



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

June 8, 2021

Members Present:

Jake Sappenfield	President
Josh DeArmitt	Vice President
Shawn Taylor	Secretary
John Ditmars	Member
Lee Hodgen	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 May 11th minutes. Josh DeArmitt seconded. Passed unanimously, 5-0.

Old Business

New Business

29%
EDC 2021-07 Daechang Seat Co Tax Abatement Request – Dana Monson identified DSC's desire to purchase the east 25 acres of the 40 acres on Linville Way by the shell building. They have an investment of \$15 million in both real and personal property. They are requesting a 10-year abatement on the real and a five-year abatement on the personal. They are amenable to a two percent economic development fee on both. It is their first time in Johnson County, but they have a facility in Indianapolis.

Tim Conrad with Stimulus Economic Development Advisors gave an overview of the history and description of the company with an accompanying PowerPoint presentation. He was joined by Mark Kim, manager of Indiana operations, who has been in central Indiana for the last four years and J.B. Lee, just in from Korea, who is the finance director with corporate. DSC plans to build a 250,000 square foot facility with construction costs estimated at \$15 million. They also anticipate \$15 million in equipment. They estimate the creation of 100 new jobs.

Mr. Sappenfield asked if DSC is publicly traded, and they are not. He also asked what the plan is to find labor. Mr. Conrad prefers to find labor the end of 2023 and in to 2024 than now. DSC desires to aggressively recruit locally. Mr. DeArmitt asked if this will replace the Indianapolis facility. It will be a

complimentary facility. Rob Schafstall asked if the remaining acreage not being purchased will be landlocked or still have access to Linville Way. Ms. Monson confirmed that they are working with Senior Planner Joanna Myers to insure the access. Mayor Barnett reported DSC's work with CrossRoad and Charlotte Sullivan to make sure the site is not landlocked. He expressed his support of the project.

It is already designated as an economic revitalization area. Mr. DeArmitt made a motion that both personal and real property findings have been met. Shawn Taylor seconded. Passed unanimously, 5-0.

Mr. DeArmitt made a motion to grant a 10-year abatement for real property and five-year for personal property with a two percent economic development for each. Mr. Taylor seconded. Passed unanimously, 5-0.

Ms. Monson identified the next City Council meeting on June 21 at 6:00 p.m. at which this will be presented.

Other Business

Adjournment

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

Respectfully submitted this 13th day of July, 2021.



Jake Sappenfield, President

Shawn Taylor, Secretary