



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

September 15, 2020

Members Present:

Richard Wertz	President
Paul Buening	Vice President
BJ Deppe	Secretary
Ken Austin	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.

Approval of Minutes

BJ Deppe made a motion to approve the July 21, 2020 minutes. Paul Buening seconded. Passed unanimously, 4-0.

Old Business

Current Project Updates –

Forest Road (Formerly CR 525 E) – City Engineer Mark Richards reported this contract to have been awarded to Dave O'Mara Contractor, Inc. for \$842,697. The engineer's estimate was slightly under \$1.325 million. The state awarded a community crossings grant for 50% of the estimated cost. The grant was approximately \$662,000. The final PO for the project was issued by the state for half the contracted amount which was \$421,000. The state sees a savings of about \$240,000 and RDC will also see a similar savings in what they appropriated. \$45,000 of the savings will be used for ROW purchases. There were four parcels and three property owners. ROW also had to be secured from developer Mac McNaught, and he has donated that required ROW. The road will close next Monday and is contracted to open on or before November 20. The surface layer of asphalt and pavement markings may extend into next year depending on weather. Utility coordination process is complete. Minimal conflicts have identified and relocations are in process. Johnson County REMC has committed to locating its facilities underground.

West Jefferson Street Trail Project – This is substantially complete as of September 9 with the exception of some landscape plantings and punch list items. The plantings will be completed during the appropriate fall and spring planting seasons.

Westview RAB Project – This is substantially complete as of September 4 following the installation of lighting and the new traffic signal at Drake Road. The landscape plantings will be completed during the appropriate fall and spring planting seasons. The traffic accident on the morning of September 5 caused significant damage to the walls and center monument. The driver is insured. The repairs should be

covered by the driver's insurance and the contractor, so there should be no city involvement.

S. Main Street Project – This is estimated to be 55% complete. There is an unresolved utility conflict with CenturyLink. The utility should complete their relocations by the end of the week. Substantial completion should be this year. CenturyLink has been notified that the city will submit claims to them for any project delay charges incurred. The contractual completion date is November 3. It is likely to be extended to around Thanksgiving due to delays caused by CenturyLink. They found unforeseen conditions and had to redesign their relocations. They will be held responsible for the delays. This has been a pattern with CenturyLink.

Young's Creek Redevelopment Area (Amphitheater) Project – Construction will begin Monday, September 21. The construction in a floodway permit was received on August 31. The Farmers Market parking lot will be seal coated under a separate project. The work will be limited to portions of the lot not disturbed by the amphitheater construction. The first pay estimate for a little over \$74,000 has been submitted. This is largely related to demolition costs and a few additional lump sum items. Access to the Farmers Market parking lot will be restricted from Monroe Street as of September 21. Access to the west annex lot will not be restricted from Monroe Street.

New Business

Farmers Market Parking Lot Sealcoating and Striping – Mr. Richards reported that the city issued a contract to Robertson Paving last week. Sealcoating of some trails, the Water Street parking lot and the Farmers Market parking lot will be done. The parking lot will also be crack sealed and receive new pavement markings. The total amount of the contract all in is \$62,000. The Farmers Market lot will be \$9,125. Krista Linke added this will be paid for out of the RDC utilities and maintenance budget.

Shell Building Update – Cushman and Wakefield: – Broker Don Tribec reported reasonably significant interest in the building. Four prospects have received initial information. There are additionally two active tenant prospects with whom they are working. Incentive proposals have been prepared by the mayor and given to one Japanese company prospect. An initial proposal based on provided information has been presented. They will respond in the next several months. For a second prospect, the incentive letter and temporary proposal has been submitted. They have responded with an increase in the amount of work they want. Runnebohm is working closely in the process. A space plan should be finalized by Sept. 18th. There is a developer interested in purchasing the building for lease to a company.

New Allocation Areas – Rob Schafstall had anticipated being able to present an amended declaratory resolution today. There is a 10-acre tract that was recently annexed into the city in addition to a larger area north of 44. The 10-acre tract is not going to be effectively annexed until RDC's November meeting, so nothing can happen today on that area without annexation. Mr. Schafstall advised an amended declaratory resolution at the November meeting that covers all the areas. As long as properties are designated at the November meeting, the year-end date is not important. It could go before Plan Commission and City Council in December and January, coming back to RDC at the January meeting. The Energizer plant is also being designated as personal property capture. Mr. Schafstall clarified that parcels need to be designated by year-end. November 1 is when the annexation will be complete. Ms. Linke added these to be separate allocation areas but part of the integrated TIF.

Transfer of Parking Lot from the Board of Works to the RDC – Mayor Steve Barnett reported that the parking lot at the northeast corner of S. Main Street and E. Wayne Street has nine spaces and is city owned. Since the lot was built, approximately 300 spaces have been added a block away. Two groups have inquired as to purchasing and redeveloping this lot. One is retail only and one retail with condos above. The RDC could oversee the RFP process for any change in the use of this lot. There is no tax

value now but with redevelopment it would put the property back on the tax rolls. The development would also provide more street parking where there is currently none.

Other Business

August 2020 Financial Reports – Ms. Linke highlighted some report format changes.

US 31 TIF District – No expenditures other than bond payments. Estimated year-end cash balance is \$1.5 million.

2019 US 31 TIF Bond – The bond balance is \$426,000 not allocated to any projects at this time.

September 2020 Cash Flow Analysis Worksheet – Ending account balances are looking better. Balance for this quarter is \$943,000. The year will start with \$2.2 million. Ms. Linke also highlighted major projects for next year.

Mr. Wertz asked for an update on the US 31 project. Mr. Richards reported the project to still be under design. Ms. Linke reminded this is not on the cash flow analysis as the design is coming from the bond and the construction is not being paid by the city at all.

Groundbreaking Ceremony – September 17th at 10:00am – This will be at the amphitheater location.

Public Comment and Announcements

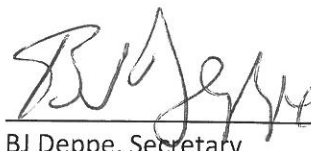
Rob Shilts reported the Artcraft currently operating at 30%, 300 people per weekend.

Amanda from Aspire reported moving offices next week.

Marty reported a few more weeks of Farmers Market. And Winter Market is December 5.

Respectfully submitted this 20th day of October, 2020.


Richard Wertz, President


BJ Deppe, Secretary