



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

April 16, 2024

Members Present:

Anne McGuinness
BJ Deppe
Paul Buening
Josh Prine
Kristi Ott

Vice President
Secretary
Member
Member
School Board Representative

Others Present:

Krista Linke
Dustin Huddleston

Community Development Director
Legal Counsel

Call to Order:

Anne McGuinness called the meeting to order at 8:04 a.m.

Roll Call & Determination of Quorum

Approval of Minutes – Paul Buening made a motion to approve the March 19, 2024 minutes. Josh Prine seconded. Passed unanimously, 4-0.

Approval of Claims – Mr. Prine made a motion for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Old Business

Resolution 2024-08: Graham Road Extension Project \$421,685 – City Engineer Mark Richards announced this resolution for Graham Road engineering and design for construction of Graham Road between Paul Hand and Earlywood Drive to have been discussed at last month's meeting. The contract was approved by Board of Public Works and Safety at their April 1st meeting subject to approval of funding by the RDC. A public hearing was held. Mayor Steve Barnett gave an update on Whiteland's side of Graham Road. Mr. Richards further explained that this project will be a full reconstruction of Graham Road and includes the relocation of Canary Ditch running along the west side of Graham Road. It has to be moved further off the roadway in order to provide a safety component for cars traveling on Graham Road. Design and land acquisition will be through the end of 2025 and go to construction in 2026. Ms. Linke identified that the two years are on the cash flow. The public hearing was closed. Mr. Buening moved for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Resolution 2024-09: US 31 Project \$72,000 – This resolution was introduced at last month's meeting. Ms. Linke explained that there were some unencumbered funds remaining in several resolutions as it

was not anticipated that they would be needed. There were a few changes to right of way work and engineering. A public hearing was held with no respondents. BJ Deppe moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

New Business

US 31 Interlocal Agreement Addendum #1 – This agreement with INDOT was signed through Board of Works, City Council and RDC several years ago. This obligated Franklin to provide preliminary engineering funding at \$3.2 million. The original funding for the project was a total of \$48,481,874 with Franklin providing \$3.2 million design funding. INDOT, under this agreement, would be picking up the costs for all other services. The project cost has increased over the last several years to \$62,076,395. INDOT approached Franklin last fall to request some value engineering be performed to see where costs might be cut. \$7.5 million was found to cut. INDOT asked Franklin to pick up additional construction costs for the facilities requested by Franklin including pedestrian facilities and lighting. Franklin will pick up \$1,196,500 in additional costs. This does not include any other costs to be picked up by INDOT. INDOT has agreed to a contribution of \$326,000 towards additional design fees related to the value engineering and some other design services requested by INDOT. Franklin's contribution will come from EDIT tax funds. The Board of Works and City Council approved the contract on April 1. Mr. Prine moved for approval of the contract. Mr. Buening seconded. Passed unanimously, 4-0.

Other Business

March 2024 Financial Reports

Integrated TIF – Year to date expenditures are just over \$2,094,656. Remaining appropriations are \$4,487,036. If all resolutions were spent, the estimated year end cash balance would be \$3,425,000.

US 31 TIF Districts – Estimated year end cash balance would be \$762,000.

April 2024 Cash Flow Analysis Worksheet – Ms. Linke highlighted some report modifications.

Public Comment and Announcements

Dana Monson reported annual tax abatement compliance reports almost completed.

Rob Shilts announced the 20-year anniversary of Franklin Heritage owning and operating the Artcraft Theatre.

Adjournment

Respectfully submitted this 21st day of May, 2024.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member