



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

June 20, 2023

Members Present:

Richard Wertz	President
Anne McGuinness	Vice President
BJ Deppe	Secretary
Kristi Ott	School Board Representative

Others Present:

Krista Linke	Director of Community Development
Dustin Huddleston	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 8:04 a.m.

Roll Call & Determination of Quorum

Consent Agenda

Approval of Minutes – Anne McGuinness made a motion to approve the April 18, 2023 minutes. BJ Deppe seconded. Passed unanimously, 3-0.

Approval of Claims – Ms. McGuinness made a motion to approve the claims from May. Mr. Deppe seconded. Passed unanimously, 3-0.

Old Business

Economic Development Agreement with the Johnson County Commissioners for the Paul Hand Roundabout Project – Mayor Steve Barnett reported Dustin Huddleston and Johnson County Commissioners Attorney Gadbury have the agreement for \$750,000 almost prepared and ready to go before the county commissioners for approval. Whiteland is also going to be asked to participate. Whiteland has indicated they are willing to participate and would likely pay in three \$250,000 installments over three years.

New Business

Interlocal Agreement with INDOT for US 31 Project – City Engineer Mark Richards informed that this agreement is on hold for now. INDOT is re-reviewing the agreement. It is an amendment to update costs and project scheduling. Mr. Richards, Mayor Barnett and Krista Linke will meet with INDOT next week. Mr. Richards hopes the amendment will be completed in July. INDOT has moved the letting from September to November this year. Utility relocation plans must be approved and right-of-way acquisition completed.

Additional Funding Needed for Graham Road Extension Project – Mr. Richards reported opening bids and the project was awarded to Milestone. The bid amount was \$1.768 million and \$1.4 million is approved. More funding is being requested. The funding amount was based on very early cost estimates. The engineers estimate at construction was \$2.5 million. The developer has committed \$500,000. Dana Monson secured a READI grant for \$650,000. That totals \$1.15 million. The full \$1.768 would need to be appropriated with the reimbursement coming back through. Approximately \$368,000 additional is the request. Early project estimates did not include a large culvert and additional fill dirt needed totaling approximately \$350,000 which the Board of Works paid for. Mr. Huddleston will prepare the new paperwork and advertisement for the July meeting. The contract is hoped to be awarded sometime next month.

Tax Impact Analysis – This is required through Indiana code and has been completed by Jeff Peters. He will be at the next RDC meeting on July 18. He will also present to City Council the evening before. All tax entities have been invited.

No Excess TIF Letter – Mr. Huddleston prepared this and it has been sent out to all tax entities. It needs to be ratified. Motion to ratify was made by Ms. McGuinness. Seconded by Mr. Deppe. Passed unanimously, 3-0.

Crowell and Depot Street Parking Project – Angle parking would be put in and sidewalk extension along the back edge of the parking. A pedestrian crossing with signal will also be added along with decorative street lighting along the sidewalk. There is a dispute with the railroad over who owns the ground. Both parties have documents to prove their interest in the land. CrossRoad Engineers is having discussions with the railroad at this time. Utility poles will need to be relocated to maximize space. They are in the right-of-way, so the utility companies will have to relocate them at their cost. The railroad seems open to this project even if it is their land. This will be done under the on-call agreement with CrossRoad Engineers and is paid for through Board of Works.

Other Business

April 2023 Financial Reports – June disbursement was received. \$2,318,679.11 is the actual revenue. Ms. Linke highlighted other line items on the reports. She also reviewed the US 31 report with updated actual disbursements.

May 2023 Financial Reports – Ms. Linke highlighted balances on May financials including the US 31 TIFs. Current year-end estimated cash balance would be \$2,241,000 for the integrated TIF and for the US 31 TIF \$532,000.

June 2023 Cash Flow Analysis Worksheet – Ms. Linke enumerated a number of updates in projects and sources of funding.

Public Comment and Announcements

Ms. Monson announced two grants totaling \$10,000 for crosswalk art received by the PACC.

Christian Maslowski announced receipt of a \$10,000 from TCU foundation for efforts connecting county high school students with local employers

Les Tabeling announced the start of his seven-day walk fund raiser for Pet Elves on July 8.

Adjournment

Respectfully submitted this 18th day of July, 2023.

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Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member