



CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

November 10, 2020

Members Present:

Jake Sappenfield	President
Josh DeArmitt	Vice President
Anne McGuinness	Secretary
John Ditmars	Member
Lee Hodgen	Member

Others Present:

Dana Monson	Community Development Specialist
Rob Schafstall	Legal Counsel

Call to Order:

Jake Sappenfield called the meeting to order.

Roll Call & Determination of a Quorum

Approval of Minutes

Anne McGuinness made a motion to approve the August 11th minutes. John Ditmars seconded. Passed unanimously, 5-0.

Old Business

None.

New Business

EDC 2020-06 Shelby Gravel Real and Personal Property Tax Abatement Application – Consultant Randy Zentz gave an overview of Shelby Gravel. Average wage is \$24/hour with salaries also ranging from \$48-55,000/year. Three additional positions are anticipated at this plant with 21 positions being maintained. Sustainable land use will be maintained in their traditional respectful and clean manner. \$6.4 million is committed in personal property and \$2.4 million in real property. The development will use the existing utility infrastructures. Better drainage from better detention and slower release rate will take place at the location. Shelby is very active in and supportive of the local community. The site and surrounding area is IG (Industrial: General) zoning and fits within the comprehensive plan. They are also committed to the two and five percent economic development fees.

Mr. Sappenfield asked what will happen with the old site. Mr. Zentz responded minimally the plant and aggregate area will be demolished. Beyond that future plans are uncertain. Rob Schafstall asked if all personal property will be new to Indiana. Mr. Zentz confirmed. Dana Monson identified the property to be 15 acres on the corner of Commerce and Graham. A 10-year abatement has been requested on \$2.4 million in real property. The personal property is \$6.47 million, and Shelby has requested a six-year abatement on personal property. They have agreed to both the two and five percent economic

development fees. Mr. Ditmars sought certainty that all equipment will be new, and Mr. Zentz assured it would be. Mr. Sappenfield asked what is driving Shelby's expansion. Mr. Zentz cited ongoing development. Mr. Ditmars asked how any of Shelby's activity can be tied to covid concerns. Mr. Zentz explained their ability to continue to do business and move forward. Occasional client project delay has only been for approximately six months. Lee Hodgen commended Mr. Zentz for his good presentation. The goal is to close on the property by the end of this year or first quarter 2021 and be operational mid-year 2022. Mr. Ditmars asked about clean out and reclamation efforts. Mr. Zentz explained they have to seek a special exception as the use is allowed in IG, but a special exception is required. He also reviewed their reclamation process. Shelby reuses everything in some way.

Mr. DeArmitt made a motion for approval of statutory findings for both real and personal property as presented in paragraphs five and six of staff's memo. Seconded by Mr. Ditmars. Approved unanimously 5-0. Mr. Sappenfield called for discussion on the length of the abatement. Mr. Ditmars highlighted past procedure of a five-year maximum personal property abatement but believed a case could be made for a longer abatement on personal property due to dollars committed, economic value and long-standing community presence. Mr. Sappenfield and Mr. DeArmitt concurred. Mr. Hodgen made a motion for approval of both six-year personal property and 10-year real property abatement with a second from Mr. DeArmitt. Passed unanimously, 5-0.

This case will go before City Council Monday night, 6pm, in Council Chambers.

Other Business

Mayor Steve Barnett announced changes at the Mitsubishi physical plant decreasing their employment numbers by approximately half. Cooper Tire left Franklin solely due to the need for more space but remained in the county. Mayor Barnett stated amphitheater completion to be projected for July 4 but by this time next year at the latest. He also gave an update on the contamination concerns, stating it is a safe environment after extensive testing completed.

Ms. Monson anticipates one more abatement to be received for the December meeting.

Adjournment

There being no further business, a motion for adjournment was made.

Respectfully submitted this 8th day of December, 2020.

Jake Sappenfield, President

Anne McGuinness, Secretary