

REDEVELOPMENT COMMISSION REPORT PURSUANT TO I.C. 36-7-14-13

FROM: CITY OF FRANKLIN REDEVELOPMENT COMMISSION
Bob Heuchan, President

TO: INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE

(Note: To create a Gateway account, go to:
<https://gateway.ifionline.org/ReDevRegistration/CreateUser.aspx>)

(Note: For instructions of submitting Report through Gateway, go to:
http://www.in.gov/dlgr/files/Redevelopment_Commissioners_User_Guide.pdf)

DATE: January 29, 2013

CC: Joseph E. McGuinness, Mayor
Janet P. Alexander, Clerk-Treasurer

A. INFORMATION RE: REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS

President: Robert D. Heuchan

Vice President: Robert Henderson

Secretary: Brian J. Deppe

Member: Jay R. Goad

Member: Richard Wertz

Non-Voting School Board Member: Daniel Vaught

Names of Commission Members appointed during 2012: Each Commission Member was appointed for a one year term.

Names of Commission Members removed during 2012: None.

B. REGULAR EMPLOYEES (IF ANY) OF REDEVELOPMENT COMMISSION

<u>Name of Employee</u>	<u>Fixed Salary or Compensation</u>
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None.

C. EXPENDITURES MADE DURING 2012, AND GENERAL PURPOSE

Several encumbrances were made from 2011 into 2012. Projects that received approval in 2011 and were encumbered and paid in 2012 include: Legal fees, Fire Station 23, Discover Downtown Franklin Grant, and downtown benches. The total encumbrances paid out were \$296,146.80.

Resolution 2012-01: 56/58 E. Jefferson Street: \$48,190.05
New roof for RDC owned G.C. Murphy Building.

Resolution 2012-02: Legal and Financial Fees: \$40,000
Legal notices, attorney's fees, and TIF analysis report.

Resolution 2012-03: Planning and Engineering Fees: \$0

Resolution 2012-04: Red Carpet Inn Demolition: \$0

Resolution 2012-05: Providing Match for N. Main Street Project (Phase 1): \$469,369.41
20% match for N. Main Street road reconstruction project to the Indiana Dept. of Transportation.

Resolution 2012-06: Building Utilities and Maintenance: \$16,995.55
Water, electric, gas, and sewer bills. Taxes and boiler inspection.

Resolution 2012-07: Gateway Project Design Fees to CrossRoad Engineers: \$200,943.23
Survey and design work for overall gateway plan for the City.

Resolution 2012-08: Providing Match for N. Main Street Project (Phase 1): \$287,697.50
20% match for N. Main Street road reconstruction project to the Indiana Dept. of Transportation.

Resolution 2012-09: Electrical, Planters, and Banners: \$15,838.60
Downtown electrical upgrades for festivals, new flower planters and street light banners.

Resolution 2012-10: National Register Nomination for 55 W. Madison Street: \$1,000
Consultant fee for National Register Nomination for RDC owned property.

Resolution 2012-11: Declaratory Resolution – Amended Integrated Economic Development Area and Plan: \$0

Resolution 2012-12: Creation of a Capital Expense Fund: \$0

Resolution 2012-13: Resolution to deposit, invest, and reinvest funds in local financial institutions designated as depositories: \$0

Resolution 2012-14: Confirming Resolution Metro FiberNet TIF Economic Development Area: \$0

Resolution 2012-15: TIF Pledge - Metro FiberNet (not to exceed \$2,750,000): \$0
Economic Development Area created, TIF funds generated pledged to Metro FiberNet. Metro FiberNet is installing fiber throughout the City of Franklin.

Resolution 2012-16: Rescinding Library Incentive and Voiding Purchase Agreement: \$0
The previous RDC had committed a piece of property they owned to the Library to building a new facility if the referendum passed. It did not pass.

Resolution 2012-17: Amending Resolution 2011-22 to include Schneider and Dotlich: \$216,589.01
Interstate Warehousing needed to relocate a sewer line in order to add three additional phases to their facility in the Franklin Tech Park. Not all work was completed in 2011 and the encumbrance only named Tippmann, which is the construction management company. Schneider is the engineering firm that did the design and Dotlich was the contractor that completed the work.

Resolution 2012-18: International Drive Drainage: \$15,268.10
The RDC paid for drainage improvements along International Drive in the Franklin Business Park. An additional \$15,268.10 was needed to relocate a power line in 2012 to finish the project.

Resolution 2012-19: Confirming the consolidation of the Economic Development Area and Plan: \$0
All of the TIF districts had been combined into an integrated district in 2008 except the Musicland TIF. All TIF districts were combined to simplify accounting practices and allow greater flexibility in project funding. See Page 6 for a map.

