



CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

January 21, 2025

Members Present:

Richard Wertz	President
Anne McGuinness	Vice President
Paul Buening	Member
Josh Prine	Member

Others Present:

Krista Linke	Community Development Director
Ellen Fredbeck-Ramirez	Legal Counsel

Call to Order:

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

Roll Call & Determination of Quorum

Approval of Minutes

December 17, 2024 Meeting Minutes – Anne McGuinness moved for approval. Josh Prine seconded. Passed unanimously, 4-0.

Election of Officers

President – Anne McGuinness nominated Richard Wertz. Paul Buening seconded. Passed unanimously, 4-0.

Vice President – Mr. Buening nominated Ms. McGuinness. Mr. Wertz seconded. Passed unanimously, 4-0.

Secretary – Mr. Wertz nominated BJ Deppe. Ms. McGuinness seconded. Passed unanimously, 4-0.

Approval of Claims

Krista Linke mailed these out separately. They totaled \$1.2 million. Ms. McGuinness moved to approve claims. Mr. Prine seconded. Passed unanimously, 4-0.

Old Business

New Business

Attorney Ellen Fredbeck-Ramirez reminded that all these were notice for public hearing. One hearing can be done for all together. Mr. Wertz opened a public hearing. Being no respondents, the public hearing was closed.

Resolution 2025-01: \$35,000 for Utilities and Maintenance Expenses for 2025 – Ms. McGuinness moved for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Resolution 2025-02: \$50,000 for Financial, Legal, and Professional Services for 2025 – Mr. Prine moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Resolution 2025-03: \$1,353,000 for Required Bond Payments Relative to the Franklin Redevelopment District Tax Increment Revenue Bonds, Series 2015 “TIF Bond Issuance Project” – Mr. Buening moved for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Resolution 2025-04: \$590,000 for Required Lease Payments Relative to the Franklin Redevelopment Authority Lease Rental Revenue Bonds, Series 2019 “ Lease Retail Revenue Bond Issuance Project” – Ms. McGuinness moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Resolution 2025-05: \$1,425,000 for expenses and costs related to the Graham Road and Paul Hand Boulevard Roundabout Project – Ms. Linke explained that these are the funds Johnson County and Whiteland have contributed to the project. They have all been received and just require appropriating so they can be spent. The county contributed \$650,000 and Whiteland contributed \$725,000. Ms. McGuinness moved for approval. Mr. Prine seconded. Passed unanimously, 4-0.

Resolution 2025-06: \$213,679 for expenses and costs related to the Earlywood Drive and Graham Road Roundabout Project – Ms. Linke reported the receipt of these funds. It was a READI grant worked on by Dana Monson. The project is complete. The funds need appropriating to pay the final invoices. It is a carryover from last year. Mr. Prine moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Resolution 2025-07: \$151,148 for expenses and costs related to 351 E. Jefferson Street – Ms. Linke identified the first part of this resolution to be for installation of a fire suppression system last year at the cost of \$75,000. The invoice didn't get paid to the FDC before the end of the year, so it was not encumbered. It required a new resolution for this year. The additional funds of \$76,148 are for the Ryan Fire Suppression System's proposal sent out by Ms. Linke with the project explanation. The installation is complete. There will be some additional upgrades.

lozzo's general contractor Matt Westerfield summarized the scope of project. The monies are a grant to FDC, and FDC will pay Ryan Fire Suppression directly. Ms. Linke stated that Ryan has already been paid upon completion of the project. Mr. Westerfield said they will be on the schedule once it is signed off and approved. The inside work is purported to be a day or two. The outside work timeframe is an unknown. Mr. Prine asked if there are any other unexpected issues that could arise. Mr. Westerfield stated his belief that there should be no other issues.

Ms. McGuinness moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Resolution 2025-08: \$2,000,000 for expenses and costs related to the Paul Hand Road Improvement Project – Ms. Linke reminded that this was approved last year. These are the monies Malarkey Roofing paid the city. The funds are received, project bid and contract awarded. The funds are now being appropriated to be able to pay the contractor once the project is underway. There was a large difference between the Milestone and O’Mara bids. Milestone had access to the needed dirt so came in as the low bid. Mr. Prine moved for approval. Ms. McGuinness seconded. Passed unanimously, 4-0.

Resolution 2025-09: \$753,678 for expenses and costs related to the Extension of Graham Road Project – Ms. Linke reported that this project is basically complete. \$100,000 is to finish out the project from the RDC account. \$653,678 is the READI grant and has been received. Cold Summit has not helped with the project and will likely not. Ms. McGuinness moved for approval. Mr. Buening seconded. Passed unanimously, 4-0.

Other Business

December 2024 Financial Reports

I65 TIF – June revenue payments were higher than anticipated, but December’s were lower. Total was \$200,000 less than last year, so Ms. Linke will check with both the county and Jeff Peters. Revenue year-to-date is \$131,945. Receipts for the year were \$6,831,868. Expenditures for the year were \$7,016,315. Remaining cash balance is \$4,336,000. Remaining appropriations were \$1,450,000. Cash balance of \$2.8 is not actual cash but what isn’t appropriated.

US31 TIF – Funds came in as anticipated. The north allocation area is \$195,773 and \$195,088 for the south allocation area. This TIF district in 2024 brought in \$828,000. \$637,359 has been spent. Cash balance remaining is \$671,307. Remaining appropriations were \$64,000, leaving a cash balance of \$607,042. Annual bond payment is \$590,000.

Public Comment and Announcements

The school board had a change, and starting with next month’s meeting, Debbie Gill will be in attendance as the school board representative. Ms. Linke will meet with her prior to the February meeting.

Mayor Steve Barnett highlighted \$4.5 million in revenue received from grants and cooperation with other entities on various projects. He thanked the commission for the work they do.

Dana Monson reported on grant efforts for the Public Arts Advisory Commission, specifically an update of the stars in the Artcraft alley.

Amanda Rubadue spoke of efforts with the arrival of the new year.

City Councilman Todd Shuck attended the meeting to observe how RDC functions.

Amy Richardson attended as a representative of the FDC.

Rob Shilts reported yearend statistics for the Artcraft.

Adjournment

Respectfully submitted this 18th day of February, 2025.

CITY OF FRANKLIN REDEVELOPMENT COMMISSION

Richard Wertz, President

Anne McGuinness, Vice President

Brian J. Deppe, Secretary

Paul Buening, Member

Josh Prine, Member