



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES

#### ECONOMIC DEVELOPMENT COMMISSION

April 12, 2022

#### **Members Present:**

Jake Sappenfield	President
Josh DeArmitt	Vice President
John Ditmars	Member
Lee Hodgen	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 at 7:58 a.m.

#### **Roll Call & Determination of a Quorum**

#### **Approval of Minutes**

Lee Hodgen made a motion to approve the March 8<sup>th</sup> minutes. Shawn Taylor seconded. Passed unanimously, 5-0.

#### **Old Business**

#### **New Business**

**EDC 2022-02: Al. Neyer Real Property Tax Abatement Application** – Dana Monson presented this 10-year abatement request on a \$60 million real property investment for the construction of a speculative building. It is on the north side of Franklin at the southwest corner of Paul Hand and Graham Roads. They are amenable to the two percent economic development fee. Melissa Johnson and Jacob Everett presented.

Ms. Johnson gave an overview of Al. Neyer. It is a phased approach and long-term commitment to the Franklin community.

Mr. Sappenfield asked for more background and detail on the project and information regarding Al. Neyer's experience. Ms. Johnson highlighted approximately one million square feet of real property improvement. As a company, they focus on several industrial asset classes. This development is industrial in nature. They are open to build to suit. Mr. Sappenfield asked about other similar developments they have completed. Ms. Johnson highlighted specifically Hancock County and around the Cincinnati airport. John Ditmars asked for their forecast of employee and wage numbers given the speculative nature of this project. Ms. Johnson is willing to provide profiles of other projects of Al. Neyer. Mr. Taylor asked what would set their project apart from the thousands of square footage of

space Franklin has available already especially with Graham Road not being in particularly good condition. Ms. Johnson responded with their more direct end user relationships. Mr. Sappenfield asked if they own the land and what their construction timeline would be. Ms. Johnson responded that closing is in July with vertical construction anticipated to begin immediately following. Josh DeArmitt asked if they have any tenant possibilities. Ms. Johnson said it is purely speculative at this time. Mr. Ditmars asked if there was a study done that brought them to Franklin or Johnson County and what feasibility looked like because of their study. Ms. Johnson said the property was brought to them through a brokerage relationship. She also reported on different types of market research studies they did. Mr. Sappenfield asked what the goal of the city is and what kinds of jobs is the city hoping to attract. Mayor Steve Barnett reviewed the history of seller Joe Kelsey wanting to be annexed in to the city of Franklin and not Whiteland. He is also having a meeting immediately following this one to discuss Graham Road. In 2024 the city is scheduled to put in a roundabout at Graham and Earlywood. There is a long-range plan for upgrades to Graham and Paul Hand Roads. There are discussions with the county for a roundabout at Paul Hand and Graham. It is an industrial area already designated for that and moving in that direction. Mayor Barnett is in support of the project. Mayor Barnett is more in favor of one large industrial building over 10 smaller ones. Mr. Ditmars is concerned over the availability of labor. Mayor Barnett does not find labor shortages to be the responsibility of the city but of the companies occupying the buildings. Jacob Everett made the observation that without abatement it is almost impossible to lease the building and therefore impossible to create jobs. He also expressed their desire to fill all information gaps and answer all questions today rather than pushing to another meeting at a later time.

The property is not designated as an ERA. Mr. Taylor expressed difficulty in going through the points to establish the ERA since much information is not known. Ms. Monson added that this is what the city did with Sunbeam. Mayor Barnett added that surrounding communities are doing this, and if Franklin doesn't, employees will leave Franklin to work elsewhere. Ms. Johnson highlighted that the project is a partnership in risk but it doesn't work without a tax abatement.

Mr. Sappenfield didn't advise receiving discovery and making an immediate decision. He prefers time to digest and follow up with additional questions. He would be willing to hold a special meeting rather than tabling for a full month. All commission members concurred. Ms. Monson reviewed the schedule with City Council.

Mr. Ditmars made a motion to table pending further information until a special meeting on April 26. Mr. Taylor seconded. Passed unanimously, 5-0.

Mr. Ditmars left the meeting at 8:48 a.m.

**C 2022-12: G & H Wire** – They took the shell building on Linville Way. The company has hired 58 of their new employees. Mr. Hodgen moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

**C 2022-16: Brookside-Chartlife (formerly Hetsco)** – Mr. DeArmitt moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

**C 2022-34: Rapid Prototyping**

**C 2022-35: Rapid Prototyping**

They are above in all areas in both abatements. Mr. Schafstall pointed out an error in the document for C 2022-35. Mr. DeArmitt moved to find both cases in compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

**EDC Fees Application: Applications due April 29, 2022** – These were sent out in March and are due the end of April. The total collection for real and personal property fees is \$33,722.87. The applications will come before the commission at the May meeting.


**Other Business**

**Public Comments**

**Adjournment**

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

Respectfully submitted this 10th day of May, 2022.

  
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Jake Sappenfeld, President

  
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Shawn Taylor, Secretary

**Economic Development Commission  
Sign-In  
April 12th, 2022**

**NAME: (Please Print Clearly)**

**COMPANY:**

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| 1.  | Melissa Johnson | AL Neyer         |
| 2.  | Jacob EVERETT   | McGuire Sporesel |
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