



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

July 13, 2021

Members Present:

Jake Sappenfield	President
Josh DeArmitt	Vice President
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

Lee Hodgen made a motion to approve the June 8th minutes. Josh DeArmitt seconded. Passed unanimously, 4-0.

Old Business

New Business

EDC 2021-08 Peterson Property Group Tax Abatement Request – Dana Monson introduced this standard 10-year tax abatement request on a 450,000 square foot speculative building. Investment is \$26,663,000. The property is already zoned correctly for this build. It is a building that can be demised down. It is not in an ERA, so that will need to be declared for this property. Peterson Property has asked if the economic development fee could be waived until they have secured a tenant.

Accountant Pat Sherman of Sherman and Armbruster CPA Firm presented, accompanied by Peterson President Larry Siegler. Their anticipated start date is March 1, 2022, calculating approximately a year to construct and a year to secure a tenant. They request the start of the two percent in 2024.

Mr. Sappenfield asked if there was a target customer and Mr. Sherman said there was not. He also asked what the current demand was for such a building. Mr. Siegler responded. Rob Schafstall counseled that upon review, he does not believe the EDC has the discretion to delay the economic development fee. The statute states that each year of the abatement the fee is calculated by the county. If delaying the fee is not possible by statute, Mr. Armbruster stated their agreement to the fee from the start. Mr. DeArmitt asked where their other locations are located. Mr. Siegler identified Whitestown, Mount Comfort and Greenwood. John Ditmars asked for a summary of the sale of the

Graham Road speculative building as a point of comparison. Ms. Monson explained that process took longer as they were working with a first person which fell through and a second person had to be secured. She explained that normally at this time they usually sell within the first year after building completion. And to have a building that can be demised into a multi-tenant building is a strong selling point. Mr. Ditmars also asked if the preference was a single tenant or multi-tenants. Mr. Siegler would prefer a “great credit” single tenant.

Mr. Ditmars moved for the ERA designation to find property compliant and meets criteria. Mr. DeArmitt seconded. Passed unanimously, 4-0. Mr. DeArmitt moved for the abatement that findings have been met. Mr. Hodgen seconded. Passed unanimously, 4-0. Mr. DeArmitt moved to approve a 10-year abatement on real property with a two percent economic development fee. Mr. Ditmars seconded. Passed unanimously, 4-0.

Ms. Monson reviewed next meetings.

Other Business

2021 EDC Fees Grant Application – Ms. Monson reported having collected \$22,197.32 in fees. She has communicated with non-profits. Responses will be reviewed in August and fee allocation determined. Mr. Ditmars asked if the relationship with the county on this has smoothed out and Ms. Monson believes it has. Mr. Sappenfield asked for a history of where funds have been used in the past. Ms. Monson identified last year’s recipient to be Discover Downtown Franklin for billboards and marketing efforts. They have also been used for the Ethos Art Fair, The Elevator co-working space, the pedestrian alleys and holiday lighting.

Adjournment

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

Respectfully submitted this 13th day of July, 2021.

Jake Sappenfield, President

Shawn Taylor, Secretary