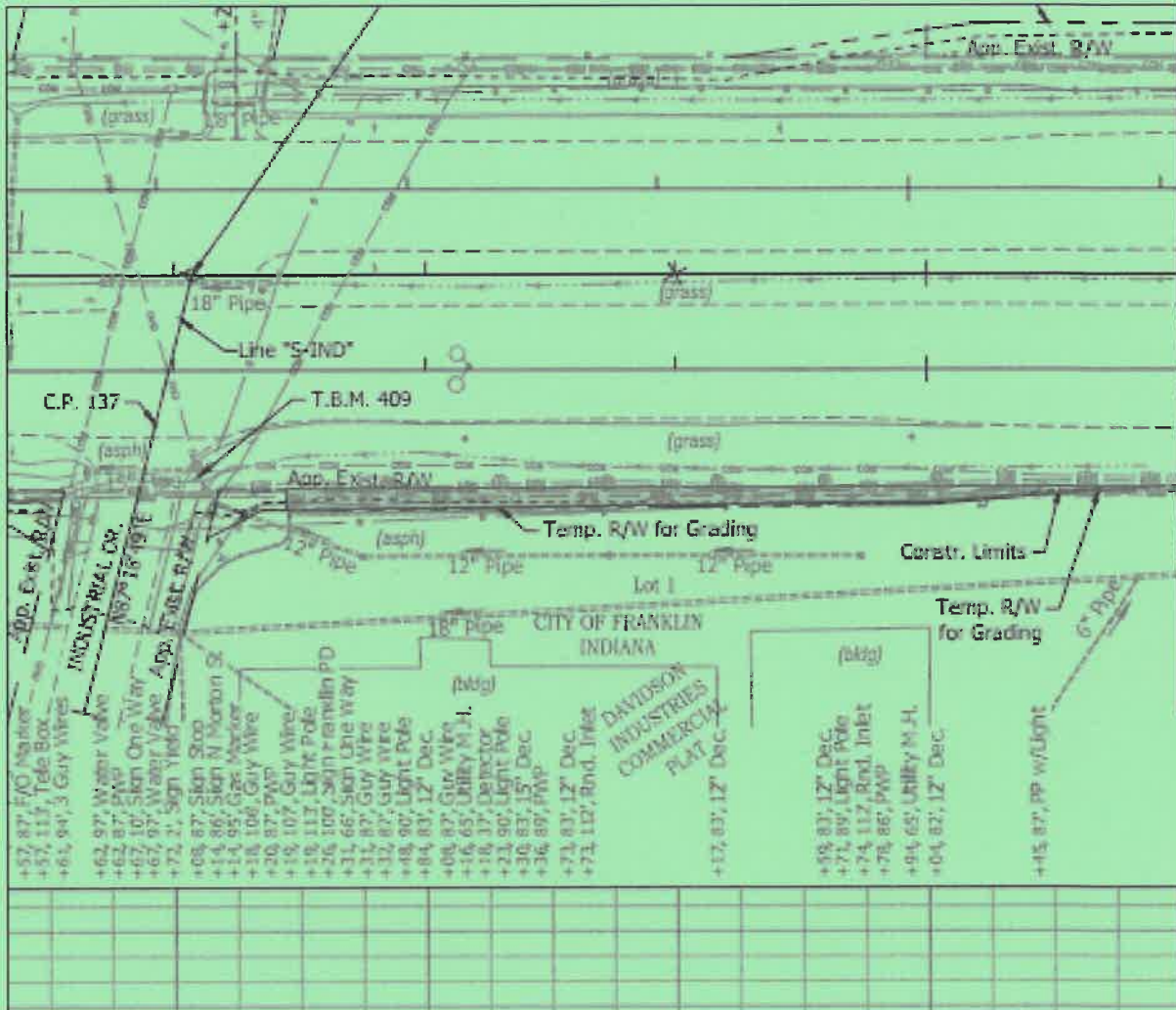
This description was prepared for the Indiana Department of Transportation by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 8th day of June, 2023.



A handwritten signature in blue ink that reads "Trent E. Newport".

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

AERIAL



PHOTOGRAPHS



North along the existing R/W line from the South Property line at the area of the Temporary Easement Lot lights in the photograph have been identified as "Do Not Disturb"



North along the existing property line at the area of Temp R/W on the north end of the property



South at the area of the Temporary R/W from the North Property line



South along the property line from near the center of the property. Lights poles visible in the picture are identified as "Do Not Disturb".

