

MINUTES

April 23, 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
Kim Minton.....Member

Members Absent:

Mike Denney.....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:

Kim Minton made a motion to approve the March 26, 2015 minutes as presented. John Ditmars seconded the motion. The motion carried.

Public Comment:

None.

Committee Reports:

- A. **Communication Committee:** Steve Woods (Next Meeting: TBD)-Mr. Woods stated he was absent from the last meeting. Ms. Linke stated she and Rhoni met with the web designer. There are some tweaks that still need to be completed. She hopes it will be up in the next week or two. The new website address is www.FranklinDevelopmentCorporation.org.
- B. **Finance Committee:** Jeff Mercer and Angela Coy (Meets as needed)-Angela Coy stated they did meet and talked about additional appropriations and revenue streams.
- C. **Loan and Grant Committee:** Lisa Jones and Mike Denney (Next Meeting: May 20th @ 3:00 pm)
 1. **Downtown Façade Grant Program Funding-** Lisa Jones stated they did meet. They are trying to figure out which direction to move and are looking at the interstate interchange. She stated the biggest change is removing the word “downtown” from the program name. They are still restricting it to the TIF area but opening it up to expand a little bit outside of downtown. Jeff Mercer questioned if it had to be formally approved. Mr. Schafstall stated there needed to be an internal change. Ms. Jones stated they talked about whether or not they need to allocate funds but rather to wait and see where the need is and allocate the funds at the time the requests come in.

Ms. Jones stated they also talked about having a 3 year strategic plan. Ms. Linke is working on several reports for that and they are considering going to the July RDC meeting to make a request. Ms. Jones stated they also talked about the top 10 homes in the area and do those owners know about the FDC programs. She stated they talked to the Communications Committee about advertising to people and letting them know there is money available. She stated there is currently \$564,000 available. She stated they still want to hold a meeting with the Mayor, RDC, and City Council. Ms. Coy stated they did not come up any decisions to comingle the money. Mr. Mercer stated to help them prioritize to perhaps utilize the Mayor and maybe a member of City Council.

Lisa Jones made a motion to change the name of the loan and grant program to Commercial Façade Matching Grant, as presented. Kim Minton seconded the motion. The motion carried.

2. DFMG: 1800 E. King Street-Hillview Country Club (Application Withdrawn)
3. DFMG: 151 Holiday Place-Trent Petro-Ms. Jones stated it is still being reviewed by the Design Committee.
4. DFMG: 89 E. Jefferson Street-Linda Frechette (Application in Process)
5. DFMG & CRLF: 97 E. Monroe Street-B2S Labs (Application in Process)

RFP 220: Fred Paris (178 & 188 W. Jefferson Street)

Fred Paris stated he has the building plans and they have been filed with the State and the City. He met with Ms. Linke two weeks ago with two invoices for the roof design and one for the architectural fees. The budget is at \$828,000. The price went up as they have to now sprinkle the building. The price does not include what the brewer has invested in his tanks. The cost is now over \$1 million total and they have all of their funding in place. The FDC grant is covering the roof costs and HVAC. They had to get State variances to not have fire doors that close. He stated that Ms. Linke didn't want to release the funds until they have permits. He stated Ms. Linke was looking for the final environmental clearance. He stated IDEM gave them permission to decommission the system and cap everything, which they have done. He stated they could have got approval on just the commercial without residential, but decided they should get approval on residential as well. The final test for residential can't be taken until the building is just about built out. He is requesting that the funds be released so that the roof can be started.

Mr. Woods confirmed that the building is ready for commercial, but not residential. Mr. Paris stated that was correct. Mr. Paris stated it may take the state longer to approve things for residential. He stated they are 4-6 weeks from pouring the air cap and once that is done they have to get state approval. It could be fall before he hears anything. He stated if they don't get the roof moving forward it's going to delay everything. Ms. Coy stated they kept a project at bay last year due to waiting for a State release. Mr. Paris stated he's waiting on the residential approval and has received the commercial approval already and feels like it could be released. Mr. Ditmars questioned if the FDC could give their funding last if Mr. Paris has other funding already lined up. Mr. Paris stated he could borrow short term from family if he needs to. Ms. Linke stated they can't release the permit until the State permit is released. Mr. Paris stated it should be released this week.

