

MINUTES

October 22, 2020

Board Meeting

Members Present

Kim Minton.....President
Steve Woods.....Vice President
Amy RichardsonSecretary
Lisa Jones.....Treasurer
David Bedwell.....Member
Tina Gross.....Member
Dustin Royer.....Member

Others Present:

Krista Linke.....Community Development Director

Welcome:

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

Approval of Minutes – August 27, 2020

Lisa Jones made a motion for approval of the minutes. Dustin Royer seconded. Passed unanimously, 7-0.

Monthly Reports:

A. Awareness Committee or Monthly Update: Amy Richardson had no update. They have not met.

B. Finance Committee or Monthly Update:

1. 2019 Audit – The audit is being done virtually and still underway.
2. August and September Financial Reports – Krista Linke will add what got approved today. She is also working with Ms. Jones on how to reflect the forgiveness of April and May loan payments due to Covid.

C. Loan and Grant Committee or Monthly Update:

1. Applications Received
 - a. 101 N. Main Street – CFMG \$2,076.49 (may increase) – The property is located across from Main and Madison. The request was for the replacement of four windows and removal of the shutters. Steve Woods would like to see more of a wholesale change. He would prefer a bigger ask and the replacement of more windows. Joshua Cassidy stated the plan includes painting of the other windows, pressure washing and rod iron work. They also plan to replace the roof in the future. Mr. Woods asked if they'd like to withdraw their application and reapply later. The board was split so they brought it to the whole board. Mr. Cassidy supported resubmission next year for replacement of all the windows. Mr. Cassidy zoomed in a second time later in the meeting to gain understanding on the history and makeup of FDC. They were also aware that their application was for a very humble scope of work but it was a beginning to their relationship with FDC and would rather not withdraw their application. It was only a

small piece of their larger scope of work planned. Mr. Woods did not recommend opening the project back up but is happy to meet with Mr. Cassidy outside of the meeting. Mr. Shilts offered a number of additional items that need work on the building. Mr. Leugers is going to work on securing additional information about the past work accomplished on the building as well.

- b. 449 W. King Street – RRLF \$15,000 – Dana Monson identified this property to be previously owned by Bette Emry. Christina Fletcher, owner of Possibilities, is purchasing the property and with her income levels would be 100% forgivable. She proposes repairing the original windows, replacing the roof and painting the siding and trim of the house. It takes a rental property and makes it owner occupied. The committee approved. Rob Shilts of RHI spoke in support of repairing to keep original windows especially when applying for state grants and spoke against painting of brick due to moisture-related issues.
- c. 497 ½ W. Jefferson Street – RRLF \$15,000 – Ronald Beebe owns this property and works out of the location. The work will include rehabbing the front porch, the foundation and front landscaping. He does not have a final estimate back yet, so this is conditional on the final estimate from an approved contractor. Danny Causey thinks the \$15,000 will be consumed entirely in the foundation and front porch.
- d. 198 W. Adams Street – RRLF \$8,750 (outside eligible area)
- e. 200 Walnut Street – RRLF \$15,000 (not income eligible)
- f. 150 W. Jefferson Street – CFMG \$8,073.03 – Blackbird Nest and Elite Salon and Spa are currently in this location. This application was received after the deadline but there were surplus funds available, so the committee made the decision to accept the application to be considered after those received in a timely fashion. The work is all the windows and doors. Other repairs are being done not covered under the façade program. Mr. Woods made a motion to make an exception to the deadline for this application to allow the project to be considered. Mr. Royer seconded. Passed unanimously, 7-0.
- g. 102-108 W. Jefferson Street – CFMG \$30,000 – Application for this property was received last year but due diligence was not complete enough. Specifications are still awaited, and any funding is for materials only and not labor. Scope will need to be reviewed before any work to begin. It is on a corner so technically covers four storefronts. They will need to spend \$60,000 in order to be awarded \$30,000. The building is completely occupied. The committee approved, but they will have to come back to insure all architectural guidelines are met. They would also be open to a mural at their site.
- h. 99 W. Jefferson Street – CFMG \$1,718.60 – This is for an Edward Jones sign.
- i. 89 E. Jefferson Street – CFMG \$5,000 – This is Linda Frechette’s building. Hickory Hillz Barbecue is looking to open a second location here. They are considering a \$10,000 sign.
- j. 89 E. Jefferson Street – CFMG \$11,242.50 – This is work on the shared brick wall. Dr. Frechette is committed to the work on the wall regardless of participation by the shared owner of the neighboring property. Drake Construction will be the contractor. Greg Leugers added having met with contractors at the site yesterday. The current owners have no interest in contributing to the repair of the wall as they don’t see themselves owning the wall. Mr. Leugers is getting estimates and anticipates they will rebuild the whole wall. The buyer, Mr. Moore, and Dr. Frechette are willing to split the cost outside

what FDC awards. Ms. Richardson asked what would happen if the sale doesn't go through. Dr. Frechette is prepared to do it all.

- k. 89 E. Jefferson Street – CRLF \$20,000 (withdrawn)

D. Development Committee or Monthly Update:

1. 280 Circle Drive – This property was received and the two parcels that did not go at tax sale are in the process of being transferred to the city. The closing was done on Tuesday. The work will begin with clean up in partnership with FHI and the city. Ms. Linke has contacted an attorney to do clear title. Mr. Causey has done a preliminary rendering. Mr. Royer asked if there will be a meeting to discuss next steps on this property. He also believes the parcels should be combined in to one.
2. 650 Hurricane Street – The city has the opportunity to purchase this property from Bob White within 120 days. Budgeting and needs assessment will be done and a Home Fund grant applied for. Rob Shilts of Franklin Heritage gave some history on this property. He would like to see this location renovated to encourage neighbors who have worked on their own properties and endured properties like this one for so long.

Director's Report

1. Intern – Project Summaries – Ms. Linke reported on the continuance of the project summaries. Trevor Moorman is a freshman at Purdue online so attending class virtually from home. He has accepted the position and will start the first of November.

Public Comment

Rosie Chambers announced Shop Small will be virtual this year.

Adjournment

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

Approved this 17th day of December, 2020:

By: _____
Kim Minton, President

Attest: _____
Amy Richardson, Secretary