COMPARABLE SALES

SALES OF COMPARABLE PROPERTIES UNIMPROVED LAND



Sketch N/A

Date Sold	1/21/2021	Act. Price	\$215,000	Size	13.429 Acres	\$16,010 / Acre
Vendor	Rex Brian & Marilyn Sue Whitaker			Vendee	Balpreet & Ravinder Kaur	
Property Address	E 300 North				City	Franklin
Legal Description	Pt NE ¼ Sec 2 T12N R4E				Document #	2021002625
Rec. Consideration	\$10 & OVC	Sale Info. Verified By	SDF/Deed/Assess		Date Ver.	1/21/2021
Financing	Cash Equivalent		Zoning	IBD - Industrial		
Conditions of Sale	None			Highest - Best Use	Industrial	

DESCRIPTION OF LAND

Dimensions/Size	13.429 acs, 335' x 1,788'					
Land Improvements	Drives	No	Walks	No	Landscaping	No
	Septic	None			Fence	None
Available Services	Road	Asphalt	City Water	No	City Sewer	No
Land Topography	Level		Drainage	Assumed Adequate	Quality of Soils	Assumed Adequate

Comments:

Tax ID 41-08-02-011-002,000-009

From US 31 take Earlywood Dr east 1½ miles. Property is located on the South side of the road

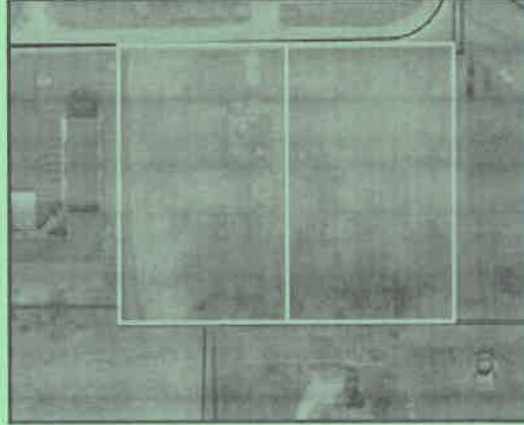
Bare tract of land currently in use for agricultural crop lands, generally cleared outside of trees that border the East and South side of the property and a small outcropping towards the center, well suited for development

Appraiser Jeffrey D. Taylor
County Johnson
Project US 31

Broker # RB14034089
Township Franklin
Insp. Date 3/22/2022

Appraiser Licens CG41700015
Property Type Bare Land
Number IBL-1203

SALES OF COMPARABLE PROPERTIES UNIMPROVED LAND



Sketch N/A

Date Sold	9/8/2022	Act. Price	\$180,000	Size	2.828 Acres	\$63,649 / Acre
Vendor	KMJ Holdings, LLC			Vendee	Gurinder Pal Singh & Sirat Properties, LLC	
Property Address	171/181 R J Pkwy			City	Franklin	
Legal Description	Lot 7 & 8 in replat of Hudson Commercial Park			Document #	2022-021258	
Rec. Consideration	\$10 & OVC	Sale Info. Verified By	#Deed/MLS/Assess		Date Ver.	9/7/2023
Financing	Cash Equivalent	Zoning	Industrial Business District			
Conditions of Sale	Typical	Highest - Best Use	Industrial			

DESCRIPTION OF LAND

Dimensions/Size 2.8284 acres, 370' x 297'

Land Improvements	Drives	No	Walks	No	Landscaping	No	Trees	No	Well	No
	Septic	None			Fence	None			Pond	No
Available Services	Road	None	City Water	Yes	City Sewer	Yes	Gas	Yes	Other	Electricity
Land Topography	Level		Drainage	Assumed Adequate	Quality of Soils	Assumed Adequate				

Comments:

Tax ID 41-08-02-013-001,000-009 41-08-02-013-002,000-009

From US 31 take Earlywood Dr. (CR E 300 N) to R J Pkwy, follow to properties on the right on the Southeast corner of the development

Pair of tracts that transferred together in an established industrial park Northeast of Franklin

