



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

March 11, 2025

Members Present:

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

December 10, 2024 Meeting Minutes – Lee Hodgen made a motion for approval of the minutes. Shawn Taylor seconded. Passed unanimously, 5-0.

New Business

Election of Officers

President
Vice President
Secretary

Mr. Taylor made a motion to keep the same slate of officers for 2025. Lisa Jones seconded. Passed unanimously, 5-0.

EDC 2025-02 Airtomic RE and PP Abatement Request – Dana Monson introduced the history of this request. They have outgrown their original 30,000 square foot facility. They will add 20,000 square feet and an additional 27 people. Average wages are \$30-35/hour. The property was originally in an ERA, which expired in 2012. Airtomic's request is for a 10-year abatement. Staff's recommendation is for seven- and five-year abatements for real and personal property. They are not amenable to the EDC fees.

Mike Mislán from Airtomic presented. He gave an overview of Airtomic. Mr. DeArmitt asked why Airtomic was not amenable to the EDC fees. Mr. Mislán spoke with VP of Building Bob Crawford, and Mr. Crawford stated never been asked for this in any other project. His specific concern, along with legal counsel, was tax audits. Mr. DeArmitt noted that the previous abatement was passed without the EDC fees. EDC members toured the facility last week. Mr. Taylor supported seven- and five-year

abatements. Eric Luegers concurred. Mr. Hodgen affirmed Airtomic as a solid organization. Mr. Luegers made a motion that the ERA designation findings have been met. Mr. Taylor seconded. Passed unanimously, 5-0. Mr. Taylor made a motion for a seven-year real property and five-year personal property abatements with no EDC fees. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-01 Aisin 21-10 – Mr. Taylor moved to find in compliance. Mr. Luegers seconded. Passed unanimously, 5-0.

C 2025-02 B2S Life Sciences 20-05 – Mr. Taylor moved to find in compliance. Mr. Hodgen seconded. Passed unanimously, 5-0.

C 2025-03 BP Rex 19-04 – Ms. Jones moved to find in compliance. Mr. Luegers seconded. Passed unanimously, 5-0.

C 2025-04 Cat Reman 10-15 – This is the last year of their abatement. Mr. Taylor moved to find in compliance. Mr. Hodgen seconded. Passed unanimously, 5-0.

C 2025-08 Dualtech 23-11 – Mr. Luegers moved to find in compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-12 Franklin Tech Park 21-09 – Ms. Jones moved for compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-17 Innovative 3D 21-17 – Mr. Luegers moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-18 Innovative 3D 24-11 – This project has not yet begun, but is anticipated to start going vertical in the next couple of months. Mr. Taylor moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-20 LA Crossroads 20-04 – The building is 100% leased and in use. Mr. Taylor moved for compliance. Mr. Luegers seconded. Passed unanimously, 5-0.

C 2025-21 Laugle Properties 23-10 – Ms. Jones moved for compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-22 Malarkey Roofing

C 2025-23 Malarkey Roofing 24-02

Mr. Luegers moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-24 MTEA 13-07 – Ms. Jones moved for compliance. Mr. Luegers seconded. Passed unanimously, 5-0.

C 2025-25 MTEA 23-20 – Mr. Luegers moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-26 MHICC 13-06

C 2025-27 MHICC 13-07

Mr. Luegers moved to find in compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-39 Overton Industries 16-21 – Mr. Hodgen moved to find in compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-40 Overton Industries 22-01 – Mr. Taylor moved for approval. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-41 Patch Development 17-10 – This is for the shell building. Mr. Luegers moved for approval. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-42 Patch Development 21-11 – This is for the shell building build out. Mr. Luegers moved for approval. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-44 Pure Development 21-28 – The south one-third of the building is leased. They are going to do a \$5-7 million build-out out which does not qualify for an abatement. They are starting to market the remaining 2/3's of the building with no prospects at this time. Mr. Hodgen moved for compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-45 RP&E 18-01 – Ms. Monson gave an overview of ownership. Mr. Taylor moved for compliance. Mr. Luegers seconded. Passed unanimously, 5-0.

C 2025-46 RP&E 19-10 – Mr. Luegers moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-47 WK Investments 23-19 – Ms. Jones moved for compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-48 RP&E 24-05 – Mr. Luegers moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-49 Sargent Aerospace 18-11 – Mr. Luegers moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-50 Shelby Gravel 20-7

C 2025-51 Shelby Gravel 20-18

Mr. Taylor moved for compliance. Ms. Jones seconded. Passed unanimously, 5-0.

C 2025-52 Sunbeam 17-15

C 2025-53 Sunbeam 19-07

Mr. Hodgen moved for compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-54 Sunbeam 20-10 – Ms. Jones moved for compliance. Mr. Taylor seconded. Passed unanimously, 5-0.

C 2025-55 Sunbeam 23-05 – Mr. Taylor moved for compliance. Mr. Luegers seconded. Passed unanimously, 5-0.

Other Business

2025 EDC Fees – \$107,679 this year for non-profit grants. Ms. Monson will proceed with the process of this.

The next meeting is changed to April 15 at 9:00 a.m.

Mr. DeArmitt expressed appreciation to Ms. Monson for all her work on compliance.

Adjournment

There being no further business, a motion for adjournment was made by Ms. Jones with a second from Mr. Luegers. It passed unanimously, 5-0.

Respectfully submitted this 15th day of April 2025,

Joshua DeArmitt, President

Eric Leugers, Secretary