



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

February 18, 2025

Members Present:

Richard Wertz	President
Anne McGuinness	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Josh Prine	Member
Debbie Gill	School Board Representative

Others Present:

Krista Linke	Community Development Director
Ellen Fredbeck-Ramirez	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 8:00 a.m.

Roll Call & Determination of Quorum

Approval of Minutes

January 21, 2025 Meeting Minutes – Anne McGuinness moved for approval. Paul Buening seconded. Passed unanimously, 5-0.

January 29, 2025 Meeting Minutes – Josh Prine moved for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

Approval of Claims

Krista Linke explained that there was only one claim, so she did not send out. It was deferred until next month.

Old Business

Scott Park Property Purchase – The closing date is being worked on. A resolution for the purchase funds was approved at the January 29 special meeting.

New Business

Resolution 2025-11: Authorizing \$35,000 match for the Owner-Occupied Rehab Program – Whitney Koelling of Administrative Resources Association presented an overview and procedures of the program. They are writing and administering the Owner-Occupied Rehabilitation Grant. The project is approximately \$385,000 total. This Friday is the application due date. BJ Deppe asked if this is a one-

time grant or if there would be future opportunity for additional grants. Ms. Koelling explained that it is currently advertised as a quarterly funding opportunity. Project completion must be within 18 months.

Ms. McGuinness moved to approve a resolution for \$35,000 in matching funds. Mr. Prine seconded. Passed unanimously, 5-0.

Amendment No. 2 to the Interlocal Agreement between INDOT and the City of Franklin for the US 31 Project – Assistant City Engineer Matt McElroy presented. As of last week, INDOT decided to move forward, awarding the project to Milestone which increased the costs to the city and INDOT. The city will be required to pay an additional \$62,000 along with the \$1.2 million already being paid through EDIT funds. INDOT will also pay \$18.4 million above their original agreement. This agreement is to extend the cost share between the city and INDOT. The RDC total was \$4.459 million for design. RDC are signers on the agreement. It goes to Board of Works and City Council tomorrow. Mayor Steve Barnett expressed his welcome anticipation for the start of the project.

A motion to approve was made by Ms. McGuinness and seconded by Mr. Prine. Passed unanimously, 5-0.

Professional Services Agreement: Signalization of Intersection of Commerce Drive and Meijer Entrance – Mr. McElroy gave background on this project. A traffic study was conducted when Meijer put in the second entrance on Commerce. At the time talk was had that if the north property was ever developed, a signal at the intersection would be needed. There is now a developer for that north property. The city has stated that they will now move forward with helping to install the signal. This agreement is for the engineering services with Crossroad Engineers for \$78,000. The hope is to have it designed and installed by year's end. Ms. Linke stated that the contract will go before the Board of Public Works and Safety. Today is an introduction and an ask for a resolution to be prepared for next month's meeting.

Other Business

January 2025 Financial Reports

I65 TIF – The Clerk-Treasurer's office has yet to completely close out 2024 yet. Ms. Linke hopes to have absolute final numbers at next month's meeting. The beginning of the year cash balance for the TIF Control Fund is \$4,755,000. Ms. Linke also offered Jeff Peter's explanations for the tax disbursements in 2024. The Musicland TIF is delinquent in their taxes. Ms. Linke will follow up to investigate. Resolutions have been updated. There was also an unexpected refund on the Linville Way project from Indiana-American Water.

US31 TIF – Projected yearend balance is \$575,000 if nothing else is approved in the remainder of the year.

February 2025 Cash Flow Analysis – All projects have been updated.

Public Comment and Announcements

Iozzo's first official day open for business is today. Their soft opening was successful. Ms. Linke expressed Iozzo's thanks for the RDC support.

Dana Monson reported PAAC's first grant received for 2025.

Invited

Rob Shilts reported on last night's author event sponsored by Wild Geese Bookstore.

President Trent Newport of Crossroad Engineers thanked for their partnership with the city. He introduced Brad Staley promoted at Crossroad Engineers. He will be involved in more meetings going forward.

Amy Richardson from Main and Madison expressed gratitude for the author events and the economic driver they are for local business.

Ms. McGuinness welcomed Debbie Gill as the new school board representative appointee.

Adjournment

Respectfully submitted this 18th day of March, 2025.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Absent
Richard Wertz, President

[Signature]
Anne McGuinness, Vice President

[Signature]
Brian J. Dappe, Secretary

[Signature]
Paul Buening, Member

[Signature]
Josh Prine, Member