



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

April 18, 2022

Members Present:

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

Others Present:

Krista Linke	Community Development Director
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Call to Order:

Richard Wertz called the meeting to order at 8:01 a.m.

Approval of Minutes

BJ Deppe made a motion to approve the March 15, 2022 minutes. Anne McGuinness seconded. Passed unanimously, 5-0.

Old Business

Shell Gas Station – 237 W. Jefferson Street – Mr. Deppe reported that Rob Schafstall sent the document to him to review. He offered suggestions that Mr. Schafstall incorporated. Even though Mr. Deppe's preference was to turn the title over to them, he is in support of approving it subject to Mr. Schafstall's final approval. Mr. Deppe made said motion and Paul Buening seconded. Passed unanimously, 5-0.

New Business

US 31 Supplemental Agreement Number 2 with CrossRoad Engineers – Mark Richards reported that a request for a second supplement has been received from CrossRoad Engineers. The project is from South Main Street to Israel Lane. This supplement would increase the contract amount by \$103,074. The scope of the additional work is some additional services for preparation of the environmental document required by INDOT and federal highway. Also is an increase in the number of right-of-way parcels. The environmental document work is \$29,505. The additional right-of-way work is \$73,569. The original contract amount was \$100,000 approved by RDC to get CrossRoad Engineers started on the design. The first supplement was \$3,178,340 for the design phase through the preparation of right-of-way documents. INDOT will take over at that point and acquiring the right-of-way which is already underway. The total contract price will not exceed \$3,381,414 if the supplement is approved. Mr. Richards requested the RDC to ask staff to prepare a resolution to appropriate the funds for the next meeting. Krista Linke has already accounted for approximately \$100,000 in her cash flow documents, so this will exceed it by \$3,074. Letting is scheduled for December 2022 or January 2023. Construction will

begin in 2023. There are three phases to the project. Phase 1A is replacement of the culvert structure at Canary Ditch just south of Walmart. Concurrent with this is Phase 1B which will start at the south end of the project near South Main Street. This will occur during 2023. During 2024 the center portion of the project, Phase 2, will be underway. In 2025 the project will be completed up to Israel Lane. Ken Austin asked if this ask represented something that was missed initially. Mr. Richards responded that the additional \$29,000 was for additional work required by federal highway. It was work not anticipated when the contract was drafted. The cost of additional right-of-way is encountered when going through the design phase and determine where it is actually needed. The commission agreed by general consensus to have the resolution prepared by the next meeting.

Other Business

RDA Lease Bond – Krista Linke highlighted supplementals included from Mr. Richards report. The report has been redistributed to show groupings by project. She additionally pointed out the status of several different individual projects.

US 31 TIF Bond – Commerce Drive and Simon Road is the only outstanding project other than the bond. The projected yearend funds balance is just over a million dollars.

Mr. Wertz sought confirmation that the amphitheater is set to open May 20. Ms. Linke confirmed.

Amended and Integrated TIF District – March interest received and expenditures were updated. It leaves an estimated cash balance of \$1.783 million at yearend.

April Cash Flow Analysis Worksheet – Ms. Linke highlighted changes on the written report. There were no project changes, so the report reflects actual numbers through the first quarter.

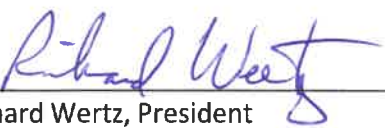
Public Comment and Announcements

Dana Monson announced the May 6 ribbon cutting at 4:00 p.m. for the downtown street pole banners.

Adjournment

Tour of Young's Creek Park (Amphitheater)

Respectfully submitted this 17th day of May, 2022.


Richard Wertz, President


BJ Deppe, Secretary