



**CITY OF FRANKLIN**  
COMMUNITY DEVELOPMENT DEPARTMENT

**MINUTES**

**REDEVELOPMENT COMMISSION**

**July 16, 2024**

**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	Community Development Director
Dustin Huddleston	Legal Counsel

**Call to Order:**

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

**Roll Call & Determination of Quorum**

**Approval of Minutes**

June 18, 2024 Meeting Minutes – Josh Prine moved for approval. Anne McGuinness seconded. Passed unanimously, 5-0.

July 9, 2024 Meeting Minutes – Paul Buening moved for approval. Ms. McGuinness seconded. Passed unanimously, 5-0.

Krista Linke stated there were only have a couple of claims, so she will have them for approval next month.

**Old Business**

**New Business**

Resolution 2024-10: \$75,000 for expenses related to 351 E. Jefferson Street – Krista Linke gave the background and overview on this property. Iozzo's desires to use the second floor which requires a fire suppression system. Mayor Steve Barnett advised the city pick up the cost of the system as it is required for the building regardless of the tenant. Katie Harris from Iozzo's reported opening in 12-14 weeks. She also assured there will be ADA accessibility availability. There is one designated handicapped parking spot. Access will be through the back of the restaurant. They are also installing a secondary staircase allowing for a chair lift, therefore granting full ADA access. BJ Deppe asked if the owner of the

liquor store has been contacted regarding overflow parking. Ms. Harris assured they will fully identify and communicate where Iozzo's parking is located for their guests. Matt Westerfield from Iozzo's also reported having spoken with the liquor store owner, and they will be putting up signage to direct traffic as well to help him. Mr. Wertz opened a public hearing. With no respondents, the hearing was closed. Mr. Deppe moved for approval. Mr. Buening seconded. Passed unanimously, 5-0.

2024 Contract for Legal Services – The contract is for one year with a 60-day notice at \$160/hour. Ms. McGuinness moved for approval. Mr. Prine seconded. Passed unanimously, 5-0.

2025 Redevelopment Commission Spending Plan – This is a new state requirement this year. Ms. Linke has discussed it with Mayor Barnett. It can maybe be included with the annual report presentations and website post. Mr. Huddleston identified the deadline to be before December. Ms. Linke will check the state requirements.

### **Other Business**

#### **June 2024 Financial Reports**

165 TIF – The June county disbursement for May property taxes was \$2,531,893.79. Two million dollars is the December estimate based on last year's receipt. Interest and grant reimbursements were \$43,908. The Graham Road extension project reimbursement has been received through the READI fund in the amount of \$653,678. Year to date expenditures through June are \$2,372,000. Remaining approved appropriations for the year are \$4.6 million. Estimated cash balance at yearend would be \$3.1 million. All county funding and two of three Whiteland disbursements for the Paul Hand roundabout have been received totaling \$925,000. The last installment should be received within the next three months.

US31 TIF – \$242,922 and \$195,089 have been received from the north and south allocation areas. They are the estimated amounts for the December disbursements. All bond payments for the year have been made. \$587,000 has been spent. The Commerce and Simon roundabout project is complete, so there are some additional funds remaining for Resolution 24-09 for the US31 project. Yearend estimated cash balance would be \$894,000.

July 2024 Cash Flow Analysis – Ms. Linke pointed out some report line item updates.

### **Public Comment and Announcements**

Dana Monson reported on PAAC's presence at the Farmers' Market last Saturday.

Amanda Rubadue with Aspire Johnson County announced the final teachers' field trip being led by Christian Maslowski today. And their golf outing is Thursday.

Rob Shilts said the Artcraft is in the last phase of grinding and tuck pointing, hoping for completion by the end of August. He also reported their summer break series for children every Tuesday morning with an average of 400 in attendance at each showing. And on weekday evenings they have partnered with Wild Geese Bookshop for author events with over 600 in attendance for some and one event had an audience representing 13 other states from as far away as the west coast. Most historic theaters across the country are still down in their numbers since the pandemic while the Artcraft numbers are increasing.

Les Tabling announced the 8<sup>th</sup> annual fund raiser for Pet Elves beginning August 3<sup>rd</sup>. They will be at the Farmers Market with cats and dogs.

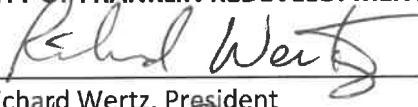
Mr. Wertz introduced Ashley in attendance who is an intern at Huddleston and Huddleston.

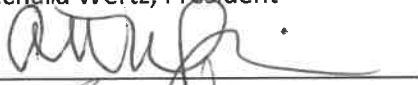
Ms. Linke reported that the Malarkey EDA was approved by Board of Works last evening. She will get the signed copy to them today, and they will close this week.


**Adjournment**

Respectfully submitted this 20th day of August, 2024.

**CITY OF FRANKLIN REDEVELOPMENT COMMISSION**

  
Richard Wertz, President

  
Anne McGuinness, Vice President

  
Brian J. Deppe, Secretary

  
Paul Buening, Member

  
Josh Prine, Member