



CITY OF FRANKLIN

Community Development Department

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

November 10, 2015

Members Present:

Ken Austin	President
Jake Sappenfield	Vice-President
Josh DeArmitt	Secretary
John Ditmars	Member
H. Lee Hodgen	Member

Others Present:

Rob H. Schafstall	Legal Counsel
Krista Linke	Director of Community Development
Julie Spate	Recording Secretary

Call to Order:

Ken Austin called the meeting to order at 8:01 a.m.

Approval of Minutes:

Lee Hodgen made a motion to approve the October 13th, 2015 minutes. Jake Sappenfield seconded the motion. The motion carried.

Old Business:

DRAFT Economic Development Fee Grant Application Packet Discussion

Krista Linke reminded of last meeting's discussion about annually collected economic development fees collected through tax abatements and the desire to further define that process and give applicants a little more guidance about how to make those applications. Ms. Linke and Rhoni Oliver worked together to create a draft for review. Ms. Linke asked that specific attention be paid to page 3, "Areas of Interest."

Business Development & Support
Workforce Development
Arts & Culture
Community Services
Historic Preservation
Tourism
Agriculture

Ms. Linke also stated their efforts to give an idea of the type of requests or projects being looked for such as addressing a community economic development need, a need that doesn't duplicate other efforts, etc. The heavy focus was on the evaluation criteria at the bottom of page four. A point system was assigned. There is an application to be completed. Upon receipt of the completed application, packets would be prepared with a scoresheet for board review. These would be distributed prior to the meeting so each member could review and score

individually. All would be compiled for final consideration so board members could all see each other's results and then discuss at the meeting. Mr. Hodgen thinks it looks really good. Mr. Austin wondered if the points assigned to the mission statement were enough or too much. Rob Schafstall suggested for the certification on the back page adding a sentence that says the applicant was established to promote economic development, tracking the language of the statute, so they are self-policing, quoting the statute directly as found in the second sentence of the second paragraph of the "Economic Development Fee Grants" section. John Ditmars asked if this is intended to be directional guidance or absolute. As an example, if the board deems an organization receiving less points a preferable choice to the higher points winner, is that possible, or do the points trump that? Mr. Austin expressed his thought that this is just a guideline and Ms. Linke explained that the public would not be privy to the specific results. Mr. Sappenfield cited the criteria as absolute but the point system itself as subjective and asked if there is a minimum number of points required to reach consideration, and the is there a second cut. Mr. Ditmars cautioned that the board just not box themselves out of doing what they feel best due to absolute policy or structure. Mr. Austin asked how an organization could score lower if that is what the commission is looking for. Mr. Ditmars affirmed it's possible. Ms. Linke also said the dollar amount requested is a significant factor. She would like to see the real amounts needed by the organizations for their desired projects regardless of the total amount of money available. Mr. Hodgen asked when the applications are to be submitted. Ms. Linke said it varies. Mr. Austin thinks it needs to be stated in the application that decision is at the commission's discretion ultimately and Mr. Schafstall and Ms. Linke can work on the wording for the application. Ms. Linke credits the JCCF for the format of the application packet and asked if the board had any feedback on the areas of interest list. She reminded of past discussions on project vs. operating support and tried to reflect that. Mr. Austin doesn't feel this should move forward today, but the board should review and bring thoughts to the next meeting. Mr. DeArmitt thinks it does a good job since a filter is needed, but it allows the commission to have a choice and the ability to give the organization a reason why they didn't receive monies. Mr. Austin asked if the point system will be discussed with the applicants or will they just know the result. Ms. Linke thinks the board would prefer point results to be in private and not at a public meeting but doesn't know if that is a luxury the commission has due to the way it is set up. Mr. Austin thinks each member would bring its point assignments to the meeting on each applicant, so it would be discussed in public meeting. Ms. Linke advised that the submitting organizations' presentations should be made before board members score the applications. Mr. Sappenfield asked why even have the 50-point mission statement if the economic development piece is indeed based on the mission statement. Ms. Linke felt it gave the commission more discretion as organizations are likely to be creative in their submissions regarding their definition about economic development for them and their projects. She felt the board wouldn't want a yes or no situation but rather a more graded score of a certain number of points assigned. Mr. Ditmars feels process but not individual board members' score needs to be made known to the applicant. Mr. Hodgen asked for Franklin Chamber of Commerce Executive Director Janice Bullman's comments regarding the board discussion. She felt the point system is good, providing a basis for decision, and scorings don't need to be shared with applicants. It is simply a tool for the board with which to make a decision. Mr. Austin thinks this will be a multi-step process. Mr. Hodgen thanked Ms. Bullman for her input. Ms. Linke asked for any other input to be sent to her and she will incorporate into the draft.

New Business:

Economic Development Commission Appointment to the Franklin Development Corporation:

Mr. Ditmars gave notification that he has asked to not be reconsidered for appointment to the FDC, so a new appointment needs to be made. Mr. Ditmars spoke very highly of the Franklin Development Corporation. Mr. Austin thanked Mr. Ditmars for his service and leadership and introduced David Bedwell, asking him to introduce himself. Mr. Bedwell shared he is with Horizon Bank as a regional manager. He has been on the FDC loan and grants committee. He is honored to be considered and to have the opportunity to serve in this way. Mr. Austin thanked him for his service and clarified his willingness to serve. Mr. Ditmars thinks it a good choice and a good move to consider someone not already sitting on EDC. Mr. Austin understood that there were no current commissioners willing to fill this appointment.

Mr. Austin made a motion to appoint Mr. Bedwell. Mr. DeArmitt seconded. The motion passed. Mr. Austin asked Mr. Bedwell to come to an EDC meeting once or twice a year to present an update.

Other Business:

Mr. Ditmars gave an update to the County Council last night from EDC.

Ms. Linke received an invitation from the Johnson County Auditor and Assessor hosting an educational course on property tax abatements Wednesday, November 18, from 1:30-3:30 pm at Scott Hall. Please let her know today or tomorrow so she can turn in an rsvp count.

Adjournment:

There being no further business, a motion to adjourn was made by Mr. Hodgen and a second by Mr. Sappenfield. The motion passed and the meeting was adjourned at 8:44 a.m.

Respectfully submitted this 12th day of January, 2016.

Ken Austin, President

Josh DeArmitt, Secretary