Appraiser Jeffrey D. Taylor
County Johnson
Project US 31

Broker # RB14034089
Township Franklin
Insp. Date 9/12/2023

Appraiser Licens CG-41700015
Property Type
Number 1BL-1354

SALES OF COMPARABLE PROPERTIES UNIMPROVED LAND



Sketch N/A

Date Sold	5/11/2023	Act. Price	\$75,000	Size	1.257 Acres	\$59,666 / Acre
Vendor	Pankaj Sharma & Amandeep Singh Badesha			Vendee	Jasvir Singh & Midland Realty Group, Inc.	
Property Address	1594 Amy Ln.			City	Franklin	
Legal Description	Lot 8 in Hurricane Industrial Park, Section 3			Document #	2023-007382	
Rec. Consideration	\$10 & OVC	Sale Info. Verified By	Deed/MLS/Assess		Date Ver.	9/7/2023
Financing	Cash Equivalent			Zoning	IL - Industrial Light	
Conditions of Sale	Typical			Highest - Best Use	Industrial	

DESCRIPTION OF LAND

Dimensions/Size 1.2567 ac, 135' x 190'/325'

Land Improvements	Drives	No	Walks	No	Landscaping	No	Trees	No	Well	No
	Septic				Fence				Pond	No
Available Services	Road		City Water	Yes	City Sewer	Yes	Gas	Yes	Other	Electricity
Land Topography			Drainage	Assumed Adequate		Quality of Soils	Assumed Adequate			

Comments:

Tax ID 41-08-12-033-006,008-018

From I-65 take E. King St. (SR 144) west to Eastview Dr. to industrial park on the Northwest corner of roundabout at Hurricane & Arvin Rd.

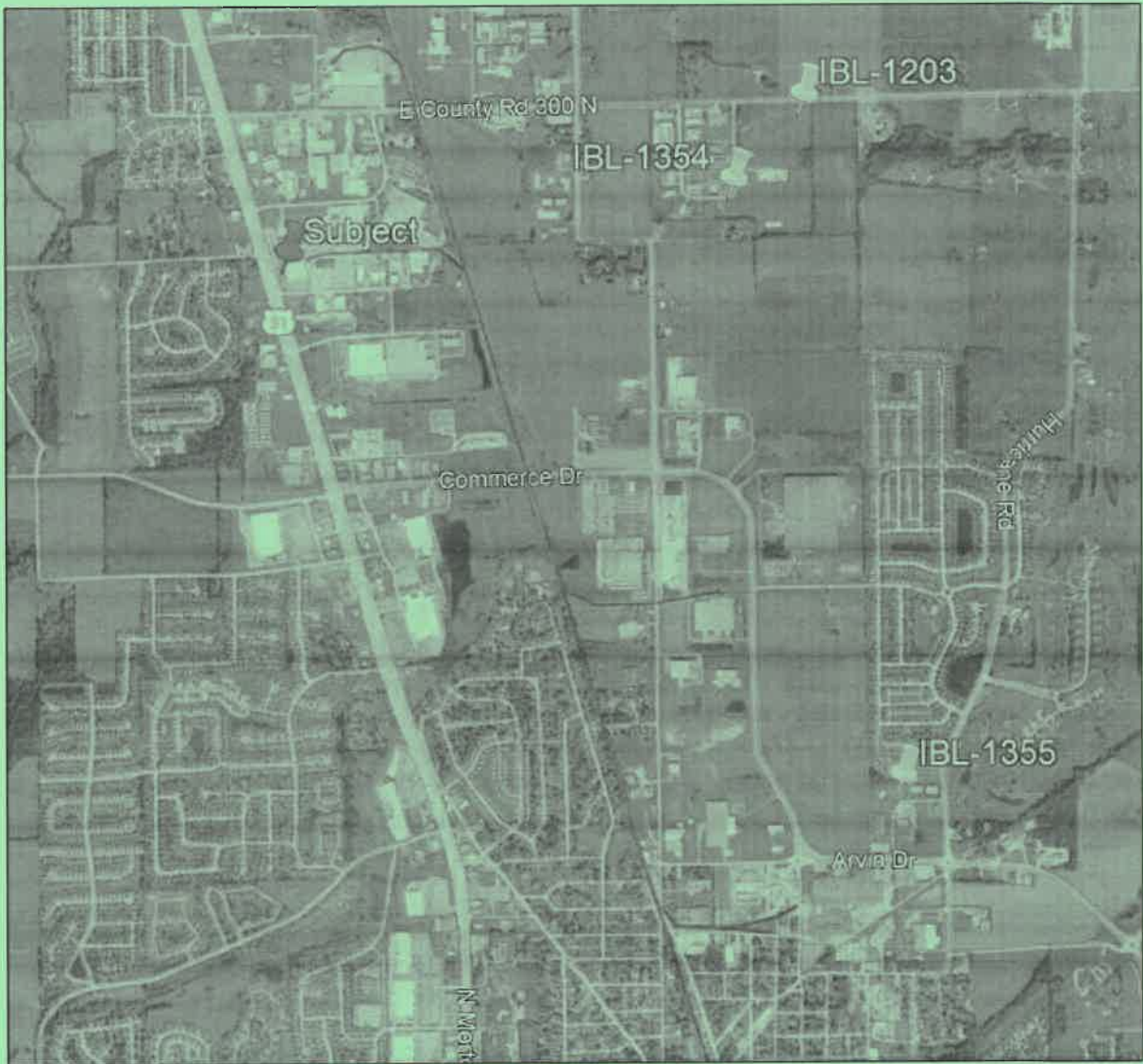
Bare tract in established industrial park on Northeast of Franklin

