



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

March 21, 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 February 21, 2023 minutes. Josh Prine seconded. Passed unanimously, 5-0.

Approval of Claims – Mr. Prine made a motion to approve the claims from January and February. Ms. McGuinness seconded. Passed unanimously, 5-0.

Old Business

Resolution 2023-11: E. Jefferson Street Sidewalk Project – This was tabled at the last meeting. City Engineer Mark Richards explained that the bids from the January opening came in approximately 50% higher than the engineer's estimate and INDOT found them to be un-awardable. They have been placed back on the April letting. The engineer's estimate was revised upward based on the January bids, so the cost of the project will increase. INDOT will fund up to 80% of the amount above \$650,000. If \$650,000 is subtracted from the \$1.1 million low bid, \$450,000 remains. INDOT will pick up 80% of that additional cost. Franklin will be responsible for the other 20% match. The RDC was asked to fund the 20%. With a safety margin, a \$200,000 appropriation was requested. BJ Deppe asked if E. Jefferson Street residents are aware of the project, and Mr. Richards confirmed. The construction is projected to be complete by the end of November.

Mr. Deppe made a motion to approve the resolution. Paul Buening seconded. Passed unanimously, 5-0.

Update: Economic Development Agreement with DHL – Krista Linke reported a delay in this project as they are still negotiating purchase price. Once determined, it will proceed to Board of Works.

New Business

Mayor's 2023 Projects – Mayor Steve Barnett presented a summary of projects for 2023 projects.

Paul Hand Roundabout: Memorandums of Agreement with Whiteland and Johnson County for shared funding – The city has one corner and the county has jurisdiction of the three other corners along with Whiteland to the east as well. The north side of Paul Hand is in the county's TIF, so they plan economic development in that area. Mayor Barnett reported that the county and Whiteland have asked Franklin to bring a first draft EDA to them in a public meeting for involvement in this project, Whiteland for approximately \$750,000 and the county maybe \$500,000, with Franklin covering the remainder. The county is also seeking to upgrade Paul Hand going further east. Mr. Huddleston and Mayor Barnett will work together on the resolution for consideration at the April meeting.

Other Business

January 2023 Financials – In the TIF Control Fund the beginning balance for the year is \$2,627,000. Cash balance for the beginning of the year is \$3,334,000. Ms. Linke reviewed other report details. Based on approved projects so far, cash balance at yearend would be approximately \$2.7 million. Approximate yearend balance in the US 31 TIF would be \$332,000.

March 2023 Cash Flow Analysis Worksheet – Ms. Linke condensed the worksheet from quarters to accommodate other funding sources. She highlighted specifics from the report. Projected total funds balance for the I65 TIF at yearend is just over two million and the US 31 TIF of \$358,000.

Public Comment and Announcements

Dana Monson reported that EDC has been working through compliance reports. Employee counts are coming in lower and wages higher.

Les Tabling has been posting city meeting agendas on Franklin Chat.

Mayor Barnett announced that Jefferson Street will be shut down May 30 for 24 hours so the railroad can conduct some repairs. Earlywood will be shut down June 6 for 24 hours as well. The mayor does not believe the community is in any danger from the need for repairs. Mr. Deppe suggested signage directing traffic through a detour on those days.

Adjournment

Respectfully submitted this 18th day of April, 2023.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member