

## AGENDA RESERVATION REQUEST

### CITY OF FRANKLIN COMMON COUNCIL

Please type or print

<b>Date Submitted:</b>	10-11-24	<b>Meeting Date:</b>	10-21-24
<b>Contact Information:</b>			
<b>Requested by:</b>	Krista Linke, Community Development Director		
<b>On Behalf of Organization or Individual:</b>			
		City of Franklin Redevelopment Commission	
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	klinke@franklin.in.gov		
<b>Mailing Address:</b>	70 E. Monroe St., Franklin, IN 46131		
<b>Describe Request:</b>			
2025 Redevelopment Commission Annual Spending Plan			
<b>List Supporting Documentation Provided:</b>			
2025 Redevelopment Commission Annual Spending Plan			
2024-2027 Redevelopment Commission Cash Flow Analysis			
<b>Who will present the request?</b>			
<b>Name:</b>	Krista Linke	<b>Telephone:</b>	317-736-3631

*The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.*

**CITY OF FRANKLIN REDEVELOPMENT COMMISSION  
ANNUAL SPENDING PLAN**

**To:** Indiana Department of Local Government Finance  
Redevelopment Commission, Mayor, City Council, and Board of Works

**From:** Krista Linke, Community Development Director

**Date:** October 11, 2024

**Re:** Annual Spending Plan of the City of Franklin Redevelopment Commission for Calendar Year 2025

**SPENDING PLAN FOR 2025**

(Note: The following represent maximum anticipated amounts)

**A. Debt Payments**

2015 I65 TIF Bond: \$1,355,000  
2019 US 31 TIF Bond: \$590,000

Total Debt Payments: \$1,945,000

**B. Payments to Eligible Entities for Educational and Training Programs (e.g., School Corporation(s)) (pursuant to IC 36-7-25-7): \$0.00**

**C. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended: \$2,600,000**

(Examples: (a) “pay-as-you-go” costs of redevelopment projects, including: (1) transportation enhancement projects (such as curbs, gutters, shoulders, street paving, street construction, bridge improvements, sidewalk improvements, pathway improvements, street lighting, traffic signals, site improvements, landscape buffers, and demolition costs); (2) utility infrastructure projects (such as utility relocation, water lines, water wells, wastewater lines, storm water lines, retention ponds, ditches, and storm water basin improvements); (3) public park improvements; (4) recreational improvements and equipment; and (5) projects to enhance cultural attractiveness; (b) real property acquisition and improvements; (c) equipment and personal property acquisitions and installation; (d) permissible incentives)

**D. Grants and Contributions**

1. Contributions to Local Economic Development Organizations and similar organizations: \$250,000
2. Contributions to local non-profit organizations: \$250,000
3. Grants or loans to enable eligible low-income individuals and families to purchase or lease residential units in a multiple unit residential structure (pursuant to IC 36-7-14-12.2(a)(24)): \$0.00
4. Grants or loans to provide financial assistance to neighborhood development corporations (pursuant to IC 36-7-14-12.2(a)(25)) to permit them to: (A) provide financial assistance for the purposes described in paragraph D4 above; or (B) construct, rehabilitate, or repair commercial property: \$500,000
5. Other legally permitted grants or loans: \$0.00

**E. Professional Expenses** (legal, accounting, project supervision expenses, and other): \$50,000

**F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services** (including such things as salaries and benefits, and acquisition of public safety vehicles and equipment): \$0.00

**G. Payment of Operating Expenses, Including Employee Expenses** (generally payable from non-TIF sources only): \$0.00

**H. Expenditures Related to Military Bases** (pursuant to IC 36-7-14-12.2(a)(27)): \$0.00

**I. Payments Related to Eligible Efficiency Programs** (pursuant to IC 36-7-14-39(b)(4)(L)): \$0.00

**J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities** (pursuant to IC 36-7-14-39(b)(4)(K)): \$0.00

**K. Permissible Reimbursements of the [applicable city, town or county]** (pursuant to IC 36-7-14-39(b)(4)): \$0.00

**L. Expenditures from Proceeds of Bonds (Including Expenditures for Residential Housing Development Programs), Lease Financings or Tax Anticipation Warrants:** \$0.00