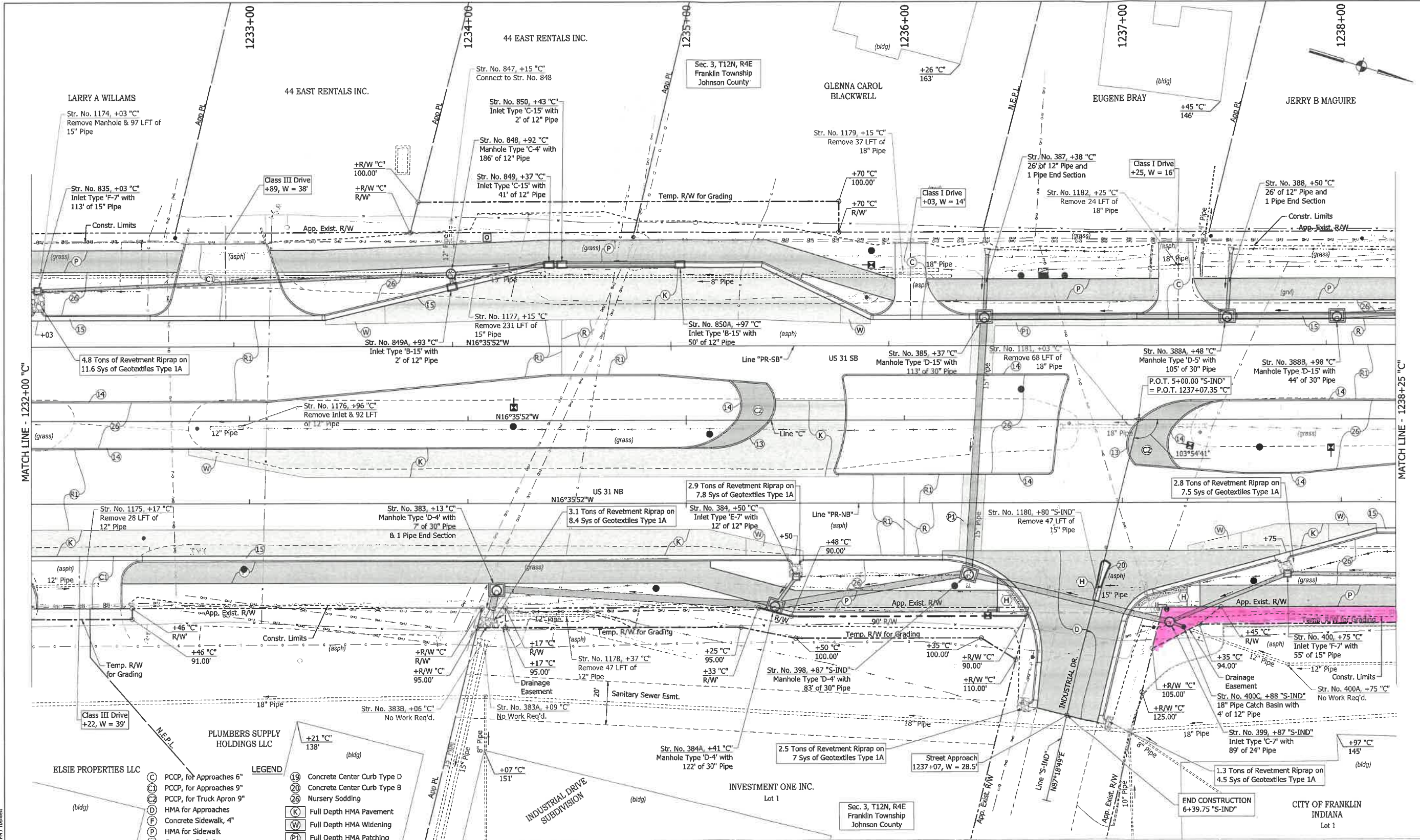
Appraiser Jeffrey D. Taylor
County Johnson
Project US 31

