



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

April 15, 2025

Members Present:

Josh DeArmitt	President
Shawn Taylor	Vice President
Eric Luegers	Secretary
Lee Hodgen	Member

Others Present:

Dana Monson	Community Development Specialist
Ellen Fredbeck	Legal Counsel

Call to Order:

Josh DeArmitt called the meeting to order at 8:00 a.m.

Roll Call & Determination of a Quorum

Approval of Minutes

March 11, 2025 Meeting Minutes – Eric Luegers made a motion for approval of the minutes. Shawn Taylor seconded. Passed unanimously, 4-0.

C 2025-05 Chartlife 14-04 – This is the final year of their real property abatement. The personal property abatement has already expired. It was originally the shell building. The company does international pipeline work. Mr. Luegers moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

C 2025-09 Essex Group 21-14 – They have divested and are no longer Furukawa. It is now a completely American company. This is their first, smaller personal property abatement. Mr. Taylor moved to find in compliance. Lee Hodgen seconded. Passed unanimously, 4-0.

C 2025-10 Essex Group 23-06

C 2025-11 Essex Group 23-07 – These are the larger abatements dealing with their expansion. Mr. Taylor moved to find both cases in compliance. Mr. Luegers seconded. Passed unanimously, 4-0.

C 2025-13 G & H Wire 21-12 – This is the second shell building and is owned by Patch Development. It is for personal property. Mr. Taylor expressed concern over the number of employees, and if they are not going to increase, he would like them to come in and report at the May meeting. Mr. DeArmitt agreed. Mr. Taylor moved to table. Mr. Hodgen seconded. Passed unanimously, 4-0.

C 2025-15 IBC Advanced Alloys 21-02 –

C 2025-16 IBC Advanced Alloys 21-05 – They've had three senior leaders retire simultaneously. Mr. Luegers moved for compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

C 2025-28 Nitrex 11-03 – This is their final year. Mr. Taylor moved for compliance. Mr. Hodgen seconded. Passed unanimously, 4-0.

C 2025-29 NSK Corp 13-20 – This is the last year. The difference between the dollar and yen was significant. Mr. Luegers moved for compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

C 2025-30 NSK Corp 16-19 – This is the last year of a full abatement. Mr. Hodgen moved for compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

C 2025-31 NSK Corp 22-07

C 2025-32 NSK Corp 22-08 – They have three years to complete this latest project. Mr. Taylor moved for compliance. Mr. Luegers seconded. Passed unanimously, 4-0.

C 2025-34 NSK Precision 13-18 – This is the last year, but could go into a partial abatement. Mr. Luegers moved for compliance. Mr. Taylor seconded. Passed unanimously, 4-0.

C 2025-35 NSK Precision 22-09

C 2025-36 NSK Precision 22-10 – This is their most recent project and expect completion by year-end. Mr. Taylor moved to find in compliance. Mr. Hodgen seconded. Passed unanimously, 4-0.

C 2025-37 Ortho America/PRJ Properties 21-34

C 2025-38 Ortho America 21-36 – They are in the former G & H Wire building. PRJ owns the building. They have not begun much of their work and expected completion by 2025, but didn't make it. They reported completing the expansion by 2025 year-end, but are not currently working. Dana Monson and Mr. DeArmitt expressed concern and a desire to have them come in to report at the May meeting. Mr. Taylor concurred and moved to table. Mr. Luegers seconded. Passed unanimously, 4-0.

C 2025-51 Electro Spec – This is the final year of the partial abatement. Mr. Luegers moved for approval. Mr. Taylor seconded. Passed unanimously, 4-0.

Other Business

2025 EDC Fees Guidelines and Application Due May 2, 2025 – Ms. Monson kept the guidelines the same. There is \$107,000 available. The requirement is that it goes to a non-profit working specifically in economic development within the city limits of Franklin. Mr. Taylor asked about the publicity of the opportunity as he communicated a desire for more applicants beyond the regular, returning annual applicants, so more entities could be helped. The commission's consensus was that Ms. Monson proceed with this process.

Mr. DeArmitt expressed appreciation for Ms. Monson's work.

Adjournment

There being no further business, a motion for adjournment was made by Mr. Hodgen with a second from Mr. Taylor. It passed unanimously, 4-0.

Respectfully submitted this 13th day of May 2025,

Joshua DeArmitt, President

Eric Leugers, Secretary