



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #20  
BOMA  
06/24/14

## MEMORANDUM

June 2, 2014

**TO:** Board of Mayor and Aldermen

**FROM:** Eric S. Stuckey, City Administrator

**SUBJECT:** Consideration of a Request by the Civil War Trust for a 25 percent Match from the City of Franklin to Support a Pass-Through Grant from American Battlefield Protection Program in the Amount of \$62,500

### **Purpose**

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) regarding the Civil War Trust's request for a City allocation of \$62,500 to contribute to the purchase of the Eley tract.

### **Background**

On May 27, 2014, BOMA approved Resolution 2014-46, a Resolution Declaring The Intent Of The City Of Franklin To Act As A Governmental Pass-Through Entity For The Eley Tract Land Acquisition Project As Requested By The Civil War Preservation Trust. Resolution 2014-46 authorizes the City to act as the governmental "pass-through" for funds from the National Park Service (NPS) that will be deposited with the City, and then forwarded to the Civil War Trust for its purchase of certain Civil War Battlefield land—the Eley Tract—a .2 acres tract located east of Columbia Avenue just south of Cleburne Street and directly across from the Carter Cotton Gin site.

Additionally, the Civil War Trust requests that the City approve a \$62,500 grant to assist in the Trust's acquisition of the Eley Tract. The request states that the Civil War Trust will grant a conservation easement to the State of Tennessee as a condition of the grant and that once the conservation easement is recorded and the existing house on the tract is removed by the Civil War Trust, the Civil War Trust will donate the Eley property to the City.

The American Battlefield Protection Program grant amount is \$125,000, with a required local match of 50%. The Battlefield Preservation Commission is recommending that the City allocate \$62,500 as part of the local match for this Eley tract acquisition from the funds identified in the Hotel/Motel Fund (total allocation of \$250,000) for battlefield property acquisition (5/8/14, 12-0). The total acquisition cost for the Eley property is projected to \$250,000.

### **Financial Impact**

The City is requested to provide 25 percent of the local match for the American Battlefield Protection Program grant, amounting to \$62,500. The 2013-14 budget includes an allocation of \$250,000 in the Hotel/Motel Tax Fund to serve as a match for American Battlefield and Civil War Trust property acquisition.

### **Recommendation**

Approval of the proposal is recommended.

## Amanda Hall

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**From:** Tom Gilmore <tgilmore@civilwar.org>  
**Sent:** Friday, May 30, 2014 7:36 AM  
**To:** Eric Stuckey; Amanda Hall  
**Cc:** mjgrainger@cox.net  
**Subject:** CWT Request for City Allocation of \$62,500 for Eley Tract purchase

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Eric and Amanda,

I am writing you to make a formal request to the City of Franklin to approve a \$62,500 grant to the Civil War Trust to assist in the Trust's acquisition of the Eley tract in Franklin. The details of the acquisition are as follows:

Property: Land and improvements located at 110 Cleburne Street, Franklin, TN. Tax Map 78K, Group A, Parcel 3.  
Buyer: Civil War Preservation Trust (doing business as the Civil War Trust)  
Seller: Maggie Louise Eley  
Purchase Price: \$240,000  
Est. Closing Costs: \$10,000  
Closing Date: June 30, 2014  
Funding Sources: \$125,000 American Battlefield Protection Program grant, \$62,500 City of Franklin grant, \$62,500 Civil War Trust

After acquisition, the Trust will grant a conservation easement to the State of Tennessee as a condition of the ABPP grant. After the conservation easement is recorded and the house is removed by the Trust, the Trust will donate the property to the City of Franklin.

Please let me know if you have any questions regarding the above. Note that Mike Grainger, Chairman of the Trust Board of Trustees will attend the June 10<sup>th</sup> meeting.

Thank you for all your work in preserving the Franklin battlefield.

Tom Gilmore

**Thomas M. Gilmore**  
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(p) 202.367.1861 x7227 (f) 202.367.1865  
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**CIVIL WAR TRUST** | *Saving America's Civil War Battlefields* | [Civilwar.org](http://Civilwar.org)

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**From:** Amanda Hall <[amanda.hall@franklintn.gov](mailto:amanda.hall@franklintn.gov)>  
**Date:** May 29, 2014 at 11:18:51 AM CDT  
**To:** "mjgrainger@cox.net" <[mjgrainger@cox.net](mailto:mjgrainger@cox.net)>  
**Cc:** Donald Anthony <[donald.anthony@franklintn.gov](mailto:donald.anthony@franklintn.gov)>, Catherine Powers <[catherine.powers@franklintn.gov](mailto:catherine.powers@franklintn.gov)>  
**Subject:** CWT Request for City Allocation of \$62,500 for Eley Tract purchase

**City of Franklin Battlefield Preservation Commission**  
**Regular Meeting**  
**Thursday, May 5, 2014—7:30 AM**  
**City Training Room**

**Meeting Minutes**

**Present:** Ernie Bacon, Dianne Christian, David Eagan, Thomas Flagel, Sam Gant, Mike Grainger, Sam Huffman, Mary Pearce, JT Thompson, Mike Skinner, Deborah Warnick (arrived at 7:49), Sam Whitson

**Staff Present:** Amanda Hall, Deanna Scheffel, Susan Coleman, Meghan Scholl

Vice-Chair Whitson called the meeting to order at 7:39 a.m.

**Minutes: April 10, 2014**

Mr. Bacon moved to approve the April 10, 2014 meeting minutes. Mr. Huffman seconded the motion, and the motion passed unanimously (11-0).

