

**BOARD OF PUBLIC WORKS AND SAFETY**  
**Agenda Request Form**

(Form B-01-2012)

*Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.*

<b>Date Submitted:</b>	April 15, 2025	<b>Meeting Date:</b>	April 21, 2025
<b>Contact Information:</b>			
<b>Requested by:</b>	Matt McElroy		
<b>On Behalf of Organization or Individual:</b> Platinum Properties Management Company, LLC			
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	<a href="mailto:mmcelroy@franklin.in.gov">mmcelroy@franklin.in.gov</a>		
<b>Mailing Address:</b>	70 E. Monroe Street, Franklin, IN 46131		
<b>Describe Request:</b>			
Request the following Subdivision Performance Bond be released for Kingsbridge, Sec. 1:			
5361495: Street Signs - \$14,502.00			
Request the following Subdivision Maintenance Bond be accepted for Kingsbridge, Sec. 1:			
5863447: Street Signs - \$3,021.25			
<b>List Supporting Documentation Provided:</b>			
1. Subdivision Performance & Maintenance Bonds			
<b>Who will present the request?</b>			
<b>Name:</b>	Matt McElroy	<b>Telephone:</b>	317-736-3631

*In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.*



## Subdivision Performance Bond

Bond Number 5361495  
Project Name Kingsbridge, Section 1  
Improvements Street Signs

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,  
Developer's Company Name Platinum Properties Management Company, LLC as Principal  
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and  
Surety Company Name Great American Insurance Company  
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound  
unto the City of Franklin, Indiana, in the penal sum of (See below) DOLLARS, \$14,502.00  
for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.  
(Fourteen Thousand Five Hundred Two and 00/100ths)

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE  
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, ( Kingsbridge, Section 1 - Street Signs

) have not been improved as required by the regulations and procedures of the City of Franklin, Indiana.

Platinum Properties

Kingsbridge, Section 1 -

NOW, THEREFORE, if said Management Company, LLC shall construct said Street Signs according  
to specifications and regulations of the City of Franklin, Indiana, and comply with all the provisions of the ordinances, rules  
and regulations of the City of Franklin, Indiana, in relation to the mode, manner or form in which said work shall be done,  
and shall pay and save the City of Franklin, Indiana, against loss of damage which may arise by reason of delay in  
completion of said work, by reason of the manner in which said work is done or the quality of the materials furnished being  
in violation of the requirements of any law of the State of Indiana, or any ordinance of the City of Franklin, Indiana, controlling  
such work, then this obligation to be void; otherwise to be and remain in full force and effect. This performance bond shall  
be and remain in full force and effect until such time it is officially released by the Board of Public Works and Safety, City of  
Franklin, Indiana.

Developer's Company Name (printed) Platinum Properties Management Company, LLC  
BY: Signature for Developer's Company Steven R. Edwards  
Signatory Name & Title (printed) STEVEN R EDWARDS CHIEF FINANCIAL OFFICER  
Surety Company Name Great American Insurance Company  
BY: Signature of Attorney-in-Fact Elexis Richards  
Attorney-in-Fact (printed) Elexis Richards

Accepted by the Franklin Board of Public Works and Safety this 20 day of may, 2024.

Steve Barnett Ken Austin ABSENT  
Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: Jan Jones  
Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Board Member Board Member Board Member

ATTEST: \_\_\_\_\_  
Clerk-Treasurer

# GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than TWELVE

No. 0 22228

## POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 11TH day of AUGUST 2023

Attest

GREAT AMERICAN INSURANCE COMPANY



*Stephen C. Beraha*

Assistant Secretary

*Mark Vicario*

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 11TH day of AUGUST

MARK VICARIO (877-377-2405)

, 2023, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2025

*Susan A. Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

## CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 12th day of April, 2024



*Stephen C. Beraha*

Assistant Secretary



# GREATAMERICAN Subdivision Maintenance Bond

INSURANCE GROUP

Bond Number 5863447  
Project Name Kingsbridge, Section 1  
Improvements Street Signs

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,

Developer's Company Name Platinum Properties Management Company, LLC as Principal

Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and

Surety Company Name Great American Insurance Company

Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound unto the City of Franklin, Indiana, in the penal sum of (See below) Dollars,

(\$ 3,021.25) for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

(Three Thousand Twenty-one and 25/100ths)

SEALED AND DATED THIS 21st DAY OF April, 2025. THE CONDITIONS OF THE ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Platinum Properties Management Company, LLC) has installed and completed improvements of (Kingsbridge, Section 1 - Street Signs)

NOW, THEREFORE, warrants its workmanship and all materials used in the work to be in accordance with the standards, specifications, and requirements of the City of Franklin, Indiana, and if (Platinum Properties Management Company, LLC), at its own expense for a period of three (3) years from the date of acceptance by the City of Franklin, Indiana, shall make all repairs which may become necessary by reason of improper workmanship or materials, then this obligation to be null and void, otherwise to be and remain in full force and effect.

It is a further condition of this bond that if it is not released by official action of the Board of Public Works and Safety within the stated three (3) years from the date of acceptance, such term shall automatically extend for an additional one hundred and eighty (180) day period.

BY: Developer's Company Name (printed) Platinum Properties Management Company, LLC  
Signature for Developer's Company Steven R. Edwards  
Signatory Name & Title (printed) STEVEN R. EDWARDS, VP-CFO

BY: Surety Company Name Great American Insurance Company  
Signature of Attorney-in-Fact Emily Daugherty  
Attorney-in-Fact (printed) Emily Daugherty

\*\*\*\*\*  
Accepted by the Franklin Board of Public Works and Safety this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: \_\_\_\_\_  
Jan Jones, Clerk-Treasurer

\*\*\*\*\*  
Released by the Franklin Board of Public Works and Safety this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Board Member Board Member Board Member

ATTEST: \_\_\_\_\_  
Clerk-Treasurer

# GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than TWELVE

No. 0 22228

## POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 11TH day of AUGUST, 2023.

Attest

GREAT AMERICAN INSURANCE COMPANY



Assistant Secretary

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 11TH day of AUGUST, 2023, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

## CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 21st day of April, 2025.



Assistant Secretary