

MINUTES

May 25, 2017

Board Meeting

City Hall – Council Chambers

Members Present:

Jeff Mercer..... President
Steve Woods.....Vice President
Kim Minton Secretary
Angela Coy.....Treasurer
David Bedwell Member
Mike Denney.....Member

Others Present:

Robert Schafstall..... Legal Counsel
Julie Spate Recording Secretary

Call to Order:

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

Public Comment:

None.

Approval of Minutes:

David Bedwell made a motion to approve the April 27, 2017 minutes as presented. Angela Coy seconded the motion. The motion carried.

Committee Reports:

A. Communication Committee or Monthly Update:

Steve Woods reported a breakfast tentatively scheduled for June has been postponed until fall.

B. Finance Committee or Monthly Update:

1. 2016 Audit – Ms. Coy reported the audit begun with anticipation of a draft for the July board meeting and the 990 has been extended until November.

C. Loan and Grant Committee or Monthly Update:

1. Frechette Façade Project Update – 89 E. Jefferson Street – David Bedwell e-mailed Neil Dixon to find he is still in the process of completing structural and architectural drawings.
2. CFMG 2017-03 RICHARDSON – 100 N. Main Street – This matching grant is for \$50,000. They've estimated \$100,000 worth of improvements. They plan to change the location of the wheelchair ramp to the north side of the building and place some outdoor seating. Since they are on the corner, they are eligible for the increased amount. They have been tentatively approved while still waiting on the full estimates to confirm they are on the street facing sides making sure the monies flow properly.

3. CFMG 2017-04 STRAIN – 100 S. Jackson Street – The total estimate of improvements is for \$17,700 for a mural on the north façade of the building, along with new windows and a balcony. The committee is approving contingent upon meeting all city requirements and improvements. Their previous grant was not entirely spent and this is not to exceed that \$50,000. They had \$13,736 left and this grant is for \$8,950.
4. CRLF 2017-02 EMRY 62 – 62 W. Jefferson Street – The Emry’s have requested that the loan amount of \$50,000 be increased to \$100,000. They have other items they are working on including the refurbishing of an elevator. The loan and grant committee recommends that the loan amount be increased.
5. Integrated TIF District Expansion – Rob Schafstall identified this to be investigation to see if the area can be expanded to be able to offer FDC programs in a larger area, to include more of the older residential neighborhoods. Mr. Schafstall is looking into more for this.

D. Development Committee or Monthly Update:

1. Tax Certificate Properties Update – Kim Minton reported that the city has received five properties. Mr. Schafstall is going to check with City Attorney Lynn Gray for the next step in the transfer process to FDC. The quiet title process is yet to be done. Mr. Schafstall listed the addresses of the properties to be 934 Johnson Avenue, 544 West Jefferson, 244 Cincinnati, 348 Kentucky and 551 West Madison. The city now has the recorded deeds on all of these. He is still working on 420 W Jefferson Street and does not know yet how that will work out. The city attorney and mayor are to determine what happens next. The city could go through the process of quieting the title and then transfer deeds to FDC or the city could transfer to FDC and then FDC could handle the quiet title. Mr. Schafstall is neutral on this. Mr. Bedwell asked the timeline and Mr. Schafstall responded that there is no particular timeline. The city owns them and can move ahead at their choice. Ms. Minton further defined the intent for the five properties is to get them back on the tax rolls. The application and process are in place so once the properties belong to the FDC, they can be put out to interested properties through a sealed bid process with minimums and to accept offers. Vacant lots are also being talked about with Habitat for Humanity. Ms. Minton and Ms. Oliver will meet this week as well. This will all hopefully take place by fall.
2. Co-working Committee – Mr. Mercer and Ms. Minton described the trip to The Matchbox in Lafayette and The Bureau in Fountain Square. One is privately owned and one is a non-profit with heavy civic involvement. Franklin’s primary focus is a location. Funding and development management teams are of primary concern. Mayor Steve Barnett believes there is great interest for this in Franklin, starting small and preparing for future growth. A mission statement is key in funding requests. Mr. Mercer offered the school corporation’s willingness to be involved again.
3. Blighted Property Improvement Program – Mr. Schafstall is studying this further and thinks it best to table it. Ms. Minton added that she along with Krista Linke and Ms. Oliver are attending a conference this coming week.
4. JCCF Mural at 351 E. Jefferson Street – Ms. Minton reported that all murals will be treated as signs with a limit of 75 square feet. The approved mural is larger than 75 square feet so there are the options of reducing the size of the mural or going before the Board of Zoning Appeals in July to request a variance. She has planned to request a variance for both size and number of signs. Mr. Mercer expressed the concern of some to paint the mural directly on the wall with the future sale of the building to an entity that would then have to maintain the mural so the option of painting the

mural on another surface that could be affixed to the building is being considered and the likely plan if the variance is granted.

E. Capacity Committee or Monthly Update:

None.

April 2017 Financial Report:

Mr. Mercer highlighted the receipt of additional programming dollars from the RDC. \$472,000 is uncommitted.

Director Report:

None.

Additional Items:

- Next Regular Board Meeting – June 22nd, 2017 at 8:00 a.m.

Adjourn:

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

Approved this 22nd day of June, 2017:

By: _____

Jeffrey Mercer, President

Attest: _____

Kim Minton, Secretary