

**MINUTES**

**September 22, 2022**

Board Meeting

**Members Present**

Kim Kasting..... President  
Tina Gross..... Vice President  
Amy Richardson ..... Secretary  
Lisa Jones..... Treasurer  
David Bedwell..... Member  
Amanda Ott..... Member  
Dustin Royer..... Member

**Others Present:**

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

**Welcome:**

Kim Kasting called the meeting to order at 9:00 a.m.

**Approval of Minutes – August 3, 2022**

Amy Richardson made a motion to approve the August 3rd minutes. David Bedwell seconded. Passed unanimously, 7-0.

**Monthly Reports:**

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

1. CFMG: 5 E. Jefferson St. (Johnson County Commissioners \$40,881.50) – Mr. Bedwell introduced this project for the lighting of the courthouse. The committee met and considered two specific things. First was the status of the operating account and the two houses being worked on currently. The second thing was the county investment or matching funds for the lighting which at this time there is none. The committee recommended denial as currently presented. If the county were to request a smaller amount or consider investing some county funding, the committee was willing to reconsider. Tina Gross didn't support the project. She was concerned about the budget impact on the county side. She understood it might be a comparatively small amount initially, but there is maintenance and repair to consider, especially with the rising costs. She also felt that county elected officials and employees need to set priorities. Her assumption was that the county does not see this project as a priority since they are coming to the FDC to fund it. She felt the FDC impact is more of an economic development focus in an effort to bring businesses and residents to Franklin. She did not find the lighting of the courthouse to be an economic development factor.

Johnson County Commissioner Kevin Walls stated that the main focal point of downtown Franklin is the courthouse. He explained that the county has invested over the last year and a half \$1.2 million into the courthouse. Mr. Walls highlighted a family who has raised \$41,000 for the project and asked if FDC is asking the county to put additional monies in to this project. Ms. Gross reiterated that she did not see the project as a fit with FDC's mission. She took exception

to it being considered as a commercial façade grant since it is not a commercial building. The commercial façade grant criteria excludes lighting unless part of a larger renovation. Mr. Walls responded that it has been incorporated in to the infrastructure of an overall courthouse project.

Ms. Richardson expressed admiration for the family who raised and funds and also support for Ms. Gross's viewpoint. She added that much of FDC's funding comes from RDC and cannot be alienated as a funding source.

Drew Eggers gave highlights from the FDC by-laws citing their existence to be exclusively charitable and educational. Though the by-laws do make reference to "lessening the burdens of government" under which a case might be made for this project, the primary focus and interpretation is on the economically depressed. Mr. Eggers advised that though there was a possibility that legally the project could be made to fit, if the bylaws are read as a whole, he did not believe the project to be a perfect fit for where the FDC has been involved before.

Lisa Jones asked if this project would be more appropriate for the RDC or other grant sources. Ms. Linke responded with assurance that grant funding sources have likely been looked in to. She could not speak for the RDC, but she felt it would fit better under the repair of commercial structures rather than residential, those being the only two areas cited in the code. Ms. Linke stated there was potential with the RDC but felt they would receive similar sentiment from the RDC as the FDC. The façade grant program is designed more for complete façade overhaul rather than a focus on only one particular item.

Beth Auld spoke on behalf of her mother, Helen Hodgen. The project is hers. With information received from Ms. Kasting, they applied for the full \$40,000, but they are willing to apply for less. Ms. Auld believed it to be of benefit to the community and represented a lot of people who feel strongly about it.

Ms. Jones asked if there was an amount of county investment in the project that would make the committee feel comfortable or was it the issue of not a good fit for the FDC's mission. Mr. Bedwell responded that there was not a specific number the committee discussed. He also identified that there is an RDC member on the committee, and it was a significant reason for her view. Even with the \$1.2 million being spent overall, it was the lack of specific investment in the lighting project that was her concern.

Amanda Ott asked who FDC has awarded a full \$40,000 façade grant to in the past. Ms. Linke reported several that have received the maximum. Historically they would have been corner or larger facades as it was \$25,000 per 18 linear feet.

Ms. Richardson asked if there was a matching fund opportunity. Ms. Kasting, speaking for the JCCF who holds the funds, explained that there are no matching funds, but the general public is able to donate.

Mr. Eggers advised that Ms. Kasting should recuse herself from the vote due to her conflict of interest. Ms. Kasting stated that she also did not attend the Loan and Grant Committee meeting.

