



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

October 19, 2021

Members Present:

Jake Sappenfield	President
Josh DeArmitt	Vice President
Shawn Taylor	Secretary
John Ditmars	Member

Others Present:

Dana Monson	Community Development Specialist
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Call to Order:

Jake Sappenfield called the meeting to order.

Roll Call & Determination of a Quorum

Approval of Minutes

Josh DeArmitt made a motion to approve the August 10th minutes. John Ditmars seconded. Passed unanimously, 4-0.

Old Business

New Business

FDC Appointment: David Bedwell – Shawn Taylor made a motion to appoint David Bedwell for another term. Mr. DeArmitt seconded. Passed unanimously, 4-0.

EDC 2021-09: OrthoAmerica and PRJ Properties Real and Personal Property Tax Abatement Request –

Consultant Sierra Enlow introduced this relocation project from Boulder, Colorado. The proposed capital investment is \$6.425 million with a potential creation of 100 jobs with a \$52,000 annual salary average. This includes 15 management jobs at \$34/hour and 85 production jobs at \$21/hour. It needs the incentives to offset the relocation and new facility startup costs. The Indiana Economic Development Corporation is also heavily incentivizing the project although Ms. Enlow did not know the amount of their funding. Dana Monson added that this is where G & H Wire is currently located. OrthoAmerica is upgrading and expanding the facility directly to the south as they have purchased that parcel as well. It is not in an ERA, so a designation is required. They are amenable to the economic development fees. At the request of Mr. Sappenfield, Ms. Enlow gave a brief overview of the company. It is an orthodontic device manufacturing company in the life sciences area. The 100 jobs referenced will be new to this community and all equipment will be new to Indiana. Mayor Steve Barnett explained that they hope to bring some of their leadership talent from Colorado and employees will be given the opportunity to relocate but they don't anticipate bringing everyone. They plan to demo the structure on the south property currently. G & H is in the process of moving out. The company has leadership

connections to this area and they also want the quality of life offered. Ms. Monson explained the company's need for more upfront help as opposed to the long-term. A seven-year alternative abatement is desired. It gives greater assistance in the early years and has the company paying the full 100% in seven years instead of 10. The monetary difference between the seven-year alternative and the traditional 10-year abatement is within \$3,000. There was a discussion amongst the commission regarding the comparative details of the abatement structures and resulting tax monies. The move is scheduled to start within the next calendar year. It is a family-oriented company and it is projected to be a four-year process. The economic development fee is two percent on real property and five percent on personal property.

Mr. DeArmitt made a motion to designate the economic development area finding that requirements a-e from the staff report have been satisfied. Mr. Ditmars seconded. Passed unanimously, 4-0.

Mr. DeArmitt made a motion finding requirements 5a-e from the staff report have been met for real property. Mr. Taylor seconded. Passed unanimously, 4-0.

Mr. DeArmitt made a motion finding requirements 6a-e from the staff report have been met for personal property. Mr. Taylor seconded. Passed unanimously, 4-0.

Mr. Ditmars made a motion for a seven-year alternative abatement term on both real and personal properties with EDC fees of two percent real and five percent personal. Mr. Taylor seconded. Passed unanimously, 4-0.

Ms. Monson announced that the ERA will go before City Council on November 1. November 15 will be the public hearing on the ERA and the tax abatement presentation.

Other Business

Mayor Barnett thanked everyone for their attendance.

Rosie Chambers announced about their community calendar and scheduled to be live in January.

Mr. DeArmitt asked about the status of the DDF project. Ms. Monson reported that Jessica Giles is continuing to look at grant funding.

Adjournment

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

Respectfully submitted this 9th day of November, 2021.

Jake Sappenfield, President

Shawn Taylor, Secretary