



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### ECONOMIC DEVELOPMENT COMMISSION

December 13, 2016

#### **Members Present:**

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

#### **Others Present:**

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

#### **Call to Order:**

Jake Sappenfield called the meeting to order.

#### **Approval of Minutes**

Lee Hodgen moved to approve the November 8<sup>th</sup> minutes. Josh DeArmitt seconded. The motion carried.

#### **Old Business**

#### **New Business:**

#### **EDC 2016-08 Tube Forming Systems, Inc. (Overton Industries) 2155 McClain Drive**

Steve Overton of Tube Forming Systems presented the need for their new building of 12,000 sq. ft. and attached to their existing building by a corridor. Their business is growing significantly. He asked for an abatement on property and equipment. Mr. Sappenfield thanked them for their business and reviewed the resulting 10 new employees at \$23/hour. Krista Linke also highlighted their retention of 42 current employees. Mr. Overton explained the placement of the building on the south end, perpendicular to the current building. Ken Austin observed their property expansion limitations due to I-65 and lake. Mr. Overton identified their ownership of five acres and explained also being in discussion with the city about a new road and entrance/exit to aid in tractor trailer turnaround. Mr. Sappenfield expressed his support for the project and expressed support of seven years on real property and five years on personal property. Mr. Austin concurred. Mr. Overton cited taxes here are 40% higher for them than their Mooresville property. There is also a 2% economic development fee. John Ditmars identified a business relationship with Overton's so he abstained from the conversation and vote. Mr. Overton cited not having received an abatement when they first arrived. Mr. Austin further reminded of their two small abatements currently on the books. Mr. DeArmitt expressed support for five year on personal but ten year on real property. Mr. Austin concurred with Mr. DeArmitt and asked if there is any ERA designation. Ms. Linke explained it was designated an ERA with their previous abatement in 2015. Mr. DeArmitt made a motion to find it to be an ERA designation that meets the requirements of Indiana codes. Mr. Austin seconded. The motion passed with Mr. Ditmars abstention. Mr. DeArmitt made a

motion for a 10-year abatement on the real property and a five-year abatement on personal property. Mr. Austin seconded. The motion passed with Mr. Ditmars' abstention. It will be presented to City Council Monday night.

**Other Business:**

**2017 Calendar of Meeting Dates**

Ms. Linke reported the schedule being fairly standard and already sent to The Daily Journal. She also reported that economic development fee recommendation had been forwarded to City Council for the co-working space.

**Adjournment:**

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

Respectfully submitted this 14th day of March, 2017.

---

Jake Sappenfield, President

---

Ken Austin, Secretary