Mr. Paris stated the front 1,800 sq ft will be either retail or a restaurant. In the cleaners building there's a common entryway that will look into a brewery that will be on the west side of the cleaners building. The back half of the cleaners building is where the patio will be with the retractable roof. The back half of the other building will be the restaurant.

Mr. Paris stated if he needs to wait until the May meeting, he could. Ms. Linke stated once the permits are received from the State and the City she is comfortable releasing the funds. Mr. Schafstall stated he has a professional relationship with Mr. Paris and he didn't feel comfortable giving advice on it and wasn't sure about the IDEM issue. Mr. Paris asked if they could set the release for 90 days. He stated he can open even if he doesn't have the IDEM approval.

Lisa Jones made a motion to give Fred Paris a 90 day extension of the grant. Angela Coy seconded the motion. The motion carried.

N. Main Street: John & Bette Emry:

Ms. Linke stated that Bette Emry had talked to her about their property on North Main Street. She stated she, Rhoni Oliver, and Ms. Minton had met to discuss tax properties. Ms. Minton stated that they had talked about all the tax properties and specifically the two that the FDC will have in August. She stated there were a lot of things discussed and that are still being discussed about selling outright vs. fixing them up first. She stated with the Emry property there is one building that they want to donate but there is one next door that is still an eyesore. She is hoping to have guidelines in place by June for everyone to look at. Ms. Linke stated these are some of the problem properties in the city. Ms. Minton stated there are other cities that are doing similar things and she will be looking at their processes to see what they are doing. She stated two of the potential properties are on West Jefferson Street. Mr. Woods questioned if there should be a committee to meet on the housing issues. He asked if Ms. Minton would head it up. She stated she would. Ms. Linke stated the housing was part of the original FDC. Mr. Mercer stated revitalizing the homes gives the FDC a chance to sustain themselves. Mr. Woods asked if Ms. Minton could write the 3 year strategic plan with Mr. Ditmars. Ms. Minton stated she would.

Ms. Oliver stated her request would be that if the FDC accepts the property the porch would need to be fixed immediately to be made safe. She stated that the building would need to be repaired by either the FDC or the FDC could sell it to someone else. The next Unsafe Building hearing is on May 11th. Ms. Jones stated it might be a good idea to have Mr. Denney take a look at it for cost and also have a real estate agent look at it. Mr. Schafstall stated he would like a title search done on the property. Ms. Oliver stated she would. Rob Shilts, Franklin Heritage, stated he has dealt with the Emry's for a year on this. He stated Franklin Heritage was willing to take the house as a donation and they have a developer that is willing to take it and also to purchase the house next door. He stated the FDC would probably have to look at grants or loans to get the properties fixed.

Mayor McGuinness stated he doesn't want to see the city or other agencies getting involved in other people's properties. He stated he feels the Emry's should take care of their own property. He stated the house on West Jefferson is a different scenario as the city is not getting taxes from it and is having to pay to mow it. He stated that he agrees with Mr. Shilts in that FHI could take the donation and have a private developer take the property from there with help from the FDC. Ms. Coy stated her issue is that the Emry's did receive the insurance money and wonders what they did with it. Mayor McGuinness stated if it needs to be expedited he was in agreement to do it. Mr. Mercer stated the FDC should let Mr. Shilts and the Mayor work on this together. Kim Minton will work with them on the situation.

Director Report:

- A. Tax Sale Properties- Ms. Linke stated she did receive the property tax bills for the flood buy-out homes. Mr. Schafstall stated he thinks they may receive their money from the city in another 60 days. Ms. Linke will pay the bills.

Additional Items:

- Next Regular Board Meeting-May 28th, 2015 at 8:00 a.m.

Mr. Shilts stated they are looking at finishing out the matching grant. He stated they did \$300,000 plus worth of work with additional improvements. They started on the roof replacement yesterday and it should be finished today. He stated that should finish up the grant.

Adjourn:

No further business came before the Directors.

Approved this 28th day of May, 2015:

By: _____

Steven Woods, President

Attest: _____

Jeffrey Mercer, Secretary