



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

September 19, 2023

Members Present:

Anne McGuinness	Vice President
BJ Deppe	Secretary
Paul Buening	Member
Josh Prine	Member

Others Present:

Krista Linke	Director of Community Development
Dustin Huddleston	Legal Counsel

Call to Order:

Anne McGuinness called the meeting to order at 8:00 a.m.

Roll Call & Determination of Quorum

Consent Agenda

Approval of Minutes – BJ Deppe made a motion to approve the July 18, 2023 minutes. Paul Buening seconded. Passed unanimously, 4-0.

Approval of Claims – Josh Prine made a motion to approve the claims from July. Mr. Buening seconded. Passed unanimously, 4-0.

Old Business

New Business

Resolution 2023-14: Appropriating Two Hundred Fifty Thousand Dollars (\$250,000) for costs and expenses related to paving for parking spaces behind 351 East Jefferson Street and along Crowell Street, Franklin, Indiana project. – City Engineer Mark Richards reported that bids were opened Monday of last week. This project will add parking along Crowell Street between Jefferson and King Streets just west of the railroad. Four bids were received. The apparent low bidder was found to be non-responsive because he did not submit Form 96 which is required for public works projects. The next low bidder was Dave O’Mara Contractor at \$280,200. That included an alternate bid for replacement of a chain link fence with a wrought iron fence. Mayor Steve Barnett desires to proceed with the alternate. This resolution is insufficient to do that. It was advertised before bid submittal. Another resolution for additional funding will need to be requested next month. Mr. Richards advised the amount to be \$50,000 which will help to cover any encountered change orders. The additional funds could also be used for inspection of the project. CrossRoad Engineers will be doing the inspection.

The project is intended to be complete by November's end before the asphalt plants close. A public hearing was held with no respondents so the public hearing was closed. Mr. Prine made a motion to approve the resolution. Mr. Buening seconded. Passed unanimously, 4-0.

Resolution 2023-15 – Appropriating Ninety Thousand Dollars (\$90,000) for costs and expenses related to the South Water Street project in Franklin, Indiana project. – Mr. Richards informed that quotes were opened Friday. The project was below the bidding threshold of \$150,000. Four quotes were received with the low bidder being Case Construction, the contractor who did not submit the Form 96 on the Crowell Street project. The amount of their bid was \$76,956.24. The \$90,000 resolution would help cover change orders if encountered although Mr. Richards does not expect that as it is a fairly simple project. Alternatively, the additional funds would be able to be used for inspection on the project. Krista Linke identified this to be the Water Street block including B2S Labs. Moving the sidewalk would allow for parking along that side of the street. Mr. Richards added that on the north half of the block they will rebuild the sidewalk and provide on street parallel parking. On the south half of the block the sidewalk project will not be paid for by the city as that will fall to the condominium developer. On street parking will be installed on this portion of the block as well. There will be a total of eight or nine spaces. Removing the tree lawn will enable moving parking to the west and allowing for two full lanes of traffic. North and southbound lanes will be the minimum nine-foot width allowing for cars to pass each other. A public hearing was held with no respondents. The hearing was closed. Mr. Deppe made a motion for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Other Business

August 2023 Financial Reports – Additional grant reimbursement funds and interest monies received were updated. All resolution payments are up to date through the end of August.

Integrated TIF – The estimated year end cash balance would be \$2.7 million. Some appropriations won't be spent by the end of the year so the cash balance could be a little higher.

US 31 TIF Districts – The million dollars has been paid out for 200 N and Simon Road Commerce Drive roundabout located at the high school. Yearly bond payments have been made. Most approved resolutions are paid for. Estimated year end cash balance would be \$382,000 as projected on the cash flow.

September 2023 Cash Flow Analysis Worksheet – Ms. Linke worked with Mr. Richards and Mayor Steve Barnett on this analysis. The Graham Road extension on the Yarnell property is moving forward. There could be some additional costs related to moving dirt and possible crop damage.

Public Comment and Announcements

The mayor reported that the Yandes Street project is six to eight weeks from completion. Conversation is being held with Texas Roadhouse regarding coming to Franklin.

Mr. Richards added that the first part of the US 31 Project is utility relocation.

Dana Monson reported that last night two local companies were approved for tax abatements.

Amanda Rubadue reported that after a quiet summer, things are picking up again.

Tina Gross reported that fall break is getting close.

Rob Shilts reported that Duke Energy is scheduled to come out a week from Sunday at 10pm to remove the power lines outside the Artcraft so their scaffolding can go up. It is a three-phase process.

Adjournment

Respectfully submitted this 17th day of October, 2023.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member