Broker # RB14034089
Township Needham
Insp. Date 9/14/2023

Appraiser Licens CG41700015
Property Type
Number IBL-1355

COMPARABLE SALE MAP





DIRECTORY PATH: C:\Users\jgallagher\OneDrive\Documents\Projects\1237+00\1237+00.dwg
PLANNER: JGALLAGHER
DATE/USER: 9/29/2022 2:19 PM / JGALLAGHER

- LEGEND**
- (C) PCCP, for Approaches 6"
 - (C) PCCP, for Approaches 9"
 - (C) PCCP, for Truck Apron 9"
 - (D) HMA for Approaches
 - (F) Concrete Sidewalk, 4"
 - (P) HMA for Sidewalk
 - (H) Concrete Curb Ramp
 - (13) Concrete Curb Type B
 - (14) Concrete Curb
 - (15) Combined Conc. Curb & Gutter
 - (16) Combined Conc. Curb & Gutter (Dry)
 - (17) Curb and Gutter, Roll Curb
 - (19) Concrete Center Curb Type D
 - (20) Concrete Center Curb Type B
 - (26) Nursery Sodding
 - (K) Full Depth HMA Pavement
 - (W) Full Depth HMA Widening
 - (P) Full Depth HMA Patching
 - (R) Mill & Overlay
 - (R) Mill & Overlay w/Wedge & Level
 - (GP) Grass Pavers
 - (X) Removal
 - (B) Begin LA R/W
 - (E) End LA R/W
- (See Typical Sheet for Additional Details)

- SIGNAL LEGEND**
- Cabinet
 - Handhole
 - ⬮ Pushbutton
 - Signal Pole
 - ⊠ Cantilever Pole
- (See Signal Plans for Additional Details)