**M. Expenditures from Property Tax Levy** (pursuant to IC 36-7-14-28): \$0.00

**N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions:** \$0.00

**O. Other Anticipated Expenditures: \$0.00**

[List purpose and maximum anticipated amount of other anticipated expenditures]

TOTAL OF (A)-(O): \$5,595,000

**\*The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2025 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.**

**Examples could include, among others:**

**(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;**

**(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;**

**(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;**

**(4) the expenditure of funds from unanticipated State or federal grants; or**

**(5) the expenditures of funds to provide matching funds required for unanticipated State of federal grants.**

**In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:**

**“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”**



# MEMORANDUM

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## Redevelopment Commission Annual Spending Plan Submissions

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As referenced in the Department of Local Government Finance’s (“Department”) previously released memo regarding 2023 legislation affecting local budget matters, Section 172 of House Enrolled Act 1454 (P.L.236-2023) (“HEA 1454”) specified additional reporting requirements for the redevelopment commissions.

### **I. Redevelopment Commission Annual Reporting**

Section 172 of HEA 1454 adds Ind. Code § 36-7-14-12.7 specifies that redevelopment commissions will be required to submit a spending plan for the upcoming year by December 1 to the Department. The required spending plan must be submitted in a manner prescribed by the Department.

The new redevelopment commission reporting under HEA 1454 will be *in addition to* the annual reporting required under Ind. Code § 36-7-14-13 and Ind. Code § 36-7-14.5-9, which must be submitted through the TIF Management Application no later than April 15 each year.

Spending plans adopted by redevelopment commissions should be uploaded to the Gateway File Transmission Application, as outlined in Section II of this memo.

### **II. Spending Plan Upload Instructions**

All redevelopment commissions should already have an existing Gateway account; however, any redevelopment commissions that currently do not have access to Gateway will need to establish a user account and log in at: <https://gateway.ifionline.org/login.aspx>.

After logging into Gateway, the commission will select the File Transmission application.

After selecting the File Transmission application, the user will need to select the applicable

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unit. Similar to how redevelopment commissions complete submissions through the TIF Management Application, commissions will need to select the unit of government that originally established the redevelopment commission.

Then select the “TIF Spending Plans” destination button.

The user will then select the “+ Upload Plan” button to upload the TIF Spending Plan.

After selecting the “+ Upload Plan” button, the user will select the appropriate Fiscal Year, enter the File Name, and upload the TIF Spending Plan. TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan

If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan. The original spending plan submission should not be removed or deleted. Amended TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan (Amended [DATE])

### **Contact**

If you have any questions about uploading the TIF Spending Plan, please contact [support@dlgf.in.gov](mailto:support@dlgf.in.gov).

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### **Attachments:**

- [Redevelopment Commission Annual Spending Plan Submissions \[Information Systems\] - August 28, 2024](#)

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### **Indiana Department of Local Government Finance**

100 N. Senate, N-1058B  
Indianapolis, IN 46204  
(317) 232-3777 | (888) 739-9826  
[www.in.gov/dlgf](http://www.in.gov/dlgf)

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**Cash Flow Analysis Worksheet - October 15, 2024**

