

**Minutes of the Meeting of the
Jasper Economic Development Commission
July 18, 2016**

The Jasper Economic Development Commission met on Monday, July 18, 2016, 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

Vice President Robert Whitten called the meeting to order at 8:15 a.m.

ROLL CALL

President Andrew Seger	absent
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.

TAX ABATEMENT APPLICATION FOR MILLER-VALENTINE GROUP REAL PROPERTY

Peter Schwiegeraht, of Miller-Valentine Group, of Cincinnati, Ohio, was present via phone before the board to submit a tax-abatement application. Mr. Schwiegeraht gave an update on the Jasper Lofts project currently under construction and the finishing of that hopefully around the summer of next year. He then stated that this project is very similar to the Jasper Lofts project except it will be mainly focused around housing for senior citizens. Mr. Schwiegeraht gave a quick overview about the project of the Vine Street Lofts, specifically the first floor, which is approximately 12,000 square feet, opportunity for commercial space. The Vine Street lofts will house upwards of 200 people. Peter Ariens questioned the new employment of full time employees with this project. Mr. Schwiegeraht explained that the reality is they will have two part time employees and the temporary construction jobs with this project. However, the 12,000 sq. feet commercial space could potentially house employees, but he doesn't know the estimated employees in that space. Mayor Seitz spoke about the different companies being used in the Jasper Lofts project including, Knies Construction, Keusch Windows, and Masterbrand Cabinets. Street. Vice President Robert Whitten spoke on how the Jasper Lofts can potentially create 67 new utility customers for the city of Jasper, which is a big plus. Ray Snowden brought up how it is difficult to quantify the potential commercial space employees for the scoring. Renee Kabrick asked if the number of employees present on the site would be the same as the previous Jasper Lofts project. Mr. Schwiegeraht said that it is very similar with the two permanent employees, 200-300 temporary construction jobs, and the commercial space employment. He then stated he will have to come up with numbers before he presents it to the Council concerning the potential commercial employment. Darla Blazey

brought up the real estate improvements which ends up calculating the assessed value of the project and the assessed value is \$1,408,931.00. The board then decided to begin the scoring for the Vine Street Lofts with Vice President Robert Whitten commenting that they have two projects that are very similar to each other and that it is critical that they stay consistent with the scoring of Jasper Lofts.

Following the discussion, the board scored the following evaluation criteria:

	<u>Points</u>
• New Investment in Property and Equipment:	30
• New employment: number of full-time equivalent (FTE) jobs	5
• New employment wage level:% above state minimum wage	25
• Infrastructure requirements already in place:	
Adequate road	2
Water	2
Wastewater	2
Electric Service	2
Gas	2
• Years the applicant has operated in Jasper	5
Total base points (out of 100)	70
• Targeted business bonus points	5
• Utilizes ‘green’ technology	2
• Use of existing vacant structure	6
• 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	20
Total points possible with bonus points (120)	90
Number of years recommended for Tax Phase-in	10
	Final Score
	90

Peter Ariens 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 Miller-Valentine Group, with a 10-year time period and schedule as follows: Years 1-7 – 100%, Year 8 – 75%, Year 9 – 50% and Year 10 – 25%. Ray Snowden seconded it, and the motion carried 4-0.

ADJOURNMENT

With no more discussion at hand, a motion was made by member Ray Snowden and seconded by Peter Ariens to adjourn the meeting. The motion carried 4-0, and the meeting adjourned at 9:01 a.m.

Andrew M. Seger, President

ATTEST:

Mark R. Schmidt, Secretary