



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

February 8, 2022

Members Present:

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

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 January 11th minutes. Shawn Taylor seconded. Passed unanimously, 4-0.

Old Business

New Business

C 2022-01: Aisin Industries

C 2022-02: Franklin Tech Park

Dana Monson explained that this and Franklin Tech Park go together. It is the Aisin expansion that Franklin Tech Park is doing. Aisin leases the building from them. They have not hired their new employees yet as they do not have their new equipment in yet. The building is almost complete. They have been issued a Temporary Certificate of Occupancy. They are moving equipment in. Equipment move-in is slated to be complete by the end of June. They are just beginning their hiring process, anticipating completion by the end of July. They are retaining employees and wages will go up. John Ditmars moved to find both Aisin and Franklin Tech Park in compliance. Mr. DeArmitt seconded. Passed unanimously 4-0.

C 2022-11: Essex Furukawa – This is their first year of abatement. They have all their equipment. They are over two million dollars above their equipment cost estimates. They are down in employment but working hard to hire. They require a very specific skill set. They are offering higher wages. They are down in retained employment as they have had some retirements and attrition to other employment. Mr. DeArmitt moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

C 2022-14: Blue Chip Enterprises – They own the building Nitrex occupies. Nitrex has not submitted employment numbers yet. This is the last year for the abatement and strictly for the real property. They were above investment and have maintained it. Mr. Ditmars moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 4-0

C 2022-15: Heartland Machine/One Amigo – Heartland Machine is well above in their real property. They have retained their 18 employees and are currently down five in hiring. Their average wage is at \$35.89. They are currently trying to hire specifically skilled employees. Mr. DeArmitt moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

Other Business

IEDC Annual Average Wage Report – The last three years Johnson County's wages have increased. Mr. Sappenfield noted a large discrepancy between the national average and Johnson County. Mr. Ditmars made the observation that the market will drive this up. Mr. Sappenfield added that it is an explanation for why warehousing includes Johnson County in their location searches.

Public Comments

Amanda Rubadue and Rosie Chambers made comments.

Mayor Steve Barnett anticipates being busy in the coming year. He met with Sunbeam Development yesterday. He commended the place Johnson County holds in the employment and wage market. He is looking forward to the State of the City address in person for the first time in two years.

Mr. Sappenfield reported that one of his clients hopes their location will be modeling after Franklin.

Adjournment

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

Respectfully submitted this 8th day of March, 2022.

Jake Sappenfield, President

Shawn Taylor, Secretary