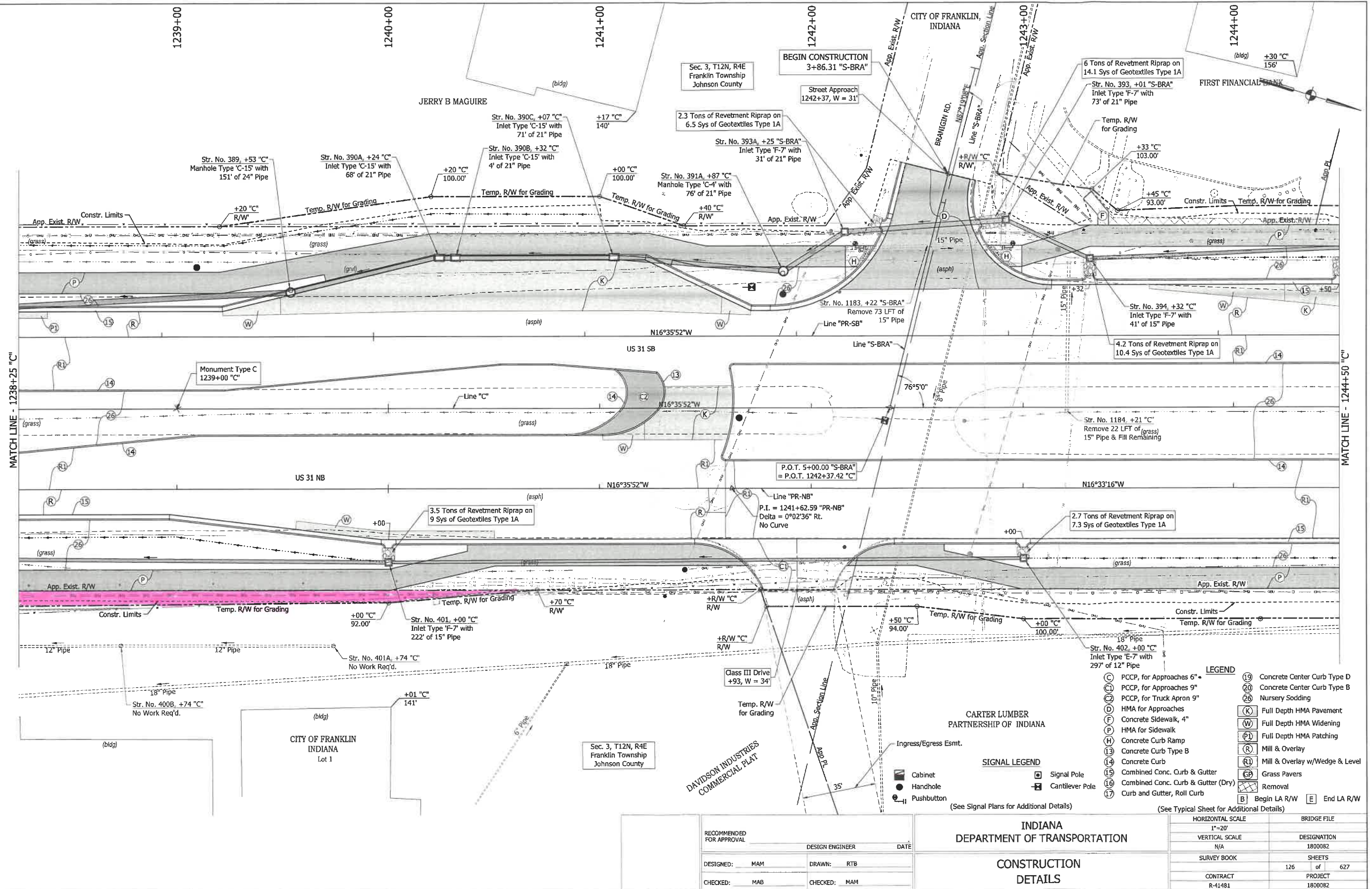
RECOMMENDED FOR APPROVAL		DESIGN ENGINEER		DATE	
DESIGNED: MAM		DRAWN: RTB			
CHECKED: MAB		CHECKED: MAM			

INDIANA
DEPARTMENT OF TRANSPORTATION

CONSTRUCTION
DETAILS

HORIZONTAL SCALE		BRIDGE FILE	
1"=20'			
VERTICAL SCALE		DESIGNATION	
N/A		1800082	
SURVEY BOOK		SHEETS	
		125 of 627	
CONTRACT		PROJECT	
R-41481		1800082	

DIRECTOR PATH : R:\Projects\Franklin, CIVIL\31 Design\CD\Plans
FILENAME : CD-NORTH.dwg
DATE/USER : 9/29/2022 2:19 PM / Tbenett





INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-RE
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

TO City of Franklin, Indiana
Attn.: Mr. Stephen Barnett, Mayor
70 E. Morton Street
Franklin, IN 46131

Date: October 10, 2023

DES. NO.: 1800082
CODE: 6975 PARCEL: 6
ROAD: US 31
COUNTY: Johnson

Dear Mayor Barnett:

It is the policy of the Indiana Department of Transportation, Real Estate Division, to accept for review any evidence of value submitted by the property owner for the purpose of determining fair market value. Any costs incurred from obtaining such evidence, however, is the responsibility of the owner. Acceptable forms of evidence of value include, but are not limited to, appraisals, comparable sales, and cost estimates.

Evidence of value must be supported by factual data and items of damage must be fully documented. Submitted evidence based on these facts is acceptable for review.

