



CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

July 18, 2023

Members Present:

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

Others Present:

Krista Linke	Director of Community Development
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Call to Order:

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

Roll Call & Determination of Quorum

Legal Counsel Dustin Huddleston attended by phone call.

Consent Agenda

Approval of Minutes – Anne McGuinness made a motion to approve the June 20, 2023 minutes. Josh Prine seconded. Passed unanimously, 5-0.

Approval of Claims – Ms. McGuinness made a motion to approve the claims from July. Paul Buening seconded. Passed unanimously, 5-0.

Old Business

New Business

Tax Impact Analysis Annual Presentation – Jeff Peters – A few years ago the state legislature instated a requirement for an annual presentation to impacted underlying tax units and allocation areas. Included is an analysis of what capturing the taxes in the allocation areas does. Franklin and Needham Township taxing districts have to be calculated separately because they have different rates. Mr. Peters began with the Franklin Township example and all the underlying units impacted. The 2023 taxing rate for all the Franklin Township entities combined or the total taxing district rate is 3.0623. Of that there are two different units of government that have fixed rate funds. Mr. Peters gave a detailed explanation of why the RDC cannot give back their revenue to the units of government. He covered a number of details via slides of his report. He moved in to a similar presentation of information on the example of Needham Township and the combined. The conclusion of Mr. Peters' report was a commentary as a source of

understanding and answers to questions by the underlying entities. Only Franklin's establishment of the allocation areas and collection of incremental tax revenues allows the amount of combined monies to undertake the city projects.

Mayor Steve Barnett reiterated that the other taxing units actually gain more than what they give up in the long run by the increase in assessed value that goes up because of Franklin's projects that are completed with TIF funds.

Mr. Peters responded that much of the residential and commercial development over the last decades since this has been in place would not have been able to be accomplished.

Krista Linke asked for elaboration on how personal property tax is not necessarily taken in to consideration with the calculations. Mr. Peters explained that personal property will occasionally be reviewed if significant. Sometimes, in the example of retail, the city does not get to capture any of the personal property, but it generates by itself such as Kroger and Meijer. Ms. Linke added that sometimes their personal property is worth more than the real property such as Amazon and Target and yet they wouldn't have made the decision to locate in Franklin without the benefits and infrastructure built with TIF funding. Personal property tax is not collected in TIF districts, with a few exceptions. The other taxing districts receive their share of personal property taxes annually.

Contract Employing Attorney – Mr. Buening made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

Resolution 2023-12: \$368,000 for the Extension of Graham Road – A public hearing was held with no respondents. BJ Deppe moved for approval. Mr. Buening seconded. Passed unanimously, 5-0.

Resolution 2023-13: \$6,500 for the Lease Rental Revenue Bond – A public hearing was held with no respondents. Mr. Prine moved for approval. Mr. Buening seconded. Passed unanimously, 5-0.

Other Business

June 2023 Financial Reports – Expenditures through June are \$2,210,000. \$2,318,000 was received for June disbursement of taxes. Remaining appropriations were \$4,120,000. If all spent by year end, the cash balance would be \$2,483,000 for the I65 integrated TIF area.

US 31 TIF Districts – North and south allocation areas received in June were \$227,000 and \$208,000. Disbursements through June with the second bond payment were \$655,740. Remaining appropriations are just in excess of one million. Yearend cash balance would be \$652,000.

July 2023 Cash Flow Analysis Worksheet – The \$368,000 just approved for the Graham Road extension will be moved to approved projects.

Public Comment and Announcements

August 1st at 10am is the ribbon cutting for the roundabout at Commerce and Simon. Commission members are encouraged to attend.

Mr. Barnett summarized the status of several projects.

Mark Richards informed that the contractor begins installing brick pavers today on Yandes Street. The process will take a couple of months.

Dana Monson described the activity taking place in the Kuji alley.

Amanda Rubadue mentioned projects slowing down a bit over the summer and highlighted some of their workforce development activities.

Lisa Lintner announced the mural project at the Franklin library on August 5 from 10a-12p with JCCF and also their efforts on the feasibility study.

Tina Gross anticipated welcoming back teachers and students.

Les Tabling reminded of his special walks annual project underway for pet rescue and the mural Greg Potter will begin Thursday on the Pet Elves building.

Adjournment

Respectfully submitted this 15th day of August, 2023.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member