



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

November 16, 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.

Approval of Minutes

Anne McGuinness made a motion to approve the October 19, 2021 minutes. Paul Buening seconded. Passed unanimously, 5-0.

Old Business

New Business

Resolution 2021-17: Franklin Development Corporation \$100,000 – Mr. Wertz opened a public hearing. Rob Schafstall identified a typo in paragraph one, reading \$300,000 when it should read \$100,000. The public hearing was closed. Ms. McGuinness made a motion to approve the resolution with the correction of the typo. Ken Austin seconded. Passed unanimously, 5-0.

There was also a grant agreement between the RDC and FDC. A motion to approve the agreement was made by BJ Deppe and seconded by Mr. Buening. Passed unanimously, 5-0.

Resolution 2021-18: Commerce Drive and Graham Road Roundabout Right-of-Way \$18,000 – Mr. Wertz opened a public hearing. There were no respondents and the public hearing was closed. City Engineer Mark Richards identified this to be for right-of-way acquisition. There are four pieces required, one in each quadrant, and it is fairly straightforward and low cost. The project will go to construction next year. Mr. Buening made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

Yandes Street Reconstruction Project Letting November 17th – Once awarded, Mr. Richards explained that INDOT will send an invoice for the local match. The expectation is 30 days for payment. The letter

is anticipated within the next week to 10 days. A resolution will be required for this at the next meeting. Mr. Austin asked what the amount of the 20% would be. The cash flow reflected an estimate of \$400,000. The latest estimate on the cost of the project is that it will be \$150,000 higher. Based on the estimate, the city's local match will be \$550,000.

Other Business

October 2021 Financial Reports – Ms. Linke reported expenditures through month-end to be \$3.6 million, leaving a cash balance of \$3.9 million. Remaining approved appropriations are \$1.3 million, leaving \$2.6 million at year end.

US31 TIF District – Both bond payments for the year have been made. Two resolutions have been approved. Expenditures to date are \$596,000. Year-to-date \$5.4 million has been spent out of the bond.

Mr. Richards gave an update on the amphitheater. Sod starts being laid today in the circular drive area and should take a day or two. Restrooms and green room are complete. The concrete floor is almost complete. Completion of the splash pad and playground is anticipated for the spring. Final completion should be around May 1, approximately three weeks before the first scheduled event. Ms. Linke offered to coordinate an RDC tour of the project.

November 2021 Cash Flow Analysis Worksheet – Ms. Linke distributed a map of all the city roundabouts prepared by Mr. Richards. The design and inspection of the Commerce roundabout is being paid for by the Board of Works.

Public Comment and Announcements

Kristi Ott announced that Dr. Clendening was named state superintendent of the year and is in the running for the national recognition.

Amanda Rubadue said interest inquiries are up.

Rosie Chambers announced that Dr. Clendening is the speaker for the chamber luncheon Thursday.

Rob Shilts reported that the Artcraft is going to be opening up their capacity for Christmas movies and their sponsorship party the first weekend in February will be live.

Mayor Steve Barnett expressed anticipation for projects coming next year.

Kim Kasting thanked RDC for their approval and announced that the Circle Drive project should be complete soon. Ms. Linke invited the commission to visit between 8-9 a.m. Thursday.

Ms. Linke announced the 64th Holiday Lighting on Dec. 4 and that Winter Market will be outside on North Main Street.

Adjournment

Respectfully submitted this 21st day of December, 2021.



Richard Wertz, President



BJ Deppe, Secretary