



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

March 15, 2022

Members Present:

Richard Wertz	President (by phone)
Anne McGuinness	Vice President
BJ Deppe	Secretary
Ken Austin	Member
Paul Buening	Member
Kristi Ott	School Board Representative

Others Present:

Dana Monson	Community Development Specialist
Rob Schafstall	Legal Counsel

Call to Order:

Anne McGuinness called the meeting to order at 8:00 am.

Approval of Minutes

BJ Deppe made a motion to approve the February 15, 2022 minutes. Paul Buening seconded. Passed unanimously by roll call vote, 5-0.

Old Business

Shell Gas Station – 237 W. Jefferson Street – Rob Schafstall tried to send this out last week but was unsuccessful. He will resend after the meeting to receive any comments from the board. He will follow up and send to the gas station owners. It is an easement allowing the owners to place their pedestrian ramp on a small section of the amphitheater parking lot. It has the same insurance requirements as the city's standard contractor requirements. It has indemnification and hold harmless requirements. It has various administrative provisions regarding when they can construct and how. Mr. Schafstall discussed this with Mayor Steve Barnett, and it was his desire the city retain ownership.

New Business

Resolution 2022-08: Jim Black Road Project \$332,549 – Dana Monson reported the bid received totaled \$237,549 for the RDC portion. There was an additional \$95,000 from CrossRoad Engineers for the design. Ms. McGuinness opened a public hearing. There were no respondents. The public hearing was closed. Ken Austin made a motion for approval. Mr. Buening seconded. Passed unanimously by roll call vote, 5-0.

Resolution 2022-09: Graham Road and Commerce Drive RAB Project \$1,773,195 – Ms. Monson introduced this project at \$1,477,195. There will be an additional \$100,000 for the bypass road and \$196,000 CrossRoad Engineers. Ms. McGuinness opened a public hearing. There were no respondents.

The public hearing was closed. Mr. Buening made a motion for approval. Mr. Deppe seconded. Passed unanimously by roll call vote, 5-0.

Other Business

February 2022 Financial Reports for Amended and Integrated TIF – There were no project changes from last month, only dollar amounts were updated.

RDA Lease Bond – The park impact fee now has a portion for the Young's Creek redevelopment area. Chip Orner has it in the budget at \$172,000 which will cover the overages. The board of works is paying for the \$75,000 to CRE for the supplemental design since the project lasted so long. The IAWC reimbursement is for work being done by the water company. Contract amounts are all updated. The total playground cost is \$525,000 with expenditures to date shown.

US 31 TIF Bond – The negative bond balance of \$639,061.62 from the RDA Lease Bond report has been updated on this report at the bottom under 2022 Expenditures. Since the projected fund balance is \$1,326,561, part of the construction cost for the Simon Road roundabout will have to be paid by the Board of Works.

March 2022 Cash Flow Analysis Worksheet – Changes from last month have been highlighted in yellow.

Public Comment and Announcements

Amanda Rubadue reported on a meeting they had last week to bring together local business and education leaders regarding workforce.

Adjournment

Respectfully submitted this 19th day of April, 2022.


Richard Wertz, President


BJ Deppe, Secretary