**Discussion of Civil War Trust Proposal for City Allocation to Assist with Purchase of Eley tract located on Cleburne Street**

Mr. Grainger stated the Civil War Trust has a contract with the Eley family for \$240,000, but the addition of closing cost, etc., the total price is around \$250,000, and the property must close by June 30<sup>th</sup>. Mr. Grainger stated the contract is contingent upon of a grant from American Battlefield Protection Program (ABPP) for half the purchase, with the Civil War Trust and the City putting in a fourth of the total each. Mr. Grainger stated a resolution is needed for the City to allocate the money. Mr. Grainger explained the property would eventually revert to City ownership.

Mr. Skinner stated this commission must recommend to BOMA that the city provide \$62,500, which is a fourth of the cost, toward the purchase of the property with the property being returned to the city as a park at some point.

Mr. Grainger stated it should be added that City approval would be contingent on receiving the ABPP grant.

Vice-Chair Whitson requested clarification that the money requested would come out of the City's current budget year.

Mr. Skinner stated that was correct.

Ms. Pearce moved that the commission recommend to the BOMA that the BPC support the City providing \$62,500 for the purchase of the Eley Tract from the current City budget contingent upon receiving the ABPP grant. Mr. Bacon seconded the motion, and the motion passed unanimously (12-0).

Discussion ensued on whether the \$250,000 money allocated to this commission could be rolled over to the following year.

Mr. Grainger moved to recommend the City put into the July 2014 budget an amount up to \$500,000 matched by the Civil War Trust dollar for dollar and use of City money would be contingent upon getting ABPP money. Mr. Thompson seconded the motion.

Mr. Bacon stated he would caution the group that \$500,000 will be very hard to get and suggested staying with the \$250,000.

Mr. Skinner moved to table this motion. Ms. Pearce seconded the motion, and the motion passed (12-0).

### **Discussion of Federal Line Markers**

Ms. Hall stated she wanted to give a quick update and stated she is not having any luck in convincing the merit in moving forward with two or three location within the city that are not state routes. Ms. Hall stated the state routes cannot be pursued right now and feels it would be better to wait and do all markers at one time.

Mr. Skinner stated we are waiting on the State.

Ms. Hall stated she has been in contact with Joseph Sweatt from the TN Dept. of Transportation, and currently there is nothing in place that would allow for this type of proposal. Ms. Hall stated there is draft of a state signage/monument marker package that would allow for this type of proposal but that she is not sure when this would occur.

Mr. Gant suggested it be put into the BOMA budget to have in place.

Ms. Hall stated the request could be made.

Ms. Christian stated she felt it would be more impactful to do all at one time.

After some discussion, Mr. Whitson stated a subcommittee meeting should held after the June meeting to discuss.

### **Discussion of Gun Carriages Proposal**

Mr. Whitson stated he has received favorable feedback from BOMA due to the visual impact and significance. Mr. Whitson stated Fred Prouty has received the application to the TN Wars Commission for a grant that seems very favorable. Mr. Whitson stated he and Mr. Skinner are requesting \$29,000 from the city to be included in the budget.

Ms. Hall stated she spoke with Mr. Truell and Mr. Lowe about this resolution, and she explained it is tough to add in last-minute things to the budget. Ms. Hall stated they suggested a resolution be provided to Mr. Stuckey to see how he wants to proceed.

Mr. Huffman stated thank-you letters should be sent out for donations that have been received.

## **Discussion of Proposed Bylaws/Ordinance Amendments**

Ms. Hall stated she has been working with another staff member to get the ordinance amendment drafted that the commission requested and that it has now been sent to Legal for review. Ms. Hall stated the amendment would update the commission's organizational representation with the addition of the African American Heritage Society and that it would eliminate the term limits for the organizational representatives.

## **Announcements & Other Business**

Ms. Warnick stated the funding for the Sesquicentennial banners is complete, but no date has been decided for installation. Ms. Warnick stated they are in the process of verifying information for the banners and then draft banners will be done for testing. Ms. Warnick stated Birdsong Creative will be doing the draft banners.

Mr. Grainger noted invitations have been sent for the May 30<sup>th</sup> Civil War Trust event to be held in Nashville.

Ms. Warnick stated CVB has invested \$10,000 in ad buy with the Weaver Group.

Mr. Thompson stated a big announcement was coming today or tomorrow.

Ms. Pearce stated Ms. Harriett Harms has taken over the Hospital Flags project.

Mr. Whitson moved that for the city budget starting July 1, 2014, the Franklin Battlefield Preservation Commission kindly requests that BOMA allocate \$250,000 for the acquisition of hallowed Civil War land within city limits. Mr. Whitson stated the funds would be matched by the Civil War Trust dollar for dollar. Mr. Whitson stated the City and Civil War Trust funds would be contingent upon the approval of ABPP grant money in an amount equal to two times the city funds. Mr. Whitson stated furthermore, if BOMA wishes to increase their allocation to \$500,000, the Civil War Trust is prepared to match that with \$500,000 with these funds being contingent upon acquisition of ABPP funds. Mr. Whitson stated that considering 2014 marks the 150<sup>th</sup> anniversary of the pivotal Battle of Franklin, a major milestone that is generating national attention, the BPC sincerely recommends increased support. Mr. Egan seconded the motion, and the motion passed unanimously (12-0).

## **Adjournment**

With no further business, the meeting was adjourned at 8:35 a.m.

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Acting Secretary