

**Minutes of the Regular Meeting of the
Jasper Economic Development Commission
May 17, 2021**

The Jasper Economic Development Commission met on Monday, May 17, 2021. Notice was in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

Vice President Mark Schmidt called the meeting to order at 8:00 a.m.

ROLL CALL

President Andrew Seger	absent
Vice President Mark Schmidt	present
Secretary Mike Pfau	present
Member Kurt Vonderheide	present
Member Serice Stenftenagel	absent
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 20, 2021 regular meeting. Mike Pfau seconded it, and the motion carried 3-0.

TAX ABATEMENT APPLICATION FOR INDIANA FURNITURE REAL AND PERSONAL PROPERTY

Max Verkamp, CEO of Indiana Furniture and Bernie Kreilein, Chief Financial Officer, gave a presentation in a request for approval of a tax abatement application. The company is seeking a \$14.25 million investment in real property in 2021 and 2022 to accommodate larger pieces they are manufacturing, as well as adding modernized automated manufacturing processes. The company also requested approval of a \$3.5 million investment in personal property. Following a brief history of the 116-year-old company, Verkamp shared plans to construct a 165,000 square-foot addition onto the southside facility located on County Road W 100 S. In addition to the expansion, the \$3.5 million would be invested into equipment for the addition over the next four years, as well as for the existing flat lines and plywood facility. All of the investment would be used towards the new expansion in seating. Contingent upon approval of the tax abatement applications, construction would begin soon and be completed in phases.

All manufacturing employees would eventually move to the new facility following completion. Corporate will maintain its offices at the Mill Street building until the project is complete and the building is put up for sale sometime between late 2023 to early 2024. Eventually, the corporate offices will be moved to another existing building in Jasper. Mr. Verkamp said he estimates adding five new positions over the next four years due to the expansion.

The expansion would also include parking for 40 semi-trailers, along with additional employee parking. Currently, the Mill Street facility is the company's shipping hub, bringing finished products and parts to that building from the southside facility on a regular basis. The new project would reduce truck traffic through town once everything is in one location.

After some discussion, the Commission scored the following:

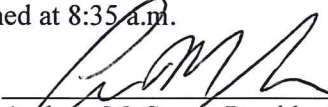
	<u>Points</u>
• New Investment in Property and Equipment:	40
• New employment: number of full-time equivalent (FTE) jobs	10
• New employment wage level: % above state minimum wage	12
• - OR -	
• Retained employees: number of full-time equivalent (FTE) jobs	0
• Infrastructure requirements already in place:	
Adequate road	2
Water	2
Wastewater	2
Electric Service	2
Gas	2
Total base points (out of 100)	72
• Bonus Points (maximum of 15)	
• Innovation and diversification	5
• Use of existing vacant structure	0
• Use of local suppliers/contractors in construction/operation of project	5
Total point w/ bonus points	82
Number of Years Recommended for Tax Phase-In (Real)	9
Number of Years Recommended for Tax Phase-In (Personal)	5

Regarding the scoring for Real Property, 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 9-year abatement with a 9-year time period and schedule as follows: Years 1-6 – 100%, Year 7 – 75%, Year 8 – 50%, Year 9 – 25%. Mike Pfau seconded it. Motion carried 3-0.

Regarding the scoring for Personal Property, 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%. Mike Pfau seconded it. Motion carried 3-0.

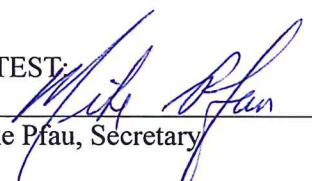
ADJOURNMENT

Following a short discussion, a motion was made by Kurt Vonderheide and seconded by Mike Pfau to adjourn the meeting. Motion carried 3-0, and the meeting adjourned at 8:35 a.m.



Andrew M. Seger, President

ATTEST:



Mike Pfau, Secretary