



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

October 17, 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
Dustin Huddleston	Legal Counsel

Call to Order:

Richard Wertz called the meeting to order at 8:02 a.m.

Roll Call & Determination of Quorum

Consent Agenda

Approval of Minutes – Anne McGuinness made a motion to approve the September 19, 2023 minutes. Paul Buening seconded. Passed unanimously, 5-0.

Approval of Claims – Krista Linke did not get these scanned to the board prior to the meeting, so she will bring them to the November meeting.

Old Business

New Business

Resolution 2023-16: Crowell Street Parking Project – This project was approved at the last meeting. There were no bids yet, but the engineer’s estimate was \$250,000. The bids came in closer to \$300,000. There are two parts to the project. One part is the parking along the west side of the railroad tracks on Crowell Street. The major portion of the cost increase was an unforeseen requirement by the railroad to install a fence along the parking area adjacent to the railroad tracks. The second part of the project is parking on the south side behind 351 E. Jefferson which is owned by the Franklin Development Corporation and not in the right-of-way. That expense was separated out and included in Resolution 2023-17. It was a separate bid line item. Attorney Dustin Huddleston explained that Resolution 2023-17 has conditions for fund release predicated on certain improvements being done first. Mr. Wertz held a

public hearing. There was no public comment. The hearing was closed. Mr. Deppe made a motion for approval of Resolution 2023-16. Mr. Buening seconded. Passed unanimously, 5-0.

Resolution 2023-17 – 351 E. Jefferson Street Parking Project – Mr. Huddleston explained the considerations to be different with this resolution since the property is owned by the Franklin Development Corporation. Though on private property, the parking is recognized to help improve public parking. Conditions desired by the city are itemized as safety measures for what must happen on the property before funds are released and that the funds are released as a reimbursement for those expenses. A public hearing was held. No comments were offered. The public hearing was closed. Josh Prine made a motion for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

DRAFT Resolution 2023-18 – Drainage Improvements along Paris, Gateway, and Granville Drives – Moved to the November meeting.

Other Business

September 2023 Financial Reports

Integrated TIF – Year-to-date expenditures through the end of September was \$3,027,606. Expenditures out of all resolutions were updated. Krista Linke highlighted specifics related to several different projects.

US 31 TIF Districts – Expenditures through September were \$2,000,371 and all resolutions updated. Ms. Linke went on to highlight the status of some projects. The balance for this TIF district should be approximately \$352,000 at the end of 2023 if all resolutions are spent.

September 2023 Cash Flow Analysis Worksheet – Ms. Linke met with both City Engineer Mark Richards and Mayor Steve Barnett to make updates and changes. She reviewed an extensive list of projects with status updates and how they were reflected on the report. There will be two new project resolutions on the November meeting agenda.

Public Comment and Announcements

November 14th, 2023 RDC Meeting – Date and time change to 9:00am.

Mayor Steve Barnett highlighted a mistake on the fire station project cost which was only \$2.4 million and not \$5.57 million which was the total READI funds. He also gave a progress report on several projects including the Yandes Street project scheduled to open November 2.

Dana Monson reported on a good Ethos event and plans underway for holiday open house and lighting.

David Clendening made comments unable to be heard for purposes of this recording and public record.

Ms. Linke also identified the December RDC meeting to be changed to December 12 to be coordinated with the EDC meeting also scheduled for that day. Ms. Monson confirmed a November meeting and no meeting planned for December as a quorum will not be available.

Adjournment

Respectfully submitted this 14th day of November, 2023.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member