Project	Total Cost	Resolution #	Grant \$	Not City \$	Integrated TIF	US 31 TIF	BOW	EDIT
<b>APPROVED PROJECTS</b>								
Commerce & Graham RAB	\$1,626,437	2022-09			\$129,230			
Utilities and Maintenance	\$35,000	2024-01			\$6,740			
Legal and Financial Services	\$50,000	2024-02			\$50,000			
Bond Payments (I65 TIF)	\$1,353,000	2024-03			\$1,352,353			
Graham Road Extension (Yarnell Property)	\$1,400,000	2023-06	\$650,000		\$750,000			
Graham Road Extension Inspection	\$166,300	BOW					\$166,300	
Graham Road READI Grant	-\$650,000				-\$650,000			
Graham Road Extension Additional Funding (Bid)	\$368,000	2023-12			\$368,000			
Bond Payments (US 31 TIF)	\$590,000	2024-04				\$590,000		
Paul Hand & Graham Design - CRE	\$1,009,280	2023-08			\$622,585			
RAB Earlywood & Graham	\$1,500,000	2024-05			\$1,500,000			
RAB Earlywood & Graham READI Grant	-\$213,679				-\$213,679			
Paul Hand & Graham Road RAB	\$125,000	2024-06			\$125,000			
Drainage Improvements Incentive	\$100,000	2024-07			\$100,000			
Crowell Street Parking Project	\$250,000	2023-14			\$250,000			
S. Water Street Parking Project	\$90,000	2023-15			\$90,000			
Crowell Street Parking Project Additional Funds	\$27,521	2023-16			\$27,521			
351 E. Jefferson Street Parking Project	\$22,479	2023-17			\$22,479			
Fire Station 21 Remodel	\$2,400,000	ARPA/CCD & EDIT	\$2,400,000					
Senior Center (City Council Approved)	\$5,000,000	General Fund					\$5,000,000	
Community Park Upgrades	\$312,452							\$312,452
Boys and Girls Club Parking Lot	\$98,050						\$98,050	
RAB Paul Hand & Graham (JoCo & Whiteland)	\$2,425,000	2024-06	\$1,425,000					
Community Crossings Annual Paving	\$198,866							\$198,866
Graham Road Extension	\$421,685	2024-08			\$421,685			
US 31 Project (ROW & Inspection)	\$72,000	2024-09				\$72,000		
351 E Jefferson St Fire Suppression	\$75,000	2024-10			\$75,000			
	<b>\$18,777,391</b>		<b>\$4,475,000</b>	<b>\$0</b>	<b>\$5,026,914</b>	<b>\$662,000</b>	<b>\$5,264,350</b>	<b>\$511,318</b>
					Fund Balance	\$4,021,213	\$479,792	\$1,716,575
					Tax Receipts	\$4,613,596	\$872,558	\$2,372,455
					Net Cash Outflow	\$5,026,914	\$662,000	\$511,318
					<b>Projected Total Funds Balance</b>	<b>\$3,607,895</b>	<b>\$690,350</b>	<b>\$3,577,712</b>
<b>PROJECTS UNDER CONSIDERATION</b>								
			Grant \$	Not City \$	Integrated TIF	US 31 TIF	BOW	EDIT
	\$0		\$0	\$0	\$0	\$0	\$0	\$0
			<b>Projected Total Funds Balance</b>	<b>\$3,607,895</b>	<b>\$690,350</b>	<b>\$690,350</b>	<b>\$0</b>	<b>\$3,577,712</b>

