



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

April 18, 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 March 21, 2023 minutes. Josh Prine seconded. Passed unanimously, 5-0.

Approval of Claims – Paul Buening made a motion to approve the claims from March and April. Ms. McGuinness seconded. Passed unanimously, 5-0.

#### **Old Business**

**East Jefferson Street Sidewalk Project Update** – City Engineer Mark Richards reported that INDOT held the letting for this project last Wednesday. A single bid was received for \$1.585 million. That was 25% over the estimate and found to be not awardable per Indiana statute. Mr. Richards spoke with the INDOT local public agency representative at the central office last week. In opposition to the original concern that federal funds might be lost for the project, that is not imminent. It is not likely without some notice from federal highway administration that would give a few months lead time. The strategy at this time is to hold the project and put it on the October letting. This could be beneficial as contractors are typically looking for work for the following year. This would hopefully bring in better pricing and find supply chain issues bettered. This will move construction to 2024. Four projects were on that letting for public agency sidewalk reconstruction, and not one was found to be awardable. Mr. Wertz asked if there was any identifiable reason for the higher quotes. Mr. Richards said they are going to try to speak to the contractor for the submitted bid to learn of their concerns. If a successful bid is

received in October, the local match will be appropriated by 2023 yearend and not require encumbrance. The project is for Jefferson Street between Forsythe to Milford. Mr. Richards identified that there are sidewalks in the eastern part of the project area, but infill work will be done where they don't exist. Mr. Deppe asked if they could be done simultaneously as one project. Mr. Richards explained that it would add to the cost for maintenance of traffic with mobilization and demobilization. If a successful bid can't be secure in the next letting or two, it may have to become a 100% local project and over a longer period of time.

**Update: Economic Development Agreement with DHL** – Krista Linke reported that DHL is still working to purchase the property but that things are slowly moving forward.

**Paul Hand Roundabout Funding Update – Mayor Barnett** – The commissioners are interested and are certain of a \$500,000 contribution and are looking for an additional \$250,000. Their attorney and Dustin Huddleston will work together on an EDA. The terms would be to put the \$750,000 in to escrow 30 days before the letting. Mayor Barnett and Dustin Huddleston will meet to begin work on the EDA for the agenda next month. Whiteland desires to participate as well. Mayor Barnett desires to wait a couple months to make the ask of Whiteland's RDC after they've had time to recover from their tornado damage.

DHL is going to give two million dollars to Paul Hand Road reconstruction. The roundabout will be constructed regardless of DHL's participation. The letting will be December of this year for construction in 2024. Paul Hand Road, Paul Hand roundabout and Earlywood roundabout will attempt to be bid concurrently. The hope is this will bring better pricing and better coordination of traffic movement.

Mr. Prine made a motion to authorize Mr. Huddleston to prepare the EDA. Mr. Deppe moved to approve. Ms. McGuinness seconded. Passed unanimously, 5-0.

### **New Business**

**2022 RDC Annual Report – Jayne Rhoades, Clerk-Treasurer** – This report was filed on behalf of RDC through the Gateway. It will be presented to City Council at their next meeting.

### **Other Business**

**March 2023 Financials for I65 and US31 TIFS** – Ms. Linke highlighted some things added to the I65 report. Through March \$1.2 million was paid which would give \$7.5 million cash balance at yearend. Remaining appropriations are \$5.398 which would leave yearend estimated cash balance of \$2.1 million. Mr. Wertz asked if December's estimated tax was conservative. Ms. Linke explained it to be the actual amount received in December 2022. In May 2022 \$2.5 million was received. Ms. Linke believed some of the taxes to have been paid upfront rather than half and half. Overall it is the same amount of revenue anticipated.

**US31** -- \$552,000 would be the yearend cash balance.

**April 2023 Cash Flow Analysis Worksheet** – Ms. Linke pointed out report updates and changes.

### **Public Comment and Announcements**

Mayor Barnett announced the letting for the Graham Road extension in mid- to late May. \$500,000 is coming from Cold Summit and \$150,000 READI Grant. A READI grant was also awarded in the amount of

\$220,000 for the Graham Earlywood roundabout. One million dollars was also received from Community Crossings.

Dana Monson announced Discover Downtown Franklin's receipt of an OCRA grant of \$24,000 allowing them to hire a Farmers Market Manager and a fulltime Economic Vitality Specialist for marketing and downtown business relations.

Rob Shilts reported progress on the Artcraft repairs. They hope to re-open the end of April.

Amanda Rubadue has seen a small drop in new project submittals but movement forward in already submitted projects.

David Clendening just returned from the school Endress-Hauser trip to Europe and they return to Kuji in October.

Les Tabling is excited about a Greg Potter designed mural featuring animals for Pet Elves Rescue.

**Adjournment**

Respectfully submitted this 16<sup>th</sup> day of May, 2023.

**CITY OF FRANKLIN REDEVELOPMENT COMMISSION**

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Richard Wertz, President

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Anne McGuinness, Vice President

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Brian J. Deppe, Secretary

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Paul Buening, Member

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Josh Prine, Member