



MINUTES

February 22, 2018
Board Meeting
City Hall – Council Chambers

Members Present:

Jeff Mercer President
Steve Woods..... Vice President
Kim Minton Secretary
Mike Denney..... Member
Amy Richardson..... Member

Others Present:

Rhoni Oliver..... Community Development Specialist
Julie Spate Recording Secretary

Call to Order:

Jeff Mercer called the meeting to order at 8:00 a.m.

Approval of Minutes:

Steve Woods made a motion to approve the January 25th, 2018 minutes as presented. Kim Minton seconded the motion. The motion carried.

Public Comment:

None.

Committee Reports:

A. Communication Committee or Monthly Update:

Danny Causey has been added to the Awareness Committee.

1. 2017 Annual Report – The map will be bigger. The mailer side will be taken off. Rhoni Oliver offered that residential photos will be added.
2. Amy Richardson added wanting to have some kind of designation for projects around town in addition to currently used yard signs such as plaques on the project site.
3. Social Media Update – US mail is not as effective as social media and website, so that will be the emphasis of their communication efforts except for the occasional targeted area mailing.

B. Finance Committee or Monthly Update:

1. 2017 Audit to begin in May 2018 with Alerding CPA – Rhoni Oliver did support that the audit is to begin in May.

C. Loan and Grant Committee or Monthly Update:

1. Frechette Façade Project Update – 89 E. Jefferson Street – Ms. Oliver reported that this was tabled at the RDC meeting Tuesday. RDC was willing to pay \$200,000 and the total project cost came in at about \$520,000. Linda Frechette and her banker, David Bedwell, decided it didn't make financial sense for her put an additional \$320,000 into the building based on what the property would rent for.

2. CFMG 2018-01: THOMPSON – 249 E. Jefferson Street - \$25,000 – This is where The Trophy Business and Franklin Pack n’ Ship have moved. They are going to build a brick façade and extend it out to meet the sidewalk like the other downtown buildings.
3. CFMG 2018-02: KOMO – 399 N. Main Street - \$15,000 – This was formerly owned by the Emry’s and is now sold to a group named KOMO. It is the green four-plex, and they are going to put another two-story porch on it.
4. CRLF 2017-01: EMRY – 70/90 W. Jefferson Street – Loan Increase to \$100,000 – They have already been approved for \$50,000. It is two addresses, but one is the upstairs apartment. It is the Margaret Akers building that had a metal façade. The Loan and Grant Committee recommended approval with conversation at FDC. Ms. Minton asked why the increase. Ms. Oliver explained that it was due to increase of project expense and reminded that it is a loan so will be repaid. Mr. Woods asked if FDC wants to put \$100,000 of remaining balance into this one project. Ms. Oliver reminded that it is \$50,000 more as \$50,000 is already committed. Mr. Mercer asked how many are currently in the pipeline. Ms. Oliver offered three, one residential and two façade grants representing approximately \$90,000 total. With the \$90,000 being considered today and assuming it could take a couple of months, Mr. Mercer concluded that to use about half of what has been committed by the RDC. Ms. Minton asked if they can finish the project without this additional loan. Ms. Oliver didn’t know due to Krista Linke’s involvement. Mr. Woods suggested it be tabled to get the back story. He believes in spending the money down on quality projects but would like to know what else is involved in it. The building is small and with the façade grant and loan already approved and given, it is a lot of money on one project. Mr. Mercer asked of the difficulty if tabled. Ms. Oliver has not had any conversation with the Emry’s. With \$50,000 already approved, Ms. Minton maintained tabling it shouldn’t hinder too much. Ms. Richardson wondered if they could present more information and give some budgeting figures. Mr. Mercer called for that to request to be communicated with the Emry’s. Mr. Woods is not as concerned about the budgeting information as it is a loan but would like more information on what is in the pipeline.

D. Development Committee or Monthly Update:

1. 2017 Tax Certificate Properties Update:

Ms. Minton reported closing on 348 Kentucky. Quiet title on three properties are still outstanding. Ms. Minton asked if they can be closed on without quiet title, and Mr. Schafstall said yes if the buyer is willing. Ms. Minton further discussed what happens if someone originally purchased the property and they in turn sold it to someone else. They also are bound by the guidelines of the original proposal and architectural guidelines.

- a. 2018 Tax Certificate Property Requests Update: 420 W. Jefferson and 847 E. Jefferson have been transferred to the city. The process of the city transferring to FDC will begin and then FDC can begin the notification process.

January 2018 Financial Report:

Ms. Oliver pointed out the negative balance in programming due only to the \$400,000 yet to be received. Mr. Mercer asked if any of the EDC money had been transferred out of the operating balance of \$126,000 Ms. Oliver believed Greg Leugers draw requests have come out and that most of that money is gone.

Director’s Report

1. Grant Agreement with the RDC for 2018 Programming Funds \$400,000 — Mr. Mercer reported that this was approved and signed Tuesday. He reminded that the money will be kept in a lump

sum to direct where needed as the year proceeds. The financial reports will be reconfigured to represent this. Ms. Oliver added that Ms. Linke is going to meet with Ms. Coy to determine the best way to track it.

2. Updates to the Strategic Plan – This will be discussed and wrapped up next month. Changes are to be e-mailed to Ms. Oliver, and she will make the changes. Mr. Mercer would like to be copied.
3. Non-TIF funds use outside Integrated Economic Development Area – Ms. Oliver recommended voting on this next month. Some of the money that has come back from loans repaid, interest on loans, money received for tax sale properties, rent income, are no longer directly TIF dollars. There have been discussions to potentially use these funds for projects outside of the TIF area. Mr. Mercer added that some is contingent on operating dollars. Typically loan repayments are about \$75,000/year that come back to go for something else. Additionally, since RDC awarded \$400,000 this year instead of their usual \$500,000, this is being looked at.

Ms. Oliver identified two new tenants moving into the Jefferson property. HWC and Milestone will move in mid-March to early April.

Ms. Oliver also presented the plan to hire Franklin College intern Tara Ricke as the part-time help for the summer between DDF and FDC.

Adjourn:

No further business came before the Directors. The meeting was adjourned.

Approved this 22nd day of March, 2018:

By: _____

Jeffrey Mercer, President

Attest: _____

Kim Minton, Secretary