



MINUTES June 24, 2026 Board Meeting

Members Present

David Bedwell President
Amy Haacker Vice President
Lisa Jones Treasurer
Steve Ahaus Member
Dustin Royer Member

Others Present:

Krista Linke Community Development Director

Welcome:

Mr. Bedwell called the meeting to order at 9:00 a.m. Mr. Ahaus was welcomed to his 1st meeting as a new member.

Approval of Minutes – April 22, 2026

Ms. Haacker made a motion to approve the meeting minutes. Ms. Richardson seconded. Passed unanimously, 5-0.

Committee Reports

1. **Awareness:** Ms. Richardson shared that the 2024 & 2025 annual reports are almost ready. The information is in the process of being input into a new template designed by Danny Causey with Discover Downtown Franklin. The next committee meeting is scheduled for July 16th at 9:00am.
2. **Stewardship:**
 - a) **Finance Committee Update:** There is not anything to report.
 - b) **April and May 2026 Financial Reports:** Ms. Linke reviewed financials; highlights through May 31st are as follows.
 - Bank Account (Assets):
 - Total Bank Accounts = \$454,105.14
 - Total Accounts Receivables (Loans in Repayment) = \$375,010.97
 - Operating Budget vs. Actuals:
 - Total Revenue = \$17,823.12
 - Total Expenditures = \$22,568.22 (received invoice from 2024 audit)
 - Net Revenue = -\$4,745.10 (negative due to paying 2024 audit)
 - Program Funds:
 - Total Program Funds = \$162,646.33
 - Direct Investment Program Funds (Outside TIF) = \$81,536.73
 - Regular Program Funds (Inside TIF) = \$81,109.60
3. **Impact:**
 - a) **Site Visits:** If needed, the next date is scheduled for August 11th at 3:00pm.
 - b) **Loan and Grant Committee:** Ms. Linke reported that the Johnson County Museum has submitted a grant application. The museum is owned by the Board of Commissioners (50%) and the Historical Society (50%). The Historical Society submitted the application and would provide the matching funds. The building is supported by the County's tax dollars. In the past (case by case) the Board has

voted against providing a grant for buildings supported by the County's tax dollars, as FDC funds are generated by the City's tax dollars. The Board is not approving this grant request, but will help advise them of other avenues for possible funding. The Board will need to further discuss putting something final in writing for cases like this. The next Impact meeting, if needed, is scheduled for August 19th at 3:00pm.

4. Development:

a) Property Recovery Task Force: The next meeting is scheduled for Wednesday, July 1st at 9:00am.

- 599 E. Adams Street: The home sold for \$294,900, closed on June 12th, the FCD invested ~\$296,000 with a net at closing of \$279,944. The total FDC investment was just a little over \$16,000. MNM Construction and the FDC have made a tremendous improvement to this property and the neighborhood. The purchasers were first time homebuyers and appreciated the proximity to downtown, the walking trails, and all of the events they enjoy going to in the community.
- 678 Johnson Avenue: Habitat for Humanity held a lot dedication ceremony on June 17th for the recipient, Kelly Hawkins. Ms. Linke shared some background on what Habitat for Humanity requires from the recipient who is chosen (financial literacy training, 100+ volunteer hours, 100+ construction hours, etc.). The mortgage is interest free, held, and paid for by the recipient over a 20-year period.
- 599 Young Street: The FDC purchased for \$108,152. MNM Construction will complete the final remodel with the quote coming in at \$198,000, which is higher than the original estimate. The City has committed \$25,000, and the FDC investment will be at \$282,000. Mr. Royer estimates the home should will likely sell for around the same price or more as 599 E. Adams St. Due to changes in the cost, the Board held a vote. Mr. Royer made motion to approve a budget of an additional \$200,000. Ms. Haacker seconded. Passed unanimously, 5-0.

5. Director's Report:

- a) Owner-Occupied Rehab Grant program:** There are 3 more properties in need of repairs, so there will be 1 more round of bidding to use the remaining funds. ~23 homes will have received a grant for needed repairs by the end of this grant.
- b) Walking Tours:** The plan is to have several tours launched for Ethos this coming weekend. There will be a section for FDC tours on the site, which this portion will be launched later in July.

Public Comment

Mayor Barnett thanked the Board for the work they continue to do to help improve our community. Ms. Linke and Ms. Richardson covered the multiple events for the upcoming weekend for the Ethos Celebration of Arts Festival.

Adjournment

There was no further business to discuss and the meeting was adjourned.

Approved this 26th day of August 2026,

By: _____
David Bedwell, President

Attest: _____
Amy Richardson, Secretary