



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

February 14, 2012

Members Present:

John Ditmars	President
H. Lee Hodgen	Vice-President
Tony Wellings	Secretary
Ken Austin	Member
Jake Sappenfield	Member

Others Present:

Joe McGuinness	Mayor
Rob Schafstall	Legal Counsel
Krista Linke	Planning Director
Cheryl Morphew	JCDC
Jaime Harshman	Recording Secretary

Call to Order:

John Ditmars called the meeting to order at 8:00 a.m.

Approval of Minutes:

On a motion by Lee Hodgen and a second by Ken Austin, the members voted unanimously to approve the minutes from the January 10, 2012 meeting.

OLD BUSINESS:

Economic Development Fee Discussion

Mayor Joe McGuinness stated he would be ready to present something at the next meeting.

Franklin Business Park Economic Revitalization Area (ERA) Designation:

Krista Linke explained that various properties in the Franklin Business Park have already been designated Economic Revitalization Areas (ERA) but that as part of getting the park declared Shovel Ready it would be beneficial to declare the entire area an ERA. Businesses would no longer have to request designation on a case by case basis in order to receive tax abatements and it would shorten the process. Cheryl Morphew stated that the Board should model the ERA designation after what was done for the Franklin Tech Park. Mr. Schafstall agreed the City should use the same criteria that are in place for the Franklin Tech Park. Any new building over 100,000 square feet receives a 10 year real property abatement. Ms. Morphew stated that she would put some numbers together regarding return on investment and typical employment for the City Council Meeting.

Action taken on ERA Designation:

Lee Hodgen made a motion to recommend to City Council that the Franklin Business Park be designated an Economic Revitalization Area. Tony Wellings seconded the motion. The motion passed unanimously.

NEW BUSINESS:

EDC 2012-01: Tippmann Realty Partners (Phase 1):

Tax Abatement Compliance Hearing as granted through Council Resolution No. 2004-06.

Action taken on EDC 2012-01: Tippmann Realty Partners (Phase 1):

On a motion by Tony Wellings and a second by Ken Austin, the members voted unanimously to forward a favorable recommendation to City Council to find the company in substantial compliance.

EDC 2012-02: Tippmann Realty Partners (Phase 2):

Tax Abatement Compliance Hearing as granted through Council Resolution No. 2008-13.

Action taken on EDC 2012-02: Tippmann Realty Partners (Phase 2):

On a motion by Lee Hodgen and a second by Jake Sappenfield, the members voted unanimously to forward a favorable recommendation to City Council to find the company in substantial compliance.

EDC 2012-03: Tippmann Realty Partners (Phase 3):

Tax Abatement Compliance Hearing as granted through Council Resolution No. 2008-13.

Action taken on EDC 2012-03: Tippmann Realty Partners (Phase 3):

On a motion by Ken Austin and a second by Tony Wellings, the members voted unanimously to forward a favorable recommendation to City Council to find the company in substantial compliance.

EDC 2012-04: Franklin Tech Park Associates (Aisin):

Tax Abatement Compliance Hearing as granted through Council Resolution No. 2004-05.

Action taken on EDC 2012-04: Franklin Tech Park Associates (Aisin):

On a motion by Ken Austin and a second by Tony Wellings, the members voted unanimously to forward a favorable recommendation to City Council to find the company in substantial compliance.

EDC 2012-05: Midstate Manufacturing Corporation:

Discussion was held regarding the difference in the personal property investment made and the average hourly salary. It was noted that 6 additional jobs were created than estimated but that the average hourly salary was \$3.27 less than proposed. The board requested that Krista Linke contact Mr. Ambrose with Midstate Manufacturing and get an explanation in writing. She will also compare this year's numbers with previous years for the board at their next meeting.

Action taken on EDC 2012-05: Midstate Manufacturing Corporation:

The case has been tabled until the next meeting.

Other Business:

Ms. Morphew stated she had not received any information on Anderson Merchandising that has moved into the Best Buy building.

Ms. Morphew stated that there will be a TIF presentation on March 7th from 6pm-8pm at Beeson Hall. It is open to everyone in the county.

Adjournment:

There being no further business, the meeting was adjourned. Respectfully submitted this 13th day of March, 2012.

John Ditmars, President

Tony Wellings, Secretary