Resolution 2012-20: 56/58 E. Jefferson Street Appraisals: \$5,000
The RDC had this property appraised in order to offer it for sale. No offers were accepted.

Resolution 2012-21: Shell Building Expenses: \$16,814.63
Up to \$100,000 was appropriated to pay for expenses related to the creation of a shell building in the Franklin Business Park. Money was spent on legal fees, engineering, and groundbreaking ceremony expenses.

Resolution 2012-22: Downtown Parking Lot Design – CrossRoad Engineers: \$26,396
Several parking lots downtown owned by the City and the County were redesigned to include landscaping, signage and lighting. One new parking lot was created on vacant lots the RDC already owned.

Resolution 2012-23: N. Main Street Phase 2: \$70,567.85
This amount has been paid for design fees for the second phase of the N. Main Street Project. Phase two includes N. Main Street between Graham Street and US 31.

Resolution 2012-24: Shell Building Land: \$0
The RDC agreed to pay for the land that the shell building is being built on if the property has not sold within two years.

Resolution 2012-25: Alley Design – Wessler Engineering: \$7,923.14
Drainage in the alley east of N. Main Street is causing building foundation problems. Wessler Engineering is designing a solution to this drainage problem. Work will be bid in 2013.

Resolution 2012-26: Legal and Financial Services: \$18,191.47
Legal notices and RDC attorney's fees.

Resolution 2012-27: Downtown Parking Lots/East and West Court Street/ S. Main Street: \$383,623.93
Construction of a new parking lot at the corner of W. Wayne Street and S. Jackson Street, resurfacing, landscaping, signage and street lights in four other parking lots. East and West Court Street will have pavers and landscaping installed and S. Main Street will have new sidewalks, landscaping and street lights. This is Phase 1 of the Gateway Plan. A total of \$3.4 million was approved. Remaining funds have been encumbered into 2013.

Resolution 2012-28: W. Madison Street Paving: \$150,795.22

Phase 1 of the N. Main Street project only called for one side of Madison Street to be reconstructed. The RDC agreed to pay the additional cost to do the other side so that all work that needed done would be completed. This included sidewalks and drainage improvements, as well as the resurfacing of the road.

Resolution 2012-29: 56/58 E. Jefferson St. Mold Remediation: \$17,542.40

Due to poor drainage in the adjoining alleys, the RDC paid to have mold removed in the basement of this property. The property is vacant, but the RDC is trying to sell the property. Plans for fixing the drainage in the alley are under Resolution 2012-25.

D. RECIPIENTS OF LOAN OR GRANT OF TAX INCREMENT REVENUES DURING 2012

1. (a) Name of Recipient: Metro FiberNet

(b) Loan or Grant? Economic Development Revenue Bond

(c) Amount: Not to exceed \$2,750,000 over the life of the TIF District

(d) Source: Economic Development Revenue Bond issued by the Economic Development Commission, City Council and Redevelopment Commission. Payable solely from Metro FiberNet's personal property increment within the Metronet TIF.

(e) Purpose for Which Recipient Expended Funds: Installation of fiber optic lines throughout the City of Franklin. As revenue is received it is returned to Metro FiberNet. No revenue would be generated without the installation of fiber optic lines by Metro FiberNet.

2. (a) Name of Recipient: Discover Downtown Franklin

(b) Loan or Grant? Economic Development Agreement

(c) Amount: \$20,000

(d) Source: Integrated TIF District

(e) Purpose for Which Recipient Expended Funds: Community Events: Strawberries on the Square, Bluegrass Festival, and Smoke on the Square (BBQ Competition); and Downtown brochure.

E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2012

<u>Name of Fund</u>	<u>Amount</u>
1. 311 T.I.F. Control	\$4,826,161.46
2. 399 RDC Capital	<u>\$1,369,879.54</u>

Total \$6,196,041.00

F. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF THE REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2012

Property Owned by the RDC in 2012:

- Old City Hall - 55 West Madison Street, Franklin, IN 46131 – Formerly known as City Hall
- Old G.C. Murphy - 56-58 East Jefferson Street, Franklin, IN 46131 – Formerly known as the G.C. Murphy Building
- Old Franklin Engineering - 151 West Jefferson Street, Franklin, IN 46131 – Formerly known as the Franklin Engineering Building – Building has been demolished and property is used for parking.
- Old Oren Wright - 80 South Jackson Street, Franklin, IN 46131 – Formerly known as the Oren Wright Building (now vacant lots) – paved portion is used for parking and Farmers’ Market on Saturdays.
- Four vacant lots were turned into a parking lot that added 42 additional spaces in the downtown:
 - 82 West Wayne Street, Franklin, IN 46131
 - 84 West Wayne Street, Franklin, IN 46131
 - 50 West Wayne Street, Franklin, IN 46131
 - 169 South Jackson Street, Franklin, IN 46131

