



MINUTES
February 25, 2026
Board Meeting

Members Present

Tina Jobe Vice President
Amy Richardson Secretary
Lisa Jones Treasurer
Amy Haacker Member
Dustin Royer..... Member
Amanda Ott..... Member

Others Present:

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

Welcome:

Ms. Jobe called the meeting to order at 9:02 a.m.

Officer Elections

Ms. Jobe made a request for nominations or volunteers. Ms. Jones was nominated for Treasurer and accepted. Ms. Richardson volunteered to remain Secretary. Ms. Haacker was nominated for Vice President and accepted. Ms. Jobe informed the Board in Mr. Bedwell’s absence that he has volunteered to remain President. Ms. Jobe announced her upcoming retirement at the end of May, and will not be serving on the Board. She has recommended that Mr. Steve Ahaus, with Franklin Community Schools, take her seat on the Board. Ms. Richardson made a motion for Mr. Ahaus to replace Ms. Jobe on the Board. Ms. Ott seconded. Passed unanimously, 6-0. Ms. Jobe’s last day will be May 29th and Mr. Ahaus will be on the Board as of May 30th.

Approval of Minutes – December 10, 2025

Ms. Ott made a motion to approve the meeting minutes. Ms. Jones seconded. Passed unanimously, 6-0.

Committee Reports

Awareness: Ms. Richardson advised she was not at their last meeting. Ms. Linke was in attendance and shared the update. The 2024 annual report is complete. The 2025 annual report is in progress. The goal is to have both reports ready for review at the next meeting. The awareness team is needs to finalize the top 10 FDC projects list for the Walking Tour App. Ms. Monson is working on a grant to help cover the cost of the app’s 1st year.

Stewardship:

A. Ms. Linke reviewed December 2025 and January 2026 Financial Statements; highlights are as follows.

1. As of December 31, 2025:
 - Bank Account (Assets): The bank accounts have a total of \$631,012.60. Loans in repayment total \$414,198.42. Other current assets (loans that are in progress but not finalized so not

yet moved to loans in repayment total \$68,304.36. The grand total for current assets comes to \$1,113,515.38.

- Budget vs. Actuals: The total revenue is \$56,622.00 and the budgeted revenue was set at \$51,300.00; leaving gross profit at \$5,322.00. The total expenditures are \$25,719.80 and the budget was set at \$39,494.00. The grand total net operating revenue and net revenue is \$30,902.20
 - Program Funds: \$222,907 is the total. However, there is a check that was written in December for a draw, but cashed in January, so there really are less funds available (~\$190,000) is the correct amount once that check is counted for in January financials.
2. As of January 31, 2026:
- There are not many expenses yet for the year of course. Iozzo's paid January rent in December so that income does not show in the January numbers.

B. 2026 Budget

- Ms. Linke has a few updates to make to the 2025 budget and will email it to the Board when complete.

Impact: Ms. Jobe advised the committee did not meet last week, there were not any applications to review, so she does not have any information to share. Ms. Linke added she has a couple of residential applications in the works and estimates are being obtained.

Development:

- 599 E. Adams Street: Mr. Royer updated the roof is being finished today, drywall is complete, most painting inside complete, and they were able to reuse a lot of the original trim. The estimated completion time is approximately 4 weeks from this meeting. Mr. Royer hopes to have this listed before the next FDC meeting. Mr. Royer requested that the Board allow him, Mr. Bedwell, and Ms. Linke to set the list price of the home and handle signing contracts. Ms. Ott made a motion to approve. Ms. Richardson seconded. Passed unanimously, 6-0.

Director's Report

- Ms. Linke introduced Whitney Koelling. Whitney is with Administrative Resources Association, and handles the administering of the grants. To date they have assisted 14 homeowners, using approximately 2/3 of the grant funds. The goal is to be able to help approximately 20 homeowners. Once the grant funds are used then we can reapply for more. Ms. Linke is going to put together a map of locations of the homes that have received grant funds and Ms. Monson will work on getting pictures to the Board of completed work.

Public Comment

Adjournment

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

Approved this 22nd day of April 2026,

By: 
David Bedwell, President

Attest: Absent
Amy Richardson, Secretary