

**Minutes of the Regular Meeting of the
Jasper Economic Development Commission**
February 19, 2020

The Jasper Economic Development Commission met on Wednesday; February 19, 2020 in the Council Chambers of City Hall located at 610 Main Street. Notice was 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 Mark Schmidt	absent
Secretary Mike Pfau	present
Member Kurt Vonderheide	present
Member Serice Stenftenagel	present
Renee Kabrick - Commission's Attorney	present
Kathy Pfister – Recording Secretary	present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Kurt Vonderheide made a motion to approve the Commission's minutes as presented from its January 22, 2020 regular meeting. Secretary Mike Pfau seconded it, and the motion carried 4-0.

TAX ABATEMENT APPLICATION FOR PARK PLACE ESTATES REAL PROPERTY

Ruger Kerstiens, Manager of Park Place Estates One LLC., gave a presentation in a request for approval of a tax abatement application he is seeking on a \$3.7 million investment the company plans on making in a Planned Unit Development of Park Place Estates, Phase II. Plans are to build 148 affordable market rate multi-family apartment units in 3 phases on one 13-acre tract of land located along 32nd Street and the former 30th Street Industrial Park. Phase I (30 units) was approved for tax increment financing May 2019 and should be completed by March 2020. Mr. Kerstiens is proposing Phase II of the project, which will include 44 two-bedroom units. To utilize green technology, the units will be using high efficient hydronic heat, high efficiency toilets, Energy Star committed appliances and LED lighting. Kerstiens Homes & Designs will be the general contractor, and the company uses all local suppliers and subcontractors. It is anticipated to start moving dirt in summer of 2020, construction to begin in the fall and completion by winter of 2021.

After some discussion, the Commission scored the following:

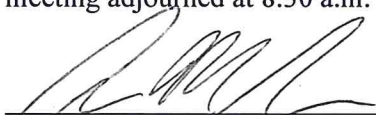
	<u>Points</u>
• New Investment in Property and Equipment:	20
• New employment: number of full-time equivalent (FTE) jobs	0

• New employment wage level: % above state minimum wage	0
• - OR -	
• Retained employees: number of full-time equivalent (FTE) jobs	0
• Infrastructure requirements already in place:	
Adequate road	2
Water	2
Wastewater	2
Electric Service	2
Gas	2
Total base points (out of 100)	30
• Bonus Points (maximum of 15)	
• Innovation and diversification	5
• Use of existing vacant structure	5
• Use of local suppliers/contractors in construction/operation of project	5
Total point w/ bonus points	45
Number of Years Recommended for Tax Phase-In	5

Kurt Vonderheide made a motion to recommend that the Common Council adopt the presented tax phase-in score sheet and local guidelines, resulting in a 5-year abatement with a 5-year time period and schedule as follows: Years 1-2 – 100%, Year 3 – 75%, Year 4 – 50% , Year 5 – 25%. Serice Stenftenagel seconded it. Motion carried 4-0.

ADJOURNMENT

With no more discussion at hand, a motion was made by Secretary Mike Pfau and seconded by Kurt Vonderheide to adjourn the meeting. Motion carried 4-0, and the meeting adjourned at 8:30 a.m.


 Andrew M. Seger, President

ATTEST:


 Mike Pfau, Secretary