

**Minutes of the Meeting of the  
Jasper Economic Development Commission  
May 20, 2019**

The Jasper Economic Development Commission met on Wednesday, May 20, 2019 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	present
Secretary Mike Pfau	present
Member Robert Whitten	present
Member Serice Stenftenagel	present
Renee Kabrick - Commission's Attorney	absent
Kathy Pfister – Recording Secretary	present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

Vice President Mark Schmidt made a motion to approve the Commission's minutes as presented from its February 20, 2019 regular meeting. Secretary Mike Pfau seconded it, and the motion carried 5-0.

**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 \$2.8 million investment the company plans on making in a Planned Unit Development of Park Place Estates. Bart Kerstiens was also present. Plans are to build 148 affordable market rate multi-family apartment units on one 13-acre tract of land located along 32<sup>nd</sup> Street and the former 30<sup>th</sup> Street Industrial Park. There will be three phases. The infrastructure will be constructed in two phases. Mr. Kerstiens is proposing Phase 1 of the project, which will include 30 apartment units, a community room, dog park, green space, nature trail and a shelter house. 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. The anticipated start date for the project is August 1, 2019, with anticipated completion February 1, 2020. Mr. Kerstiens said the all phases of the development should be completed in 5 years.

After some discussion, the Commission scored the following:

	<u>Points</u>
• New Investment in Property and Equipment:	15
• 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
<b>Total base points (out of 100)</b>	<b>25</b>
• 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
• Use of local suppliers/contractors in construction/operation of project	1
• Offers mentoring/internship program	1
<b>Total point w/ bonus points</b>	<b>40</b>
<b>Number of Years Recommended for Tax Phase-In</b>	<b>5</b>

Bob Whitten 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%. Vice President Mark Schmidt seconded it. Motion carried 5-0.

Following consideration to approve the recommended tax phase-in score sheet, the Council will then create a district for the repurposed land.

## **ADJOURNMENT**

With no more discussion at hand, a motion was made by Secretary Mike Pfau and seconded by Vice President Mark Schmidt to adjourn the meeting. Motion carried 5-0, and the meeting adjourned at 8:50 a.m.

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Andrew M. Seger, President

ATTEST:

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Mike Pfau, Secretary