



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

December 9, 2025

Members Present:

Josh DeArmitt	President
Shawn Taylor	Vice President
Eric Leugers	Secretary
Lisa Jones	Member
Lee Hodgen	Member

Others Present:

Dana Monson	Community Development Specialist
Ellen Fredbeck-Ramirez	Legal Counsel

Call to Order:

Mr. DeArmitt called the meeting to order at 8:00am.

Roll Call & Determination of a Quorum

Approval of Minutes

August 12, 2025 Meeting Minutes- Mr. Taylor made a motion for approval of the minutes. Ms. Jones seconded. Passed unanimously, 5-0.

Old Business

EDC Fee Recipient Update- 3 non-profits within the City received grants from the EDC. The recipients are Franklin Heritage, Franklin Chamber of Commerce Foundation, and Discover Downtown Franklin. A representative from each came to share.

- George Chimples with Franklin Heritage – Received a grant from the EDC last year for their strategic plan, and the grant this year was to help with their live event series that is coming in 2026. Mr. Chimples provided a printed copy of their 2025-2028 strategic plan. He also provided a printed copy of the Live Event Series that will be held at the Artcraft Theatre, including the budget breakdown. These documents are attached to the minutes.
- Rosie Chambers with Franklin Chamber of Commerce – they received a \$25,000 grant for their Small Business Capacity Building Grant program to help local businesses. \$2,500 went to E&M Land Services technical upgrades, \$5,000 to Farm Girl Mercantile for a workshop barn to be remodeled that will provide workshop programs to customers, Frank's Guitars received \$2,500 for an instrument display case, Generation Art & Frame received \$5,000 to remodel and expand a classroom, Habedasher received \$5,000 for pumping and blending upgrades, Woven Co. Candle Studios received \$5,000 for a Woven Co. On the Go mobile candle experiences. These grants help small businesses continue to grow and feel connected to our community. Mr. DeArmitt asked if they had received any feedback from the businesses. Ms. Chambers said they are staying in touch with them and will be getting letters from them once the work they are doing is complete, and then update the Board.

- Discover Downtown Franklin – They have installed directional stickers throughout downtown Franklin to guide residents and visitors to the location of numerous businesses and places to visit. They have installed a few billboards to list events happening in the City or to share any other messages to the community. Third, they have been running radio ads to cross-promote the local businesses and community events.

New Business-

New EDC Software Program- Ms. Monson introduced Adam Stone from Stone Municipal Group. He is designing new software for the EDC to allow all financial information and much more be stored in this 1 program, which will be more efficient and provide them with a better understanding of the numbers. Mr. Stone gave a brief description of the program. Mr. Stone explained that one of the most important reasons for us to implement this program is due to the Senate Enrolled Act 1 (formerly Senate Bill 1), which completely changes the revenue picture for every tax property in the state. This application will provide the EDC with the capability to continue to analyze and track projects closely and correctly, but also handle the complexity of the new SEA 1. Mr. Leugers thanked Mr. Stone for the presentation, asked if the program is customizable to be able to add date fields, and asked if there are reporting functions to look up how they are doing at compliance. Mr. Stone answered that the program is 100% customizable to the City's needs, and the reporting is on-demand, and the City can decide on how it is being delivered to us.

Ms. Monson added that this program will allow her to easily send information to the Board without sending numerous emails, and will enable her to email the companies with reports, deadlines, and other pertinent information more efficiently. The program will significantly reduce the amount of time Ms. Monson spends writing reports, as this program will do that for her. The program will track the history of abatements for companies and will allow them to keep an accurate record of employees who are staying with the company and their wages from the company receiving an abatement.

Mr. Stone will return to present at the RDC meeting next week on December 16, 2025. The EDC will be requesting that the RDC pay for the cost of the program, as the EDC does not have a budget. This program will be something other groups can use, Plan Commission, etc. If they choose to move forward with this, next year they will run this program alongside how they normally run and get data in, and then by 2027 it will be in full effect.

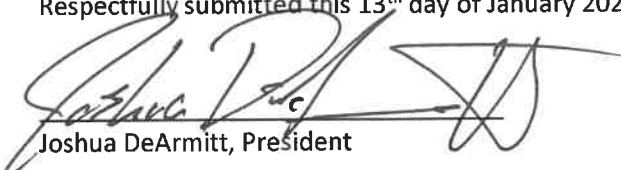
Mr. Leugers made a motion to recommend to the RDC that they move forward with the Stone Municipal software and that the RDC pay for the cost. Mr. Taylor seconded. Pass unanimously, 5-0.

2026 EDC Meeting Calendar- The dates for meetings next year still fall on the 2nd Tuesday of each month. The Board agreed that this schedule works for everyone.

Adjournment

There being no further business, Mr. Leugers made a motion to adjourn; Mr. Taylor seconded. It passed unanimously, 5-0.

Respectfully submitted this 13th day of January 2026.


Joshua DeArmitt, President


Eric Leugers, Secretary