

**MINUTES**

**August 28, 2024**  
Board Meeting

**Members Present**

David Bedwell.....President  
Tina Gross.....Vice President  
Lisa Jones.....Member  
Amanda Ott.....Member  
Dustin Royer.....Member

**Others Present:**

Drew Eggers.....Legal Counsel  
Amy Haacker.....Member  
Krista Linke.....Community Development Director

**Welcome:**

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

**Approval of Minutes – June 26, 2024**

Tina Gross made a motion to approve the June 26<sup>th</sup> minutes. Lisa Jones seconded. Passed unanimously, 5-0.

**Monthly Reports:**

**A. Awareness Committee or Monthly Update:** Krista Linke reported a good discussion at their last meeting regarding the annual report. Information has all been compiled and submitted to Danny Causey and awaiting completion. The residential repair program brochure needs to be redone with new photos and quotes from some of the homeowners. Dave Windisch with Franklin Heritage will redo it. Dana Monson reported approximately half of the project summaries completed. The printing of both brochures will incur cost.

1. Next Meeting Thursday, October 17th at 9:00 am

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

1. May, June and July 2024 Financial Reports – July’s report is almost complete and will be sent out later today. As of the end of May, just over one million dollars is in the bank. Accounts receivable which is the loan payments is \$374,000. All budgeted rent of \$14,900 has been received. No loans were closed in May. FDC tablecloth and retractable banner are being purchased for BizBash on September 12. There were no missed payments in May. Total available program funds at the end of May is \$666,815.

There is just over one million dollars in account balances again at the end of June. Mr. Bedwell asked when the First Merchants rate expires. Ms. Linke will find out. Total program funds

available is \$681,337. Ms. Gross asked what the \$850,000 in Other Investment was. Ms. Linke explained it to be the initial balance of the money market account. Draws have been made since then, dropping the balance to \$795,000. Mr. Bedwell observed that would be a double counting of assets. Ms. Linke will fix it. Mr. Bedwell reported word from the bank to be that the rate was a 90-day rate. He is inquiring as to any update on the rate. He also suggested consideration of putting a portion in to a CD. Ms. Jones asked if an appeal for funding to RDC will take place this year. Ms. Linke suggested it was getting close to time for the ask. She'd like to get the July financials complete first. She believed unrestricted funds would be more needed than RDC funds. The annual report also needs to be completed. Ms. Jones and Mr. Bedwell were willing to help on this discussion and effort.

2. 2023 Audit – The CPA firm has started the process.

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

1. Site Visits (if needed) Tuesday, October 8th @ 3:00pm
2. Loan and Grant Committee Wednesday, October 16th @ 3:00pm
3. Previous Façade Grant Recipients – Mr. Bedwell asked if a timeline and dollar amount should be placed on previous applicants or continue to review on a case by case basis. Ms. Linke explained that currently the maximum is \$25,000 per 18 linear feet. If it is a double façade on corner lot, it is \$50,000. Requests have started to come in for alley-facing facades. If they don't spend the full initial amount, could they reapply for their next need up to the initial maximum amount. There are applicants that after 10 years wish to reapply for assistance. Ms. Linke has four such applicants currently. Would the \$25-50,000 apply the second time as well? Ms. Ott asked if there was a committee recommendation. The committee had established the 10-year timeline. Drew Eggers was approached this morning by a business owner who has a completed front façade and asked about his building's façade facing the alley. Mr. Eggers believed the alley façade to be separate from a front façade. Ms. Linke explained that it is currently eligible if no monies have been spent on any building façade. She concurred with Mr. Eggers that front and alley facades are different requests. Ms. Gross asked if the alley facades are entryways into the business. Ms. Linke stated it to usually be a service entrance. She explained that if there is an alley on the side and back of the building, the owner could have three application requests. Ms. Gross supported it if the alley entrance is a customer entrance in to their building, but not if it is an employee or service entrance. Ms. Linke responded that the requests would typically be for brick tuck pointing or windows and doors. Ms. Ott asked if that could be stated as it's preventative. Dustin Royer asked if this seemed more of a concern than maintenance on previously awarded projects, and Ms. Linke responded that she did based on how deteriorated the conditions were on some of the backs of buildings on alleys. Ms. Linke maintained that it is even a greater safety need. Some need the whole back façade needs to be removed and replaced. Ms. Gross believed safety concerns were legitimate applications to consider over simple cosmetic work such as painting. Ms. Jones believed clear guidelines need to be set forth so nothing is discriminatory. Mr. Bedwell believed in the opportunity to consider all applications with review on a case by case basis per established guidelines. Ms. Linke will draft and send out to the board.