Ms. Gross asked what would make the project legally acceptable for FDC to consider. Mr. Eggers explained that because it is a government agency and a government building, that is what gives him pause. It is neither a commercial building nor private building. He identified his concern regarding a government entity giving to another government entity. He is also concerned about FDC's liability should anything go wrong. The purpose and where the money is going is what causes Mr. Eggers caution. If a precedent has been set elsewhere or a case reviewed and the judge's determination in favor, Mr. Eggers would be able to advise in favor legally. Ms. Gross is concerned about setting that precedent. It would make a definite difference if FDC had a program this project fit in to. It is neither a residential or commercial project. Ms. Linke identified past multi-family projects still earmarked as residential since they involved people's living quarters.

Helen Hodgen asked what financial category the courthouse fountain renovation went under. Ms. Linke explained that the FDC was not putting any money in to that project.

Mr. Bedwell asked if the project could be considered under a direct investment. Mr. Eggers said he could look in to it. He thought it might be a better avenue than the commercial façade grant program. Ms. Richardson asked what the city will be paying towards the electric bill. Ms. Minton replied anywhere between \$350-400 annually. Ms. Jones expressed support for the project but her opinion that it did not fit for FDC funding.

Mr. Bedwell made a motion for denial as presented. Ms. Ott seconded. Passed unanimously, 6-0 with the abstention of Ms. Kasting.

2. Site Visits (if needed) Tuesday, November 8<sup>th</sup> @ 3:00pm
3. Loan and Grant Committee (if needed) Wednesday, November 9<sup>th</sup> @ 3:00pm

**A. Awareness Committee or Monthly Update:**

1. Website – Dana Monson presented analytics received. There were 1100 views in the first 90 days. The most time is spent on the residential rehab page. Most of the traffic is coming from direct links. There have been 477 unique views. LinkedIn has 37 followers and page views since it started in July. Their primary occupations are finance and real estate. The majority are from the Indy area. Facebook has had over 775 likes. There have been 54 page visits.
2. Biz Bash Booth – September 15<sup>th</sup> – Ms. Linke and Ms. Monson manned the booth.
3. 2021 Annual Report – Ms. Richardson met with Ms. Linke and Ms. Monson.
4. Updated Project Summaries – Project summaries are being reviewed and before and after photo needs determined.
5. Next Meeting – Monday, September 26<sup>th</sup> @ 9:00am

**B. Finance Committee or Monthly Update:** Ms. Jones reported continuing to wait on Alerding to complete the tax return and audit. Ms. Linke will follow up this week as she has not heard from Alerding recently.

1. July and August 2022 Financial Reports – Account balances at the end of August were referenced on the printed reports. Ms. Linke also highlighted the status of individual grant and loan projects, both residential and commercial.
2. 2023 Budget – Ms. Jones and Ms. Linke have not met yet.

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

1. Property Recovery Task Force (Meeting held on September 21st)
2. 548 W. King Street – Marissa Stout reported significant termite damage discovered in the house. The original foundation estimate covers all details related to the remediation and repair of the damage. Only laying the entire new subfloor will be over budget. Also not included in the estimate was the exterior wood repair. Franklin Heritage will take care of the seven front porch posts and fabricate the missing rafter tails. Discussion took place on estimate and expense updates and change orders. Mr. Bedwell made a motion to approve the change order for siding. Ms. Jones seconded. Passed unanimously, 7-0.
3. 650 Hurricane Street -- The permit has been received. Ms. Stout is moving ahead with her subs.
4. 351 E. Jefferson Street – Mr. Eggers has revised the lease. It was delivered to Jerry with SoundSpace a couple of weeks ago. They are meeting tomorrow to discuss further. Ms. Linke will follow up. She stated the possibility of finishing the upstairs at some point and attempting to rent the building as one unit rather than three different tenants. The permit for the upstairs build-out has been received.
5. Next Meeting Wednesday, October 19<sup>th</sup> @ 8:00am at Main and Madison.

**Director’s Report**

Dustin Royer – Term Expires September 30<sup>th</sup>, 2022 (At-Large Appointment) – Ms. Jones made a motion to approve Dustin Royer for another one-year term. Ms. Gross seconded. Passed unanimously, 7-0.

**Public Comment**

Rob Shilts expressed gratitude for support of the Artcraft’s centennial celebration.

**Adjournment**

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

**Approved this 17th day of November 2022:**

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

Kim Kasting, President

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

Amy Richardson, Secretary