## 2025

Project	Cost	Grant \$	Not City \$	Integrated TIF	US 31 TIF	BOW	EDIT
Johnson Avenue Sidewalks	?			?			
Hurricane Road Improvements	\$1,750,000		\$1,750,000				
Essex Drive Extension	\$2,100,000		\$2,100,000				
FC Innovation Park Infrastructure	\$1,000,000	\$500,000		\$500,000			
US 31 Additional Items	\$1,196,500						\$1,196,500
Commerce Drive Stoplight	\$250,000			\$250,000			
Sandor Property/Scott Park Expansion	\$1,000,000			\$1,000,000			
Paul Hand Improvements (Developer)	\$2,500,000		\$2,000,000	\$500,000			
Community Crossings Matching Grant	\$1,500,000						\$1,500,000
Sidewalk Repair Program	\$300,000						\$300,000
Bridge Decking (Hurricane & Westview Bridges)	?						
Westside Sewer Interceptor Project (Bond)	\$12,000,000						
DPW Expansion (Bond)	\$30,000,000						
Sidewalk - Park Ave/College Connect	\$25,000					\$25,000	\$1,500,000
Cemetery Roads	\$50,000					\$50,000	
Legal and Financial Services	\$50,000			\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000			\$1,350,000	\$586,000		
	<b>\$55,657,500</b>	<b>\$500,000</b>	<b>\$5,850,000</b>	<b>\$3,650,000</b>	<b>\$586,000</b>	<b>\$75,000</b>	<b>\$4,496,500</b>
			<b>Fund Balance</b>	<b>\$3,607,895</b>	<b>\$690,350</b>		<b>\$3,577,712</b>
			Tax Receipts	\$4,613,596	\$872,558		\$2,400,000
			Net Cash Outflow	\$3,650,000	\$586,000		\$4,496,500
			<b>Projected Total Funds Balance</b>	<b>\$4,571,491</b>	<b>\$976,908</b>		<b>\$1,481,212</b>

## 2026

Project	Cost	Grant \$	Not City \$	Integrated TIF	US 31 TIF	BOW	EDIT
Culvert on Forsythe St (stormwater & JoCo)	\$950,000		\$500,000			\$900,000	
Westview Trail Connector & Ped Bridge	\$3,400,000	<i>pending approval</i>	\$2,720,000	\$680,000			
Canary Ditch	\$2,500,000			\$2,000,000		\$500,000	
Graham Road Reconstruction	\$3,000,000			\$1,500,000			\$1,500,000
Legal and Financial Services	\$50,000			\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000			\$1,350,000	\$586,000		
	<b>\$11,836,000</b>	<b>\$2,720,000</b>	<b>\$500,000</b>	<b>\$5,580,000</b>	<b>\$586,000</b>	<b>\$1,400,000</b>	<b>\$1,500,000</b>
			<b>Fund Balance</b>	<b>\$4,571,491</b>	<b>\$976,908</b>		<b>\$1,481,212</b>
			Tax Receipts	\$4,613,596	\$872,558		\$2,400,000



	Net Cash Outflow	\$5,580,000	\$586,000	\$1,500,000
	Projected Total Funds Balance	\$3,605,087	\$1,263,466	\$2,381,212

## 2027

Project	Cost	Grant \$	Not City \$	Integrated TIF	US 31 TIF	BOW	EDIT
Legal and Financial Services	\$50,000			\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000			\$1,350,000	\$586,000		
	\$1,986,000	\$0	\$0	\$1,400,000	\$586,000	\$0	\$0
			Fund Balance	\$3,605,087	\$1,263,466		\$2,381,212
			Tax Receipts	\$4,613,596	\$872,558		\$2,400,000
			Net Cash Outflow	\$1,400,000	\$586,000		\$0
			Projected Total Funds Balance	\$6,818,683	\$1,550,024		\$4,781,212

## Future Projects Under Consideration (Pending Development)

Project	Cost	Grant \$	Not City \$	Integrated TIF	US 31 TIF	BOW	EDIT
Earlywood Drive Improvements	\$2,500,000			\$2,500,000			
RAB at Earlywood and Hurricane Road	\$3,000,000		\$1,500,000	\$1,500,000			
<i>(split cost 50/50 with Johnson County - applied for 80/20 MPO Grant</i>							
Partner with JoCo on Simon Road Improvements	?						
Purchase East Annex & Parking Garage	?						
CR 600 East	\$1,500,000			\$1,500,000			
RAB - 600 E & SR 44	\$3,000,000			\$2,000,000			\$1,000,000
	\$10,000,000	\$0	\$1,500,000	\$7,500,000	\$0	\$0	\$1,000,000