

MINUTES

April 20, 2023
Board Meeting

Members Present

David Bedwell.....President
Tina Gross.....Vice President
Amy RichardsonSecretary
Amy Haacker.....Member
Amanda Ott.....Member
Dustin Royer.....Member

Others Present:

Krista Linke.....Community Development Director
Drew Eggers.....Legal Counsel

Welcome:

David Bedwell called the meeting to order at 9:00 a.m.

Approval of Minutes – February 16, 2023

Amy Haacker made a motion to approve the February 16th minutes. Amy Richardson seconded. Passed unanimously, 6-0.

Fundraising Presentation by Stacia Jones with becauseOne.com

Stacia Jones and Stephanie Dolon presented an overview and explanation of their company and what their tool provides. Their company helps non-profits in three ways:

1. Gives your own dedicated page where you can clearly define and consistently communicate needs for your mission.
2. Further your reach by introducing you to a new audience.
3. Generate awareness about what you are doing for the community.

They bridge the gap between businesses and non-profits and businesses and the community. The annual cost for the non-profit is \$1,000. It can be directly reimbursed to the non-profit through their sponsorship program.

Mr. Bedwell asked how FDC would navigate to becauseOne.com. There are several options including a link on the FDC website or a “Donate Here” click which would take directly to becauseOne.com. It is shareable as well. Mr. Bedwell followed up to ask if FDC has any donors currently, and Krista Linke responded no. Ms. Linke identified the thought when FDC began that there might be community members who like what the FDC is doing and so would want to donate funds. Ms. Haacker spoke in support of a tool like this for community members. She asked if it is possible to donate anonymously. The becauseOne.com team confirmed. Ms. Haacker followed up to ask if the donor receives any sort of tax receipt. becauseOne.com does not issue tax receipts and is not formatted to be able to send through their system. That is the responsibility of the non-profit. All pages are owned and run by a 501(c)(3). They distributed a one-page PDF. Ms. Linke directed further research and conversation to the Awareness Committee to make a recommendation to the full board. She also highlighted their focus

more on specific funding needs rather than general giving. This could apply to FDC builds and different parts of each build for donor funding.

Monthly Reports:

- A. Awareness Committee or Monthly Update:** Ms. Richardson reported they met on the 12th. Committee members are Ms. Linke, Dana Monson, Jennifer Mann, Traci Smith, Jessica Giles and Ms. Richardson.
1. 2021 & 2022 Annual Reports – Ms. Linke presented templates in committee.
 2. Project Summaries & Before and After Presentation – Ms. Linke has been working on street view then and now as well beyond just individual buildings. She has the photos saved and is working on a presentation.
 3. Next Meeting Wednesday, May 10th at 9:00 am
- B. Finance Committee or Monthly Update:** Ms. Linke reported that the auditor has contacted her to begin the FDC audit.
1. January and February 2023 Financial Reports – Alicia Tisdale’s previous loan was paid off in January as an individual cannot have two loans at once. Ms. Linke highlighted various items and project updates on the reports. Available programming funds at the end of February are is \$731,000 which includes the sale of the King Street house. Tina Gross asked if the KDR is planning more work this spring. Ms. Linke believed they might be and hopes to have an answer at the next FDC meeting. As their contractor, Marissa Stout is waiting to hear back from them after a meeting there are to be having on the project. Mr. Bedwell asked if there was any commentary on missed payments. There were none in January. Most who miss a payment pay it back with a \$29 late fee the next month. Ms. Linke has the March report, but it was not complete at the time of this meeting.
- C. Loan and Grant Committee or Monthly Update:** Mr. Bedwell reported that they met as a committee last week.
1. 244 E. Jefferson Street – Paul Humbles (CFMG)
 2. 244 E. Jefferson Street – Alicia Tisdale (CRLF)
These two projects are doing interior and exterior renovations in both the front and back. \$38,966 was awarded them for a façade grant. A \$50,000 loan was also approved.
 3. 100 E. Jefferson Street – Possibilities (CFMG) – This was for a sign reimbursement, but the application was received after the sign has already gone up, so the application per guidelines was not able to be considered.
 4. 227 E. Jefferson Street – Peters Franklin LTD (CFMG) – They applied for a façade matching grant and are in the process of getting other estimates for resubmittal. It included vinyl windows which FDC does not reimburse for. Ms. Linke added that the site visit was very helpful. Ms. Richardson asked what the percentage was of owners who actually show for the site visit. Ms. Linke informed almost 100%. Mr. Bedwell encouraged all board members to attend as many site visits as is possible for them. Franklin Heritage assists with architectural guidelines and renderings if needed.
 5. 267 N. Main Street – Maggie Hagan (RRLF) – Estimates are being secured. Exterior renovations are planned for, approximately for \$10,000. They added a two-story addition on the back. The house on the right was demolished and is a new two-story construction.
 6. 401 W. Jefferson Street – Sonia Quillen (RRLF) – A \$25,000 loan was approved. Planned for is tuck pointing, brick foundation work, siding repair, water management and exterior paint.
 7. Site Visits (if needed) Tuesday, May 30th @ 3:00pm

8. Loan and Grant Committee Wednesday, June 7th @ 3:00pm

D. Development Committee or Monthly Update:

1. Property Recovery Task Force – They met yesterday.
 - a. 650 Hurricane Street – Project Budget – Mechanicals are complete. Spray foam is happening today. Drywall will be next week. The project is four weeks out from completion. Property Recovery Task Force met yesterday. A garage will not likely happen. Dustin Royer reported a possible appeal to the mayor for funding a concrete or asphalt driveway out of EDIT funds which is a new tax. It is part of a plan approved by City Council. It is not restricted by location. The sale proceeds will go back in the account. He projected six weeks out from listing. An open house is again planned for. Mr. Royer projected listing immediately after the June meeting. Ms. Ott made a motion to allow fund transfers from other accounts not to exceed \$30,000. Ms. Richardson seconded. Passed unanimously, 6-0.
 - b. Next Meeting Wednesday, May 17th @ 9:00am

Director's Report

Award Recipient of the Best Renovation Project of an Existing Historic Structure for 2023 from Franklin Heritage, Inc. for 548 W. King Street – It will be presented at the May 1st meeting of City Council at 6pm.

A signed letter of intent has been received for a tenant at 351 W. Jefferson. Estimates are being sought for parking and electrical improvements.

The fourth Wednesday at 9am was proposed for the FDC board meeting going forward. Mr. Bedwell made a motion to change to this date beginning May 24. Mr. Royer seconded. Passed unanimously, 6-0.

Mr. Royer made a motion to authorize Mr. Bedwell, Ms. Linke and Ms. Haacker to set list price and entertain offers for 650 Hurricane Street at a four percent commission. Ms. Gross seconded. Passed unanimously, 6-0.

The May 24th meeting was cancelled. June 28th will be the next meeting.

Public Comment

Rob Shilts reported that today is the 19th anniversary of the Artcraft purchase. He also reported on the post-tornado renovations taking place.

Mr. Bedwell encouraged responses to and sharing of Ms. Monson's posting of before and after pictures on social media.

Adjournment

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

Approved this 28th day of June, 2023:

By: 
David Bedwell, President

Attest:



Amy Richardson, Secretary