

**MINUTES OF A REGULAR MEETING OF
THE ECONOMIC DEVELOPMENT COMMISSION
OF THE CITY OF JASPER, INDIANA
September 16, 2024**

The Jasper Economic Development Commission met on Wednesday, September 16, 2024. Notice was in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

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

ROLL CALL

	In person	By Zoom	Absent
President Andrew Seger	✓	—	—
Vice President Mark Schmidt	✓	—	—
Secretary Mike Pfau	—	—	✓
Kurt Vonderheide	✓	—	—
Julie Dutchess	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—
City Attorney Renee Kabrick	✓	—	—
Clerk-Treasurer Kiersten Knies	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Minutes of the June 12, 2024, regular meeting were reviewed. Julie Dutchess made a motion to approve the minutes as mailed. Mark Schmidt seconded it. Motion carried 4-0.

**CONSIDERATION OF RESOLUTION NO. EDC 2024-2 – NORTHRIDGE ESTATES
RESIDENTIAL HOUSING ECONOMIC DEVELOPMENT AREA**

City Attorney Renee Kabrick reported that Kerstiens Development Inc. contacted the City of Jasper and began negotiations regarding economic incentives in order to provide affordable starter housing for our community. Ms. Kabrick noted that Kerstiens Development Inc. purchased approximately 80 acres north of Jasper Elementary School and recently filed to have the property annexed within Jasper city limits. Ms. Kabrick explained that approvals for the project began at the Redevelopment Commission and the Jasper Plan Commission recently held a public meeting and determined that the proposed project is compliant with the City of Jasper's planning goals.

Ruger Kerstiens explained that in addition to the Residential TIF, applications have also been submitted for the state's READI 2.0 funds for the proposed project. Mr. Kerstiens discussed plans for the 47-acre North Ridge subdivision which includes 155 total living units planned comprised of four-unit villas and single-family homes. The initial phase includes 28 villas, similar to Autumn Creek, 12 single-family lots on the south end, and starting price points are \$230,000 for villas and \$250,000 for homes. Mr. Kerstiens noted the project's focus is to provide

much-needed starter homes in Jasper. Mr. Kerstiens stated that Phase I is projected to be completed by 2029.

President Seger asked for clarification on the role of the Economic Development Commission in this project. Ms. Kabrick reported that the Board will need to confirm statutory requirements are met and the project will not have an adverse effect on the City of Jasper. After further discussion, Kurt Vonderheide made a motion to approve RESOLUTION NO. 2024-2 approving creation of an Economic Development Target Area and approve the report on the Conditional Expenditure Agreement. The motion was seconded by Mark Schmidt. Motion carried 4-0.

TAX PHASE IN APPLICATION – PARK PLACE ESTATES ONE LLC

Ruger Kerstiens was in attendance to present a Tax Abatement application filed on behalf of Park Place One LLC. Mr. Kerstiens reported that an abatement was originally granted in 2019 for Phase I. The project includes 150 apartments in total which includes Town Home units as well as 2-bedroom flats. The total investment is \$3.1 million dollars. President Seger asked for questions and reviewed the information presented.

Pursuant to the SB-1 filed by Park Place One LLC, the Commission scored the following:

	<u>Points</u>
• New Investment in Real Property:	20
• Retained employees: number of full-time equivalent (FTE) jobs	5
• New Employment wage Level – Category 3	18
• Infrastructure – Category 4	10
Total Base Points	53
Total Bonus Points (Maximum of 15)	15
Innovation and Diversification	
Use of existing vacant property	
Use of local suppliers and Contractors in construction/operation of project	
Total Points Including Bonus Points	68

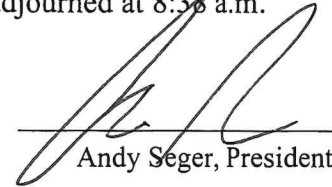
Regarding the scoring for Real Property, Julie Dutchess made a motion to recommend that the Common Council adopt the presented Tax Phase-In Score Sheet and local guidelines, resulting in a 7-year abatement. Julie Dutchess seconded it. Motion carried 4-0.

REVIEW 2025 ECONOMIC DEVELOPMENT COMMISSION MEETING DATES

City Attorney Renee Kabrick reviewed the scheduled 2025 Economic Development Commission meeting dates: January 8th, April 9th, July 9th, and October 8th. Ms. Kabrick noted that the Covid pandemic created a need for virtual attendance as needed and was approved by the Board. Ms. Kabrick reported that Board members are required to attend a minimum of 50% of meetings scheduled per year.

ADJOURNMENT

With no further discussion, Kurt Vonderheide made a motion to adjourn the meeting, seconded by Julie Dutchess. The motion carried 4-0, and the meeting adjourned at 8:38 a.m.


Andy Seger, President

Attest:



Mark Schmidt, Vice President

Recording Secretary, Becki Moorman