4. Engineering Studies – Ms. Linke explained that this was set up to be 50% of the study, and then that investment had to be made in to repairs within 18 months. There was past discussion on increasing this. Mr. Royer and Mr. Bedwell remembered that as long as they invested the funds, it would be forgiven. Ms. Linke will add this to the eligibility. The Willard just received their engineering study Monday. There will likely be an October meeting update. Ms. Linke also has another building downtown that applied for an engineering study.
5. Commercial Roofs and Foundations – Ms. Linke identified this to be a common request. Many are old buildings and the roofs run as high as \$50-70,000. Previously applicants have been told they can use the Commercial Revolving Loan Program for these requests. Mr. Royer was in full support. Ms. Gross and Ms. Ott also commented that this could deplete funds very quickly. Ms. Linke thought of a partial portion as incentive but not the full 50/50. Ms. Gross wondered about 20%. A part loan and part grant could also be considered. Ms. Ott suggested writing up the desired guidelines and then consider them for review and forecasting. Ms. Linke added that with the entrance of the engineering studies, there will likely be an increase in the applications for roofs and foundations. Mr. Royer asked if it could be advisable in lieu of a grant to offer a no interest loan. Ms. Linke favors interest so it can be put in to the unrestricted account. Mr. Royer added the option of a forgivable portion of the loan. Mr. Bedwell likes the structure of the engineering study program. Ms. Ott was in favor of a cap on both this program and the engineering studies. Ms. Linke recommended that upon completion of the loan payments, only then does the grant become forgivable. There was a discussion on what the percentage should be or on a lower interest rate. Ms. Gross asked if there was a way to control the number of these projects FDC would do in a year. Ms. Linke reminded that the process is competitive now. FDC is not obligated to grant the loan simply on the basis of criteria met. Ms. Gross and Ms. Ott both spoke in favor of an annual maximum amount for this specific program. Ms. Linke will put the information together and distribute by e-mail. Mr. Eggers advised that discussion needs to take place in a public setting, so it will come for a vote at the October meeting.
6. Second Story Residential – Ms. Ott felt this to be a lesser priority. Ms. Linke reported that there are not too many downtown buildings left with this need so that it could probably just be removed from the list.
7. Residential Repair Program Maximum Amount – Ms. Linke identified that almost every applicant needs more than \$25,000 worth of work. Her suggested starting point was \$35,000. Ms. Jones made a motion to increase the maximum amount for the residential repair program to \$35,000. Ms. Gross seconded. Passed unanimously, 5-0.
8. New Applications – Two new applications were received. The first was for the Iozzo's sign. The estimate is for \$13,781. Ms. Gross made a motion to approve the façade grant for 50% of the amount. Ms. Ott seconded. Passed unanimously, 5-0. The second application was for a metal roof at 125 Depot St. Rob Shilts did not wish to approve this application, but the design committee majority voted in favor. The estimate is \$26,810.00. It would be a 70% grant/30% loan. The roof has holes and leaks and vents in disrepair. There was significant discussion regarding this award. Mr. Eggers advised a percentage award rather than a set dollar amount. Mr. Royer made a motion for a 50% award with a revisit if homeowner makes changes. Ms. Jones seconded. Passed unanimously, 5-0. Ms. Gross asked if this needed to be incorporated into the guidelines, and it was determined to not be necessary.

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

1. Property Recovery Task Force: Next Meeting Wednesday, September 4<sup>th</sup> @ 9:00am (date changed)
2. 650 Overstreet Street Project Budget – The owner has been successfully contacted. It is under contract and being purchased at \$55,000 plus closing costs. Title work is still awaited and projected closing for Sept. 4. Marissa Stout is working on an estimate. Rough estimate with significant unknowns is \$191,800 including driveway, partial demolition and side porch. Ms. Linke spoke with Mayor Steve Barnett and thinks he will be willing to use Unsafe Building Fund monies for the clean out and demolition. The property is outside of the TIF. Vinyl windows will be installed to save cost. Lap siding might be salvageable. Total project cost would be approximately \$250,000 with maybe a little more anticipated from sale. It will be a three bedroom, two bath. Ms. Stout presented more anticipated plans and processes.

Tax sale is September 27. 599 Young Street is a possibility. The owner is deceased and the property is in trust. No one plans to pay the taxes and redeem the property. Twelve months later, whoever purchased the property will receive the deed. Mr. Royer believed this home to have more potential than any previous FDC property to date. Discussion took place. Currently a little over \$250,000 is in the unrestricted account. If purchased, an ask would need to be made from somewhere to complete the project such as EDIT funds. The Overstreet property could be completed by then and those funds used as well. Ms. Jones made a motion to grant permission to purchase with a cap at \$60,000. Ms. Ott seconded. Passed unanimously, 5-0.

198 Hamilton Avenue is in the Unsafe Buildings process and has been demolished but not cleared yet. It is one parcel with two buildings. To stop the tax sale is \$8,700. Ms. Linke and Mr. Royer are not as comfortable with this property. Mr. Bedwell thought it would be difficult financially to pursue two properties simultaneously.

#### **Director's Report**

1. 351 E. Jefferson Street Update – The hood system is being installed soon. Two exhaust pipes need to be punched through the exterior mural wall and an upper corner security camera installed.
2. 550 E. Jefferson Street Update – This is the Alva Neal building. It is probably not going to be part of the JCCF's daycare request.

The October meeting needs to be rescheduled as Ms. Linke and Ms. Monson will be out of town at a conference. Ms. Jones will also be out of town. Ms. Linke will send out date options. Public notice must be out 10 days in advance.

#### **Public Comment**

#### **Adjournment**

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

**Approved this 30<sup>th</sup> day of October, 2024:**

By: \_\_\_\_\_

David Bedwell, President

Attest: \_\_\_\_\_

Amy Richardson, Secretary