



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### ECONOMIC DEVELOPMENT COMMISSION

January 12, 2021

#### **Members Present:**

Jake Sappenfield	President
Josh DeArmitt	Vice President
John Ditmars	Member
Lee Hodgen	Member
Shawn Taylor	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 November 10<sup>th</sup> minutes. Josh DeArmitt seconded. Passed unanimously, 5-0.

#### **Old Business**

None.

#### **New Business**

##### **Election of Officers**

- a. **President** – Jake Sappenfield
- b. **Vice-President** -- Josh DeArmitt

Mr. Hodgen made a motion for the 2020 president and vice-president to remain the same for 2021. John Ditmars seconded. Passed unanimously, 5-0.

- c. **Secretary** – Shawn Taylor

Mr. Ditmars nominated Shawn Taylor for secretary. Mr. DeArmitt seconded. Passed unanimously, 5-0.

#### **EDC 2021-01 IBC Advanced Alloys (Non Ferrous Products Inc.) Real and Personal Property Tax**

**Abatement Application** – Dana Monson explained that the petitioner is doing an expansion at their property located on Arvin Road. They have an estimated \$3,350,000 in real property and \$1,810,000 in personal property. They will increase their employee count by 25 over the next five years at an average hour wage of \$27.19 before benefits. They are increasing their 25,000 square foot building to 32,000 square feet. Mayor Steve Barnett recommends a 10-year real and seven-year personal abatement.

Copper division president Mark Wolma presented. CFO Tony Wendell, assistant controller Melanie Todd and one of their directors, Mike Jarvis, were also in attendance. Mr. Wolma gave a history and overview of their company. They operate two foundries outside of Franklin. At their Arvin Road location, they have 49,000 square feet divided between two buildings. They want to erect a 32,000 square foot addition that will connect the two buildings. Twenty thousand square feet will be dedicated to a saw department and 12,000 square feet to a foundry. The foundry allows to bring the two offsite foundries in together to the Franklin location. They plan to utilize all local contractors for the build. They are a green manufacturing operation. The equipment will all be contained in the building except a few pieces that will be outside on an equipment pad. They currently have 35 employees with an average wage of \$28.83 an hour. Average employee tenure is 14 years.

Mr. Sappenfield asked what effect the covid year of 2020 had on the business. Their Pennsylvania location was going to be shut down until the Department of Defense stepped in to keep them operating. Their backlog going into covid kept them very busy. No decline in business was seen until about four months ago. Cash flow has been slow for much of their customer base. Their business has been steady and begun to pick up in the last couple of months. They've had only two cases of covid. Mr. Hodgen asked if all the equipment will be new or brought in. Mr. Wolma assured that all will be new, refurbished, or moved in from out of state. Some of the internal equipment will be used. Mr. DeArmitt asked if some employees will be brought in from other facilities or local hires. A couple may come from Pennsylvania, but the majority will be local hires. A definite skill set is needed.

Mayor Steve Barnett and Christian Maslowski both expressed their support. Ms. Monson added their agreement to the EDA.

Mr. Sappenfield identified their request for a 10-year real and 10-year personal, and the mayor's recommendation of a 10-year real and seven-year personal.

Rob Schafstall highlighted the statutory findings that must be made and satisfied for both real and personal. A new ERA is required since the previous one had expired. Mr. DeArmitt moved that findings for both real and personal property have been met for ERA designation. Mr. Hodgen seconded. Passed unanimously, 5-0.

Mr. Sappenfield supported the mayor's recommendation of length of time. Mr. Ditmars moved to recommend to City Council a 10-year abatement term on real property for this project and a seven-year abatement term on personal property. Mr. Taylor seconded. Passed unanimously, 5-0.

The City Council meeting is next Wednesday at 6:00 p.m. in Council Chambers.  
Director Mike Jarvis brought remarks of appreciation for the city's support.

### **Other Business**

Mayor Barnett brought words of appreciation and encouragement.

### **Adjournment**

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

Respectfully submitted this 9th day of February, 2021.

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Jake Sappenfield, President

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Shawn Taylor, Secretary