

**MINUTES**

**August 26, 2021**  
Board Meeting

**Members Present**

Kim Kasting..... President  
Tina Gross.....Vice President  
Amy Richardson..... Secretary  
David Bedwell..... 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 – June 24, 2021**

Amy Richardson made a motion for approval of the June 24<sup>th</sup> minutes. Tina Gross seconded. Passed unanimously, 5-0.

**Monthly Reports:**

**A. Awareness Committee or Monthly Update:** Ms. Richardson had no report as the committee has not met. Amanda Ott entered the meeting during this report.

1. 2015-2020 Annual Reports – Intern Trevor Moorman completed these and Dana Monson has posted them to the website. Mr. Moorman is back on campus at Purdue. Krista Linke would like to see this committee meet monthly or at least quarterly to cover project summaries, press releases for available programming funds, annual reports and yard signs for FDC builds. Mr. Moorman put out yard signs at all approved sites from this last round, and Ms. Linke would like to see someone else designated to do social media posts besides herself. Ms. Linke asked for any other FDC members who would serve on this committee or outside appointee suggestions. Ms. Gross offered to serve on the committee. Ms. Richardson will reach out to community members willing to serve identified before Covid. David Bedwell asked what the distribution plan was for the 2020 annual report to key stakeholders. Mr. Moorman did a presentation to City Council. Ms. Linke doesn't believe a mailing is necessary. It is on the website and included in response to any individual requests for information. It could be e-mailed to the existing FDC distribution list. Crescent Creative was paid to do two back issues of the annual report, and Ms. Linke would like to see that again moving forward, keeping that in the budget.

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

1. May, June, and July 2021 Financial Reports – July financials were not completed. At the end of June the committed amount remaining for residential projects is \$60,000. Committed for commercial loan is \$67,000. Funds available in the two Horizon accounts are \$391,000. The committed amount remaining for façade grants is \$156,000 and the account balance is \$268,000, leaving \$112,000 available. In direct investments the committed amount remaining is

\$33,000 and the Mutual account balance is \$31,000. \$1,600 will have to be transferred to cover the final direct investment. \$502,000 in programming funds are available as of the end of June including most recently approved projects.

2. 2022 Budget – There are FDC meetings in September and October. Ms. Linke will work with Lisa Jones to have a draft for review before year end.

### **C. Loan and Grant Committee or Monthly Update:**

#### 1. Active Project Updates:

- a. CRLF 2018-05 THOMPSON: 249 E. Jefferson Street – This is The Trophy Shop and Pack and Ship. They did a façade grant and loan. They spent less than the full \$50,000 so loan paperwork had to be redone.
- b. RRLF 2019-02 GAWTHROP: 348 E. King Street \$9,912.66 – They were approved for \$15,000. One final draw was completed and loan paperwork redone.
- c. RRLF 2020-02 BEEBE: 497 ½ W. Jefferson Street \$15,000 – A scope of work has been hard to secure. Marissa Stout has submitted an estimate for him. He wanted electrical service run to his detached back yard shed for approximately \$1,000, bringing his total estimate up to \$19,000. It is not necessary and doesn't qualify. He was approved for \$15,000. Ms. Linke asked the board if they would be comfortable with \$18,000 awarded in light of last month's increase to \$20,000 from \$15,000 for residential projects. It is to include foundation, landscaping, siding cleaning, window replacement (if it fits the design guidelines) and the front porch. Forgiveness is at 100%. It is a highly visible property, and FDC felt it to be a good investment.  
Mr. Bedwell made a motion to approve the increase from \$15,000 to \$18,000 and Amanda Ott seconded. Passed unanimously, 6-0.
- d. CRLF 2021-01 FHI: 48 E. Madison Street \$84,291
- e. CFMG 2021-04 FHI: 48 E. Madison Street \$11,821  
Rob Shilts gave an update on this project with Marissa Stout. The last of the work is being completed this week. Wild Geese Bookshop will have a soft opening on October 1. Ms. Linke asked the invitation be sent to her so she can distribute to the board. Mr. Shilts thanked FDC for going above their stated limits.
- f. CFMG 2021-02 HASS: 1 W. Monroe Street \$30,000 – Julie Haas has a contract with Dennis Drake for tuck pointing and windowsill repair. He is having trouble with workers which may put her past the nine-month time frame.
- g. RRLF 2021-02 CARROLL: 2 Martin Place \$20,000 – The porch has been worked on. She has termites in the house they weren't aware of. It has to be completely dealt with before further wood repair makes sense to do. This adds to her expenses which may preclude her from accomplishing all repair work and painting originally hoped for. The garage may be excluded.
- h. RRLF 2021-03 CUMMINGS: 850 E. Jefferson Street \$20,000 – She has committed to working with Ms. Stout including foundation, chimney, soffit and gutter repair and the entire house painted.
- i. CFMG 2021-05 CHRISTY: 201 E. Jefferson Street \$15,000 – This is the former Baptist church and is becoming a wedding venue. Landscaping is accomplished. Ms. Linke will follow up with him as she does not have a signed commitment letter and there are permitting issues. She is not sure the monies will actually be used.
- j. CFMG 2021-06 CARSON: 198 W. Jefferson Street \$30,000 – These are the apartments above the Rue Morgue. They are still working on plans and have been before the Board of Works for approval. They have secured permits.

Mr. Bedwell asked about Frische and Moore loans outstanding since 2018. Ms. Linke confirmed that they are in repayment and will be reflected on July's report.

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

1. 280 Circle Drive – The dumpster has been delivered. The electric had to be disconnected so trees and ivy could be trimmed and then electric reconnected. The meter had been pulled from the property. The reinstallation is awaiting Duke. As soon as the electrical is connected, Dustin Royer reported they are ready to begin work on the roof. Ms. Linke asked if property recovery meetings are desired. Mr. Royer suggested every couple of weeks. A site visit will take place after September's meeting. Ms. Stout's timeline is eight weeks, so it should be done around the end of October.
2. 650 Hurricane Street – Ms. Linke advised the need to begin getting plans and quotes and schedules for this project. It would likely be a spring project.

Ms. Gross asked if the \$12,500 in the budget for tax certificate properties was from flipping the Circle Drive house. Ms. Linke remembered it to be from the RFP's for the previous ones.

Mr. Royer asked if there were any tax sale properties of interest this year. Ms. Linke is not aware of any at this time. The list needs to be watched as the sale will be the end of September.

**Director's Report**

Ms. Linke and Ms. Monson have been discussing other funding sources. They have met with Ms. Richardson and Ms. Kasting. One on one meetings with board members for suggestions will continue. Ms. Linke also reported on a crew here yesterday hired by Redevelopment Association of Indiana to film about TIF. Franklin is one of seven Indiana cities highlighted in this educational video.

**Public Comment**

Ms. Kasting expressed appreciation for Mr. Shilts' involvement in the Water Street house move to the Craig Wells property. They plan to use it as an Airbnb.

Mr. Shilts announced HGTV's show Cheap Old Houses highlighting Doug and Amy Heavilin's house.

Rosie Chambers announced the veteran's alley ribbon cutting at noon tomorrow.

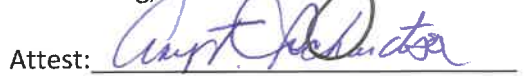
**Adjournment**

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

**Approved this 23rd day of September, 2021:**

By: 

Kim Kasting, President

Attest: 

Amy Richardson, Secretary