



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### REDEVELOPMENT COMMISSION

May 17, 2022

#### **Members Present:**

Anne McGuinness

Ken Austin

Paul Buening

Kristi Ott

Vice President

Member

Member

School Board Representative

#### **Others Present:**

Krista Linke

Community Development Director

#### **Call to Order:**

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

#### **Approval of Minutes**

Paul Buening made a motion to approve the April 19, 2022 minutes. Ken Austin seconded. Passed unanimously, 3-0.

#### **Old Business**

Shell Gas Station Agreement Update – Rob Schafstall sent the agreement to the owner two months ago and has not received a response yet. He will follow up. Mayor Steve Barnett said he has spoken with the owner, and they are on hold at this time due to floodway concerns at the site being worked on with the Planning Department.

#### **New Business**

**No Excess TIF Notice to Johnson County Taxing Units** – This is the notification letter to all other taxing entities in Johnson County that must be reviewed and voted on annually by June 15. Mr. Austin made a motion for approval with a second from Mr. Buening. Passed unanimously, 3-0.

**2021 Gateway TIF Management Report** – This is a required report for the online portal generated by the Clerk-Treasurer and required to submit to the gateway. It is a listing of the year's activities and accounting of finances. Jeff Peters reviews it annually. The deadline for it has been met.

**Resolution 2022-10: US 31 Design Contract – Supplemental #2 (\$103,074)** – City Engineer Mark Richards explained the increase to be to cover costs associated with preparation of the environmental document. It is more in depth than originally planned. INDOT has been told any projects within Johnson County need to have a higher level of review and documentation. The cost is also attributable to additional number of required right-of-way parcels to cover right-of-way engineering typically paid on a per parcel basis. The preparation and advertisement of the resolution was not completed in time for this meeting. If it is time sensitive, consideration could be given to paying it out of the bond which

would not require an advertised resolution. Mr. Richards said it could wait until next month. Mr. Schafstall will prepare the resolution for the next meeting.

**Franklin Development Corporation and Discover Downtown Franklin – Alley Activation Project** – Krista Linke explained economic development fees collected annually through granted tax abatements. They are distributed to a non-profit active in economic development. This year two grant proposals were received. One was for Discover Downtown Franklin for an alley activation project and the second for Franklin Development Corporation for 650 Hurricane Street to make that project more affordable due to rising costs. EDC made a recommendation to City Council to split equally the available \$33,000 between the two organizations. The alley installation project is located in the TIF district. Possibly FDC could pay for that project out of existing FDC programming funds without requesting any additional funds from RDC. The full EDC fees could be given to the FDC to help with the rebuild of 650 Hurricane Street since it is outside the TIF district. The City Council approved the full fees being given to the FDC contingent upon the RDC agreeing to allow the FDC to fund the DDF alley activation project.

Mr. Buening expressed his support without further questions or any reservations. Mr. Austin concurred and supported the better product of the hemmed edge nylon star option for quality and longevity. DDF Director Jess Giles gave an overview of the alley activation project highlighting various county entities in celebration of the bicentennial. The desire is for placement in the Artcraft alley, and it is important for the structure to be independent from the historic facades. There are six freestanding steel structures with steel cables from which the different colored stars would hang. They will also be treated with a black light paint for nighttime glow. It is modeled after the Batesville umbrella alley which they used for 11 years.

Mr. Austin made a motion to approve. Mr. Buening seconded. Passed unanimously, 3-0.

**Yandes Street Reconstruction Project Update** – Mr. Richards reported that the project was let on May 5 with the low bidder being Beatty Construction out of Boggstown, Indiana. The quote was just over four million dollars. It includes \$471,000 in waterline relocation and being paid by Indiana American Water. The city is paying the local match of just under \$1.7 million. The payment will be taken to INDOT today. IAW will reimburse the city for their costs. The project will begin as soon as the contractor schedules a pre-construction meeting with INDOT and other interested parties. Completion is projected for the end of 2023. The reuse of bricks has been eliminated. The use of new bricks saves about \$500,000. Lighting and sidewalks are included. The project starts at Jefferson Street and goes up to Ohio and includes Madison Street between Yandes and Depot Street. Total MPO funding for the project is \$2.23 million. Mayor Barnett added that the project is approximately \$2.7 million in reimbursements from grants and IAW. The city's portion is \$1.3 million. Mayor Barnett explained the desire to ask the RDC for \$600,000 since Bartram Parkway is on the RDC list and it is come in less than planned for, so remaining funds could be transferred. A resolution will be prepared for the next meeting.

#### **Other Business**

**April 2022 Integrated TIF Financial Report** – Ms. Linke reported that \$1.678 million is the lowest of the two disbursements received last year. Remaining approved appropriations are \$3,668,000. If all were spent by yearend \$1.7 million would remain.

**2019 RDA Bond: April 2022 Financial Report** – Ms. Linke highlighted an update of the US 31 design contract. Additionally was the Young's Creek development area. The negative bond balance is \$354,000.

**April 2022 US 31 TIF Financial Report** – The biggest change is the negative bond balance. The US 31 TIF district is scheduled to receive approximately \$765,000 for the year. Expenditures are just over one million dollars. It leaves a projected fund balance at yearend of \$1.4 million. Mayor Barnett added that the negative balance will be paid by either the Board of Works or the park bond. Ms. Linke reminded that the negative bond balance is desired as the bond has to be spent in its entirety within the three-year timeframe.

**May 2022 Cash Flow Analysis Worksheet**—Ms. Linke highlighted specific changes.

**Public Comment and Announcements**

Young's Creek Amphitheater Park Ribbon Cutting – Friday, May 20<sup>th</sup> @ 10:00 a.m.

Dana Monson reported on the banner installation.

Ms. Giles announced Strawberries on the Square for May 27 from 11 a.m. until run out, usually approximately 9 p.m.

Mayor Barnett announced a visit by the Indy Chamber to Franklin College on June 3 for a breakfast and interview. Ms. Linke will forward the reservation link to board members.

**Adjournment**

Respectfully submitted this 21st day of June, 2022.

  
Richard Wertz, President

  
BJ Deppe, Secretary