Sincerely,

(Signature)

Gina M Hansen, Land Agent
RWS South, Inc.
127 E. Michigan Street, Suite 300
Indianapolis, IN 46204

Phone: 317.781.9723

Email: gina@rwssouth.com

Agent of: The Indiana Department of Transportation

**REAL ESTATE CLAIM-VOUCHER**

State Form 9929 (R10 / 4 -18)

Approved by State Board of Accounts, 2018

Approved by Auditor of State, 2018

INDIANA DEPARTMENT OF TRANSPORTATION

Voucher number

Received date (month, day, year)

VENDOR INFORMATION

Name(s) of vendor

City of Franklin, Indiana

Name(s) of vendor

Name(s) of vendor

Name(s) of vendor

Address (number and street, city, state, and ZIP code)

70 E. Morton Street, Franklin, IN, 46131**AGENCY INFORMATION**

Agency Name

INDOT

Agency Number

800

Project number

800180008200ST5

Code

6975

Parcel

6

PeopleSoft vendor identification

Vendor Location

Description number

1800082**THIS SECTION TO BE COMPLETED BY THE AGENCY**

Fund

Department

Locality

Invoice Date
(month, day, year)

Amount

1099 Code

Gross Amount

\$1,000.00**INDOT ACCOUNTING LINE DISTRIBUTION**

Line	Invoice Number	Account	Program	Profile	Activity	Percentage	Amount
01	20240936						
02							
03							
04							

CLAIMANTS

Pursuant to the provisions and penalties of Indiana Code 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due after allowing all just credits, and that no part of the same has been paid. I also authorize payment to be made as indicated above.

Signature of claimant

Printed name

City of Franklin, Indiana

Date (month, day, year)

Signature of claimant

Printed name

Date (month, day, year)

Signature of claimant

Printed name

By: Stephen Barnett, Mayor

Date (month, day, year)

Signature of claimant

Printed name

Date (month, day, year)

Payment Type - message

Signature of originator

Printed name

Gina M. Hansen, Land Agent

Date (month, day, year)

LIENHOLDER

I hereby sign this claim voucher as lienholder and only certify to the extent of my interest therein and authorize payment to be made as indicated above.

Signature of lienholder

Printed name

Date (month, day, year)

APPROVALS

Instrument approved as to form, preliminary only. Excepting real estate description and subject to title update.

Signature of Deputy Attorney General

Printed name

Date (month, day, year)

Approved by the Indiana Department of Transportation

Signature of Director

Printed name

Date (month, day, year)

Real Estate

Code 6975; Parcel 6

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

City of Franklin

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

70 E. Morton Street

6 City, state, and ZIP code

Franklin, IN 46131

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-					
--	--	--	---	--	--	---	--	--	--	--	--

or

Employer identification number

			-								
--	--	--	---	--	--	--	--	--	--	--	--

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



AUTOMATED DIRECT DEPOSIT AUTHORIZATION AGREEMENT

State Form 47551 (R7 / 5-18)

Approved by State Board of Accounts, 2018

Prescribed by Auditor of State, 2018

* This agency is requesting disclosure of your Federal Identification Number / Social Security Number in accordance with IC 4-1-8-1.
Disclosure is mandatory, and this record cannot be processed without it.

In accordance with IC 4-13-2-14.8, a person who has a contract with the State of Indiana or submits invoices to the State of Indiana for payment shall authorize the direct deposit by electronic funds transfer of all payments by the state to the person.

This form must be completed in order to receive payment from the State of Indiana and any time there is a change in banking information. This form must be accompanied by a W9. If you are changing an e-mail address to receive electronic notifications of EFT deposits, please contact vendors@auditor.in.gov.

☐ New Enrollment

☐ Change of Existing Account

Prior Routing Number: _____

Prior Account Number: _____

SECTION 1:

AUTHORIZATION

According to Indiana law, your signature below authorizes the transfer of electronic funds under the following terms:

Name of Company or Individual (as shown on the account)

Federal Identification Number / Social Security Number *

Address (Number and Street and/or PO Box Number)

City, State, and ZIP Code (00000-0000)

SECTION 2:

DIRECT DEPOSIT INFORMATION

Type of Account:

☐ Checking (Demand)

☐ Savings

☐ Please check this box if your direct deposit will be automatically forwarded to a bank account in another country.

Financial Institution: _____

Routing Number (9 digits): _____

Account Number (maximum 17 digits – include leading zeros): _____

SECTION 3: E-MAIL ADDRESS TO RECEIVE ELECTRONIC NOTIFICATION OF ELECTRONIC FUND TRANSFER (EFT) DEPOSITS *Required

(Please contact vendors@auditor.in.gov to add more than four addresses.)

