

**Minutes of the Meeting of the
Jasper Economic Development Commission
May 15, 2017**

The Jasper Economic Development Commission met on Tuesday, May 15, 2017, in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Andrew Seger called the meeting to order at 8:00 a.m.

ROLL CALL

President Andrew Seger	present
Vice President Robert Whitten	present
Secretary Mark Schmidt	present
Member Peter Ariens	present
Member Ray Snowden	present
Renee Kabrick - Commission's Attorney	present
Kathy Pfister – Recording Secretary	present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Ray Snowden made a motion to approve the Commission's minutes as presented from its February 21, 2017 regular meeting. Peter Ariens seconded it. Motion carried 5-0.

TAX ABATEMENT APPLICATION FOR SERVUS, INC. REAL PROPERTY

Attorneys Bill Kaiser and David McGimpsey, of Bingham, McCale, Greenebaum Doll, were present on behalf of SERVUS, Inc., d/b/a SERVUS! to request consideration of two tax abatement applications. Also present was Jason Kelly, CEO of SERVUS, Inc., d/b/a SERVUS! If approved, SERVUS! plans to relocate its corporate headquarters to three parcels of land owned by the company along South Newton Street.

SERVUS! is pursuing a new location for its Corporate Headquarters and is intending to make a significant investment. Based on its 50+ year history of maintaining its Corporate Headquarters in the City of Jasper, the City of Jasper is the primary choice for the location of its new Corporate Headquarters. Terre Haute, Indiana and Peoria, Illinois, of which both locations have strong connections to the family and its shareholders, are the other choices the firm is considering. Mr. Kelly asked the board to consider three requests for the project;

- a favorable recommendation to create an Economic Development Target Area
- tax abatement for Phase I
- tax abatement for Phase II.

Mr. Kelly explained that the three criteria are needed for construction of a Planned Unit Development (PUD). The preliminary plans for Phase I include construction of a three-story

building with the first level as retail, food and beverage. The second level is reserved for the corporate headquarters and the third level is planned for high-end residential. A McAllister's Deli would employ four salaried, 16 full time and 20 part time positions. Mr. Kelly said the project, estimating a cost of \$4.5 - \$6 million, would not move forward without tax abatement. Plans for Phase II depend on the success of Phase I. Although SERVUS! cannot fulfill all of the criteria for Phase II at this time, Mr. Kelly expressed the company's desire to be scored on both Phase I and Phase II.

After some discussion, Pete Ariens made a motion to recommend that the Common Council approve Resolution EDC 2017-1 for establishment of an Economic Development Target Area for the proposed property. Ray Snowden seconded it. Motion carried 5-0.

The board scored the following evaluation criteria for Phase 1:

	<u>Points</u>
• New Investment in Property and Equipment:	30
• New employment: number of full-time equivalent (FTE) jobs	26
• New employment wage level:% above state minimum wage	10
• Infrastructure requirements already in place:	
Adequate road	1
Water	1
Wastewater	1
Electric Service	1
Gas	1
• Years the applicant has operated in Jasper	5
Total base points (out of 100)	76
• Targeted business bonus points	5
• Utilizes 'green' technology	2
• Use of existing vacant structure	0
• Offers Employer-sponsored health and wellness benefits	2
• Offers Employer-sponsored retirement plan	2
• Community Involvement	1
• Use of local suppliers/contractors in construction/operation of project	1
• Offers mentoring/internship program	1
Total bonus points	14
Total points with bonus points	(Final Score) 90
Number of years recommended for Tax Phase-in	10

Secretary Mark Schmidt made a motion to recommend that the Common Council adopt the presented tax phase-in score sheet and local guidelines, resulting in a 10-year abatement for Phase I, with a 10-year time period and schedule as follows: Years 1-7 – 100%, Year 8 – 75%, Year 9 – 50%, and Year 10 – 25%. Vice President Bob Whitten seconded it, and the motion carried 5-0.

The board scored the following evaluation criteria for Phase 2:

	<u>Points</u>
• New Investment in Property and Equipment:	29
• New employment: number of full-time equivalent (FTE) jobs	0
• New employment wage level:% above state minimum wage	0
• Infrastructure requirements already in place:	
Adequate road	1
Water	1
Wastewater	1
Electric Service	1
Gas	1
• Years the applicant has operated in Jasper	5
Total base points (out of 100)	39
• Targeted business bonus points	5
• Utilizes ‘green’ technology	2
• Use of existing vacant structure	0
• Offers Employer-sponsored health and wellness benefits	2
• Offers Employer-sponsored retirement plan	2
• Community Involvement	1
• Use of local suppliers/contractors in construction/operation of project	1
• Offers mentoring/internship program	1
Total bonus points	14
Total points with bonus points	(Final Score) 53
Number of years recommended for Tax Phase-in	6

Pete Ariens made a motion to recommend that the Common Council adopt the presented tax phase-in score sheet and local guidelines, resulting in a 6-year abatement for Phase II, with a 6-year time period and schedule as follows: Years 1-3 – 100%, Year 4 – 75%, Year 5 – 50%, and Year 6 – 25%. Ray Snowden seconded it, and the motion carried 5-0.

ADJOURNMENT

With no more discussion at hand, a motion was made by member Pete Ariens and seconded by Secretary Mark Schmidt to adjourn the meeting. The motion carried 5-0, and the meeting adjourned at 9:30 a.m.

Andrew M. Seger, President

ATTEST:

Mark R. Schmidt, Secretary