

**MINUTES**

**March 25, 2021**  
Board Meeting

**Members Present**

Kim Kasting ..... President  
Amy Richardson..... Secretary  
Lisa Jones..... Treasurer  
David Bedwell..... Member  
Tina Gross..... Member  
Amanda Ott ..... Member  
Dustin Royer ..... Member

**Others Present:**

Krista Linke ..... Community Development Director

**Welcome:**

Kim Kasting called the meeting to order at 8:00 a.m.

**Approval of Minutes – January 28 & March 10, 2021**

David Bedwell made a motion for approval of both minutes. Tina Gross seconded. Passed unanimously, 7-0.

**At Large Appointment – Tina Gross**

One-year appointment; Appointed September 2019, term expired January 31<sup>st</sup>, 2021. Amy Richardson made a motion to re-appoint Ms. Gross for another term. Seconded by Lisa Jones. Passed unanimously, 7-0.

**Monthly Reports:**

**A. Awareness Committee or Monthly Update:** Ms. Richardson reported meeting with Dana Monson this week. They will revisit former members for continued service and adding additional members. They also discussed goals for the committee.

**B. Finance Committee or Monthly Update:**

1. 2020 Audit and 990's – The final audit has been received. They will serve in a more advisory role going forward. The state responded positively to the submission. Bank account statements and the monthly credit card invoice are reviewed and signed off on by Ms. Jones. Checks over \$5,000 received two signatures, those of Krista Linke and Ms. Jones.
2. January & February 2021 Financial Reports – Operating account is \$111,000. Revolving Loan Fund Accounts Receivable is \$567,000. Ms. Linke highlighted some outstanding loans not yet in repayment. RDC Grants Payable of \$60,644. The 2021 budget has been entered. Rental income is ahead of schedule for January. Residential and commercial loan along with façade grant activities were highlighted. Toodleydoo has only spent \$197 of her 2017 approved grant of \$6,462. She wants to do signage. She has a graphic artist presenting estimates for a total of \$2,124, and FDC would cover half. It is still in line with the originally approved project and monies still set aside. Mr. Bedwell made a motion to approve the use of funds for this project in

2021 from the approved 2017 grant. Ms. Richardson seconded. Passed unanimously, 7-0. For program funds, the committed amount remaining in the residential and commercial fund is \$6,386. Total program funds available is \$555,000.

**C. Loan and Grant Committee or Monthly Update:** Mr. Bedwell reported a Loan and Grant Committee meeting two weeks ago with the Design Committee. They did site visits on the following four properties. Loan and Grant Committee met again last week.

1. Approved Applications (First Round of Funding for 2021)
  - a. RRLF 2021-01 CATALDI: 469 N. Main Street \$15,000 – Awarded at 70% forgiveness. The brick and concrete is pulling away from the structure which would eventually affect the roof and attic space.
  - b. CFMG 2021-01 HESSMAN: 49 W. Monroe Street \$15,000 – Engineered stucco on the back of his building, shoring up the sides and overhangs along with structural enhancements. Danny Causey put together a rendering to make it a little more historically accurate. Ms. Jones asked if there would be opportunity for a mural there, and Mr. Hessman is open to it after cleanup. Total project cost is to be \$35,000. His chosen contractor is applying to be on the FDC approved list.
  - c. CFMG 2021-02 HASS: 1 W. Monroe Street \$30,000 – Corner property on South Main. Revitalization of brick with tuck pointing and painting brick a darker color from current. They will replace window glass.
  - d. CFMG 2021-03 NORTON: 301 E. Jefferson \$6,000 – Cedar pergola, paver patio, retaining wall and landscaping. Retaining wall and landscaping came to \$12,500.
2. Second Round of Funding for 2021 Discussion – Two applicants have contacted since the February deadline, one being a Franklin Heritage project. Ms. Linke continues to believe funding should go to more significant projects as opposed to ongoing maintenance level work that should be done regularly. Mayor Steve Barnett is not in favor of funding retaining walls. Ms. Richardson asked what affect the changes made have had. Ms. Linke responded that perhaps easier from the standpoint of less meetings but maybe some applicants lost due to lack of desire to wait longer times for grants. Consensus was to continue as is and notify if exceptions come up. Rob Shilts gave an overview of FHI’s proposed project for a move of a downtown business at 48 W Madison to another location concurrent with other restorations and renovations on said facility. Ultimately the business would occupy the ground floor and FHI offices occupy the second floor. Ms. Jones made a motion to approve \$75,000 for the next round. Amanda Ott seconded. Passed unanimously, 7-0.

**D. Development Committee or Monthly Update:**

1. 280 Circle Drive – Kathy Starks does not have clear title on both parcels from the court yet. She only has one at this time. Once secured, exterior cleanup can begin.
2. 650 Hurricane Street – A signed purchase agreement has been secured. Options will continue to be explored going forward. Habitat for Humanity does have potential interest. Closing should be in the next few weeks.

**Director’s Report**

1. Mayoral Appointment: Kim Kasting
  - a. Three-year Term (Appointed March 2015)
  - b. Re-appointed for a Fourth Term (Term expires February 28, 2024)

2. Revised Assessed Value Presentation – The Red Carpet parcel has now been updated to show previous total parcel evaluations at \$3,691,000. The new assessment is \$10,678,000. Board of Works will be updated along with RDC and City Council. Perhaps the Daily Journal as well. Ultimately it will be presented to County Commissioners, but it will be scheduled for after the current discussions regarding TIF district.

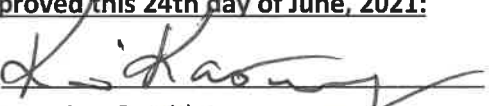
**Public Comment**

**Adjournment**

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

**Approved this 24th day of June, 2021:**

By:

  
Kim Kasting, President

Attest:

  
Amy Richardson, Secretary