All future notices of EFT deposits to the bank account specified above will be sent to the following e-mail addresses:

☐ By checking this box, I authorize the information provided on this form to be accurate and I agree with the provisions on the reverse side of this form. I also authorize the State of Indiana to initiate credit entries and to initiate, if necessary, debit entries and adjustments for any credit entries in error to my account indicated above. This authorization will remain in effect until the state has received written notification of its termination and has adequate time to act upon the request.

NAME (type) _____ TITLE _____ TELEPHONE _____

AUTHORIZED SIGNATURE* _____ DATE (month, day, year) _____

* Under IC 26-2-8-106, your electronic signature on this form represents the same legal authority as your written signature.

INSTRUCTIONS:

1. **Complete all three sections and sign and date the bottom of the form.**
Note: If signing electronically, the form must be saved first, and then opened in Adobe Acrobat. For help in creating a digital ID please click [here](#).
2. **File the completed form with the agency that you do business with.**
3. **Retain a copy of the completed form for your records.**

By Signing This Form:

You are responsible for ensuring that this form was approved and instructions above are followed. By signing this form, you represent that it is understood by all parties that, if approved:

1. The State of Indiana must initiate credits (deposits) in various amounts, by electronic transfer of funds through automated clearing house (ACH) processes, to the listed checking (demand) or savings account designated in the financial institution named in Section 2.
2. If necessary, you will accept reversals from the State for any credit entries made in error to the bank account per National Automated Clearing House Association (NACHA) regulations.
3. You may only revoke this request and authorization by notifying the Auditor of State (AOS) by e-mailing vendors@auditor.in.gov or in writing at the following address: **Indiana Auditor of State, 200 W Washington St. Ste 240, Indianapolis, IN 46204**. The authorization will remain in effect until the office has adequate time to act upon the request.
4. A new Automated Direct Deposit Authorization Agreement is required for change in existing account information. The previous account information must be provided. Failure to timely notify the AOS of an account change will delay payment.
5. The State of Indiana and its entities are not liable for late payment penalties or interest if you fail to provide information necessary for an electronic funds transfer and/or you do not properly follow these Instructions.
6. E-mail address(es) must be provided in Section 3 to allow for appropriate application of all payments through Electronic Notification.
7. You acknowledge that it will cause disruption to the notification process if the e-mail addresses provided for electronic funds transfer notification are frequently changed or changed without promptly providing an updated e-mail address to the AOS.
8. You acknowledge that an e-mail notification returned as undeliverable may be removed from the Auditor's e-mail notification system.
9. You are responsible for contacting the AOS if you are not receiving electronic notices of EFT deposits.

Code 6975 Parcel 6

Dear Mayor Barnett,

As a recipient of federal funds, the Indiana Department of Transportation (INDOT) is required to develop a procedure for gathering statistical data regarding participants and beneficiaries of its federal-aid highway programs and activities (23 CFR 200.9(b)(4)).

You are not required to provide the requested information. Submittal of this information is voluntary. This form is a public document that INDOT will use to monitor its programs and activities for compliance with Title VI of the Civil Rights Act of 1964, as amended and its related statutes and regulations. No person shall, on the grounds of race, color or national origin, as provided by Title VI of the Civil Rights Act of 1964 be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its programs and activities.

If you have any questions regarding INDOT's responsibilities under Title VI of the Civil Rights Act of 1964 or the Americans with Disabilities Act, please contact INDOT's Title VI / ADA Program at 100 N Senate Ave, N758-LS, Indianapolis, Indiana 46204 or via e-mail: accessforall@indot.in.gov.

You may complete this form with the assistance of your assigned Right of Way Agent or you may complete the form and return with a postage paid envelope to be provided by the Right of Way Agent upon request.

Date: October 9, 2023 Road: US 31
(please indicate number of individuals for each category)

Gender: Male Female **Ethnicity:** Hispanic or Latino Not Hispanic or Latino

Race: American Indian or Alaska Native
 Asian
 Black or African-American
 Multiracial or other
 Native Hawaiian or other Pacific Islander
 White

Age(s): < 21 22 – 40 41 – 65 65 >

(please check one for each category)

Household Income: ☐ \$0 - \$12,000 ☐ \$12,001 - \$24,000
☐ \$24,001 - \$36,000 ☐ \$36,001 - \$48,000
☐ \$48,001 - \$60,000 ☐ \$60,001 +

Disability: ☐ Yes ☐ No **Limited English Proficiency:** ☐ Yes ☐ No