



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

July 20, 2021

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
Rob Schafstall	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 8:00 am. A moment of silence was observed for Marty Williams.

Approval of Minutes

BJ Deppe made a motion to approve the June 15, 2021 minutes. Anne McGuinness seconded. Passed unanimously, 5-0.

Old Business

New Business

Redevelopment Commission's Appointment to the Franklin Development Corporation Board –

Amanda Ott completed Steve Woods' two-year term, and it ends this month. She is agreeable to another term if the RDC chooses. Mr. Deppe made a motion to reappoint Ms. Ott. Paul Buening seconded. Passed unanimously, 5-0.

Tax Impact for Annual Presentation to Taxing Units: Jeff Peters – It is a requirement that the RDC give an annual presentation to the underlying taxing units that are impacted by RDC activities in the establishment of allocation areas. Part of the presentation is to show a tax impact of the underlying units. Today's report includes Franklin and Needham Townships as Franklin has allocation areas that fall in both townships. There are different rates in each township so different tax impacts. Mr. Peters continued his presentation with a written report submitted as an exhibit during the meeting and available to the public.

Krista Linke explained that by requirement RDC invited the overlapping taxing units to this annual presentation. Mr. Peters will also present again at City Council's August 2nd meeting. Ms. Linke has also e-mailed the report to them and has received no questions or feedback.

Resolution 2021-04: \$371,375 for the Commerce Drive and Simon Road Roundabout Project – This will be paid for out of the US 31 TIF District. City Engineer identified this to be a 2023 construction project. Design will begin as soon as a contract is signed. The design portion including right-of-way services is \$181,375. Also included were the inspection fees of \$190,000. Mr. Deppe clarified that it does not cover actual construction, and Mr. Richards confirmed. Construction costs are predicted to come in around the \$1.5 million range. Construction will be done during June and July.

A public hearing was held with no respondents. Ken Austin asked what percentage increase there is on construction costs for roundabouts over the last two years. Mr. Richards replied that none have been seen up until now. The public hearing was closed. Mr. Buening made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

Other Business

June 2021 Financials – The property tax disbursements were received from the county in the amount of \$2,250,508.34. She highlighted other amounts related to the sale of the shell building. Year to date expenditures through June were \$942,000. Estimated cash balance if all projects were paid out by year end would be \$2,980,000. Mr. Wertz confirmed that RDC will not pay the second loan payment on the shell building.

US31 TIF District – In May the north allocation area received \$206,600 and the south area \$211,972. There is a development planned for the northwest corner of Commerce and US31 included in the north allocation area, so as the property develops the proceeds will come in to the north allocation area. Cash balance is \$961,000.

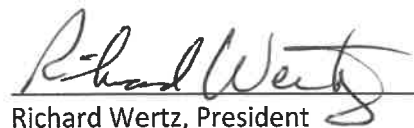
RDA Bond – The negative balance is due to the projects accounted for that are to come out of the US31 TIF District.

July 2021 Cash Flow Analysis Worksheet – Commerce and Simon Road roundabout will be removed. The claim of \$45,503 for the Oren Wright parking lot was processed this week. Jim Black Road Phase Two has been added to projects under consideration. It will be done in two phases and there is the possibility of a Community Crossing grant.

Public Comment and Announcements

Adjournment

Respectfully submitted this 17th day of August, 2021.


Richard Wertz, President


BJ Deppe, Secretary