



## MINUTES

**April 2, 2019**

Board Meeting

City Hall – Council Chambers

### **Members Present**

Kim Minton.....President  
Steve Woods.....Vice President  
Amy Richardson.....Secretary  
David Bedwell.....Member  
Mike Denney.....Member  
Tina Gross.....Member

### **Others Present:**

Krista Linke..... Director of Community Development  
Julie Spate..... Recording Secretary

### **Call to Order:**

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

### **Approval of Minutes:**

David Bedwell made a motion to approve the January 24th, 2019 minutes as presented. Steve Woods seconded the motion. The motion carried.

### **Monthly Reports:**

- A. Awareness Committee or Monthly Update:** They have not met this quarter. Rhoni Oliver has engaged Maleta Schmidt for the annual report.
- B. Finance Committee or Monthly Update:**
1. Audit scheduled for May 13<sup>th</sup> and 14<sup>th</sup> – Krista Linke reported Alerding has been engaged for the audit.
- C. Loan and Grant Committee or Monthly Update:** Mr. Bedwell reported the meeting of Loan and Grant Committee. Applications for funding were reviewed and site visits with the Design Committee were made. Changes in funding amounts made at the last meeting were adhered to.
1. Recommendations for Funding – 1<sup>st</sup> Round Applications
    - a. Wooden Bear Brewing – The request was for a sign and was denied.
    - b. 349 W Jefferson – Karen Luckey is remodeling and moving in to this four-plex. A site visit was conducted with Ms. Luckey. She plans to live on the ground floor with apartments upstairs. There will be expense for asbestos siding removal. A \$30,000 commercial façade grant was approved. An additional \$15,000 is being requested due to the rear of the property facing the amphitheater location. Due to high visibility, the board was asked to consider the additional funds. Ms. Linke added that former guidelines allowed for \$25,000 per side so a total of \$50,000. Thus, the requested total of \$45,000 would still be less than last year's eligibility. Mr. Woods asked what funds

this would leave for this round. Ms. Linke confirmed it would use all of round one's funding.

Ms. Luckey presented her specific plans for the remodel – removal of asbestos siding, restore original clapboard, redo the front porch, reveal fish scale siding, paint, redo the roof, window repair, tree removal, relay front walkway with concrete and remove two add-ons in the back. She plans to restore the interior as well.

Rob Shilts from Franklin Heritage spoke in support of the project and a commitment to the work from Franklin Heritage.

Mayor Steve Barnett spoke in support.

Mr. Bedwell added that this is a corridor FDC has wanted to focus on, so it is a good beginning.

Contractor John Hans spoke to their findings and concerns for the remodel in terms of cost from issues of basement coal fire, asbestos siding removal, lead paint, etc. Filing with the state and the Department of Homeland Security also needs to take place, and they will determine whether a sprinkler system is required. The current quote from DR Contractors is very low. An up-to-date estimate has not yet been submitted. Additionally, the three units are heated but not cooled, so there is the cost of a split system. Ms. Luckey is doing a \$203K loan for the project.

Mr. Bedwell made a motion to approve the additional \$15,000. Mike Denney seconded. Passed.

- c. 40 N Water Street (Old Elks Building) – A site visit was made. It has opened as The Mint. Their façade estimate came in just under \$95,000. A loan of \$25,000 was approved and \$30,000 for the façade matching grant. The total awarded for this round is \$100,000. Ms. Minton verified the lack of plan renderings for the façade. Design Committee will approve once submitted along with materials list. Ms. Linke explained that they submitted similar facades to the look they are striving for. It is the same owner as 1823 Bakehouse. That loan is being closed out and approximately \$11,000 remains unused from that project. Mr. Bedwell explained the same process will be followed for round two. Ms. Linke added that any members are welcome to participate in site visits.

Duke will start on Linda Frechette's façade on Monday.

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

1. Tax Certificate Properties Update: Ms. Minton reported having received quiet title for 420 W. Jefferson Street. Charles Hessman from the school is going to purchase the property. Ms. Oliver asked for approval for Ms. Minton to be able to sign at closing of 420 W. Jefferson Street. Ms. Richardson made a motion for approval. Mr. Bedwell seconded. Passed.

#### **Administrative Dissolution of the Franklin Business Cooperative LLC**

Ms. Minton explained this was formed when the co-working space was going to be an FDC solo effort. Mr. Woods made a motion for approval for dissolution. Mr. Bedwell seconded. Passed.

### **January and February 2019 Financial Reports:**

There are still two tenants at 351 E. Jefferson Street, so that is ahead of budget. All new commercial loans turned in have been added for the March report. Close to \$250,000 in loan repayments start in March. Ms. Linke has not yet invoiced the RDC for programming dollars since no applications had been previously received. She will now do that. No loan payments have been missed. Mike Dale at 551 W. Madison Street asked for an extension to spring so they can complete landscaping. They will spend all their monies. She has a meeting set up for the Emry's to go over all their invoices. They are a little over their nine-month period, but things are concluding. Thomas Moore with 1823 Bakehouse should finish up this month. Greg Leugers has \$2,900 remaining on their loan, and it will be spent to get the elevator operational. Dan Frische with Brick Street Boutique is on schedule for completion. Ms. Linke presented a request for time extension for John Thompson at 249 E. Jefferson Street on his loan of \$50,000 and grant for \$25,000. There was a developer working toward developing the former church property and they had offered to purchase John Thompson's property, but that project is no longer moving forward. Now Mr. Thompson is ready to move forward again, and they still want to do the façade grant. Their nine-months ended with February, but the other project is what held them up. Ms. Linke would ask to extend through the end of 2019. It is the Pack and Ship location. Mr. Woods made a motion for a nine-month extension. Ms. Richardson seconded. Passed.

### **Director's Report**

1. Strategic Plan updates needed from each committee – Ms. Minton said this has been updated and will be submitted to the board members for final review and approval at the June meeting. Ms. Linke added that there are applicants for the next round with a higher demand anticipated this round.
2. Cultural District Long Range Plan – Public Meeting April 18<sup>th</sup> @ 6:00pm, second floor, Johnson County Museum – Ms. Linke extended an invitation for this meeting seeking input on the downtown cultural district. The next FDC meeting is June 27, returned to a Thursday.

### **Public Comment**

### **Adjourn:**

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

### **Approved this 27th day of June, 2019:**

By: 

Kim Minton, President

Attest: 

Amy Richardson, Secretary