

**MINUTES OF A SPECIAL MEETING OF THE
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA
JUNE 24, 2019**

A special meeting of the Common Council of the City of Jasper, Indiana, was held on Monday, June 24, 2019, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

Call to Order. Presiding Officer Mayor Dean Vonderheide called the meeting to order at 8:00 a.m.

Roll Call.

Clerk-Treasurer Juanita S. Boehm called the roll.

Mayor Dean Vonderheide	Present
Council members:	
John Schroeder	Present
John Bell	Present
David Hurst	Present
Earl Schmitt	Present
Kevin Manley	Present
Nancy Eckerle	Present
Philip Mundy	Present
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita S. Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. All seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

Pledge of Allegiance. Mayor Vonderheide invited all those present to join him in reciting the Pledge of Allegiance.

Purpose. The purpose of the special meeting was to hold a public hearing and consider a resolution for the Kerstiens Development Inc property tax abatement request.

PUBLIC HEARING-KERSTIENS DEVELOPMENT TAX ABATEMENT
Mayor Vonderheide opened the public hearing concerning the declaratory resolution for Kerstiens Development Inc. and a public hearing to consider the request from Kerstiens Development Inc. for the council to approve a tax abatement for real property located east of Virginia Avenue and north of 30th Street.

A notice of the public hearing appeared in the Herald on June 13, 2019, was faxed to the news media, and was given to the other taxing units in this economic revitalization area.

Ruger Kerstiens, representing Kerstiens Development Inc, said they are planning a 148-unit multifamily housing development to be known as Park Place Estates. He said they are asking for a property tax abatement for Phase I that will consist of 30 units and a community room. He said they are seeking the abatement to keep costs down so they can charge lower rent. This complex will be 100% affordable market rate apartments. Affordable housing being defined as, housing that costs the occupant no more than 30% of their income including taxes and utilities. Kerstiens said this definition is the industry standard.

When asked about the rental fee, Kerstiens said there will be eighteen, two-bedroom units and the rent will be \$750 per month. The rent includes all utilities except electric. There will be twelve, one-bedroom units rented for \$600-\$625 per month.

There was some discussion about the traffic flow, entrances to the property, and prior concerns expressed by the neighbors.

Mayor Vonderheide then asked for comments from the public. No comments were received.

Thereafter, a motion was made by Council member Nancy Eckerle and seconded by Council member Philip Mundy to close the public hearing. Motion carried 7-0 and the public hearing was closed.

**RESOLUTION NO. 2019 – 9 RESOLUTION OF THE COMMON COUNCIL CONFIRMING THE DESIGNATION OF A PORTION OF THE CITY OF JASPER AS AN ECONOMIC REVITALIZATION AREA AND APPROVING A STATEMENT OF BENEFITS
(Kerstiens Development, Inc.)**

This resolution confirms the declaratory resolution for Kerstiens Development Inc. and approves its Form SB-1/real property and the tax abatement application. [confirmatory resolution]

A motion was made by Council member David Hurst and seconded by Council member John Bell to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member David Hurst to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member David Hurst and seconded by Council member John Schroeder to pass and adopt Resolution No. 2019-9. Motion carried 7-0.


Adjournment. There being no further business to come before the board, a motion was made by Council member David Hurst and seconded by Council member Earl Schmitt to adjourn the meeting. The motion carried 7-0 and the meeting adjourned at 8:12 a.m.

The minutes were hereby approved with without corrections or clarification this 17th day of July, 2019.



Mayor Dean Vonderheide, Presiding Officer

Attest:



Juanita S. Boehm, Clerk-Treasurer