

MINUTES

February 26, 2015
Board Meeting
City Hall – Council Chambers

Members Present:

Steven Woods.....President
Lisa Jones.....Vice-President
Jeff Mercer.....Secretary
Angela Coy.....Treasurer
John Ditmars.....Member
Mike Denney.....Member
Kim Minton.....Member

Others Present:

Robert Schafstall.....Legal Counsel
Krista Linke.....Community Development Director
Jaime Shilts.....Recording Secretary

Call to Order:

Steve Woods called the meeting to order at 8:00 a.m.

Approval of Minutes:

John Ditmars made a motion to approve the January 22, 2015 minutes as presented. Angela Coy seconded the motion. The motion carried.

Mayoral Appointment Director Vacancy-Kim Minton:

Mayor Joe McGuinness stated that Kim Minton would be filling the mayoral appointment vacancy on the FDC board.

Public Comment:

None.

Committee Reports:

- A. **Communication Committee:** Steve Woods (Next Meeting: TBD) Mr. Woods stated the web developer was out of town last week. Krista Linke stated they have had some issues with the webhost account but it looks like they will be able to upload the new information on the new website as soon as that's taken care of.
- B. **Finance Committee:** Angela Coy stated there was nothing to report at this time.
- C. **Loan and Grant Committee:** Lisa Jones and Mike Denney (Next Meeting: March 18th @ 3:00 pm) Lisa Jones stated they met and have more applications for the façade grant program than program funds available. She stated they have not had any requests for commercial loans and they are requesting that the money designated for commercial loans be transferred to the façade grant program. Ms. Linke stated they would need \$104,000 to meet the needs of the applications they've already received for the façade grant program. She stated there are two other people that have not officially applied yet that would need additional funding. She expressed concern that the program had not even been advertised yet to the general public.

There has been a few Daily Journal articles, but mainly the only applications that have been received since the programs were reestablished recently, have been from property owners that know FDC board members. Ms. Linke suggested that the loan and grant committee look at a map, discuss what specific areas should be targeted, and notify the owners directly that the program funds are available. However, it doesn't make much sense to advertise programs that do not have enough funding. She questioned if an additional \$100,000 could come from the commercial revolving loan program, which was not being used. Originally, \$100,000 was put toward the façade grants, \$100,000 for the commercial loans and \$100,000 for the residential loans. There have been four applications for residential loans approved and there is only \$20,000 remaining. She stated with the façade grants that are on the agendas today, there is already a shortage. Ms. Jones stated they may want to leave the money there in the loan account and make another reallocation if there are funds available. She questioned moving \$200,000.

Ms. Jones made a motion to allocate \$200,000 of additional funds to the façade program. Ms. Jones withdrew her motion and amended it to allocate \$104,000 in additional funds. Jeff Mercer seconded the motion. Angela Coy was absent from the vote. The motion carried.

1. **Downtown Façade Grant Program Funding**-Lisa Jones stated she has a conflict of interest with the Mutual Savings Bank and Stanley Hoskins requests and would leave the room while it was discussed.
2. **DFMG: 198 N. Main Street-Stanley Hoskins**-Ms. Linke stated that he would be eligible for a maximum \$50,000 matching grant as the property is on a corner. The project total is \$80k-100k. The Design Committee has reviewed the plans but would need to review the final façade. Mr. Hoskins stated he likes that the grant allows you to get the work done and keep the building in market value. Steve Woods made a motion to approve the grant. Lisa Jones was absent from the vote. The motion carried.
3. **DFMG: 80 E. Jefferson Street-Mutual Savings Bank**-Ms. Linke stated they would do a complete removal of all the windows and doors on the building and install a new blade sign. The total cost would be \$85,000. They would be eligible for a \$25,000 grant. She stated the Design committee has not met yet but will do so. The recommendation from the committee is approval. Mr. Schafstall stated that he has a professional relationship with the bank. Steve Woods made a motion to approve the grant. Lisa Jones was absent from the vote. The motion carried.
4. **DFMG: 89 E. Jefferson Street-Linda Frechette**-Ms. Linke stated they have received an application from Linda Frechette. She is interested in pursuing a complete façade restoration. Ms. Linke has contacted the Design Committee so they can meet with Ms. Frechette and move forward with contractor quotes.

97 E. Monroe Street:

Mayor McGuinness stated that B2S Labs is an existing business that has expressed desire to move to downtown Franklin. He stated it will be a great partnership with the college and the high school science departments. B2S has put in a full proposal for the property at 97 E. Monroe St. He stated he has extended an offer letter to B2S and received a letter last week that they want to pursue things further.

Alecks Davis, CEO of B2S Labs, stated their mission is to develop and drive biotherapeutic developments. He stated they are a service provider for pharmaceutical and biotherapeutic companies. They will have a laboratory and office space and will employ a wide variety of skill sets. They are excited to be part of

downtown. Dr. Mosley stated this kind of business is great for Franklin. It will be good for the college but has great possibilities for the City. Mr. Ditmars questioned how many jobs they will be bringing to Franklin. Mr. Davis stated they are hoping to fill the entire building. They are looking at about 40 jobs in the building and additional staff that would be offsite. They make and provide services for biotherapeutic companies. They make biological reagents that they can make and reuse. Ron Bowsher stated their expertise is around protein based drugs. They work with global customers to make the drugs. They are involved in the areas of diabetes and cancer. Brock Bowsher, financial officer, stated they don't make their own products but they help make other products better. Ms. Jones questioned their intent on the building improvements. Brock Bowsher stated they are not going to do a lot to the interior as they require open space. They will have more of the business in the front and laboratory in the back.

Mr. Woods stated Mr. Schafstall would be writing up the economic development agreement between the FDC and B2S. Ms. Linke stated the board could give Mr. Woods approval to sign the agreement. Mr. Ditmars made a motion to provide a written memorandum of understanding with B2S and outlines what the FDC's involvement in the project will be. Lisa Jones seconded the motion. The motion carried.

Tax Sale Properties:

- A. **Timeline Update**-Ms. Linke stated the city is still working with the county. The tax sale properties are still going through the process of quiet title. Joanna Myers has requested an extension through the state.

January Financial Report:

- A. **Balance Sheet**-Ms. Linke stated they have closed three bank accounts and consolidated them. There is now a savings and checking account at each bank for each program type.
- B. **Budget vs. Actual**-She stated the miscellaneous revenue listed under income is for the closing fees on loans. They are \$150 for each loan. Operating expenses were for insurance and legal fees.
- C. **Residential Revolving Loan Fund (RRLF)**-
- D. **Commercial Revolving Loan Fund (CRLF)**-
- E. **Downtown Façade Matching Grant (DFMG)**-The three approved façade grants were added from the January meeting.
- F. **Requests for Proposals (RFP) and Direct Investments (DI)** -

Director Report:

Additional Items:

- Next Regular Board Meeting-March 26, 2015 at 8:00 a.m.

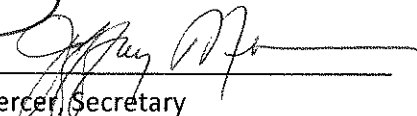
Adjourn:

No further business came before the Directors.

Approved this 26th day of February, 2015:

By:  _____

Steven Woods, President

Attest:  _____

Jeffrey Mercer, Secretary