



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

April 26, 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 |
| Rob Schafstall (by phone) | Legal Counsel |

Call to Order:

Jake Sappenfield called the meeting to order at 8:00 a.m.

Roll Call & Determination of a Quorum

Old Business

EDC 2022-02: Al. Neyer RE LLC Real Property Tax Abatement Application – Dana Monson introduced the case. Melissa Johnson from Al. Neyer presented with a PowerPoint. She gave an overview of the company and some of their projects in other markets. She continued with a detailed presentation of their proposed build for Franklin. Mr. Sappenfield asked about the number of jobs some of their projects in other markets brought. Ms. Johnson did not know. Mr. Sappenfield asked whether they typically sell to tenants or private equity firms. Ms. Johnson responded both. John Ditmars asked about their infrastructure plans. Ms. Johnson identified \$5.6 million devoted to infrastructure and focused on Essex and Paul Hand. They are still working through water supply. Mr. Ditmars also asked about sustainability of users for the long-term. Ms. Johnson responded with the variety in their product and research they do. Jacob Everett added the benefit of different size buildings. He highlighted Franklin's rail access. Mr. Ditmars asked if they hold at all, and Ms. Johnson responded that they have very few long-term holds. He asked if they build to suit. Ms. Johnson said it is a mix. Mr. Ditmars asked if \$62 million is not to exceed or will it remain fluid. Ms. Johnson said it will stay fluid. Ms. Monson identified that all current business inquiries are for existing buildings and not land. Mr. Ditmars asked if cost won't outstrip benefit at some point. Ms. Johnson said it would relate more to interest rates. Ms. Monson said the property is in an opportunity zone and explained the definition of that as it relates to capital gains. Josh DeArmitt asked what the public commitment is for improvements on Paul Hand, Graham and US31. Mayor Steve Barnett responded that work on Graham Road has been in the pipeline for several years and will come in the next phase. US31 upgrades starts in 2023 for \$48 million. Franklin contributed \$3.5 million. The mayor is in support of the project. Whiteland is looking at widening their portion of Paul Hand and also considering some annexation. Mr. Ditmars observed that this presents seeming competition for Franklin labor to companies already located here. Amanda Rubadue from

Aspire responded that companies are finding success here in the region even with tight labor and many are transitioning to developing their own skill pipeline and increasing automation to meet the need. Total project is five years construction time with the first building being 12-18 months.

Mr. DeArmitt made a motion that statute required findings have been met for an ERA designation. Mr. Taylor seconded. Passed unanimously, 5-0.

The abatement would be on \$62 million. The SB1 should be updated before City Council. Mr. DeArmitt made a motion that abatement findings have been met. Mr. Taylor seconded. Passed unanimously, 5-0.

Mr. Taylor made a motion for a 10-year abatement with the two percent economic development fee. Lee Hodgen seconded. Passed unanimously, 5-0.

Ms. Monson explained that Monday, May 2, at 6 pm will be the introduction for the declaratory for the ERA. Monday, May 16, will be the confirmatory public hearing for the ERA and the tax abatement vote.

New Business

Other Business

Adjournment

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

Respectfully submitted this 10th day of May, 2022.



Jake Sappenfield, President



Shawn Taylor, Secretary

Economic Development Commission

Sign-In

April 26th, 2022

NAME: (Please Print Clearly)

COMPANY:

1. MELISSA JOHNSON AL. NEYER
2. JACOB EVERETT MCGUIRE SPONSER
3. _____
4. _____
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