

**MINUTES OF A REGULAR MEETING OF  
THE ADVISORY PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
September 4, 2024**

The Jasper Plan Commission met on Wednesday, September 4, 2024. Notice was given in compliance with Indiana’s Open Meeting Law.

**CALL TO ORDER**

President Paul Lorey called the meeting to order at 7:20 p.m.

**ROLL CALL**

	In person	By Zoom	Absent
President Paul Lorey	—	—	✓
Vice President Blake Krueger	✓	—	—
Secretary Dana Schnarr	—	—	✓
Josh Premuda	✓	—	—
Ann Shappard	✓	—	—
Greg Schnarr	✓	—	—
Lisa Schmidt	✓	—	—
Gerry Miller	✓	—	—
Glen Pierce	✓	—	—
Kim Hagan	✓	—	—
City Engineer Chad Hurm	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—
City Attorney Renee Kabrick	✓	—	—

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF THE MINUTES**

Minutes of the August 7, 2024, regular meeting were reviewed. Josh Premuda made a motion to approve the minutes. Glen Pierce seconded it. Motion carried 9-0.

**NEW BUSINESS**

**North Ridge Residential Housing Development Program – Consideration of Resolution approving the creation of the Housing TIF District pursuant to I.C.36-7-14-16(b)**

Ruger Kerstiens, Kerstiens Custom Builders, was in attendance and explained that in addition to the Residential TIF, applications have also been submitted for the state’s READI 2.0 funds for the Northridge subdivision project. Mr. Kerstiens discussed plans for the recently annexed 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 focused on providing much-needed starter homes in Jasper.

Mr. Kerstiens reported that the Residential TIF has been utilized by several communities in the state of Indiana to assist in reducing lot costs for the end users. Plans to begin moving dirt are projected to begin in October of 2024, pending all Board approvals. Mr. Kerstiens stated that the Residential TIF amount totals close to 25% of Kerstiens total investment in the project. The READI 2.0 Grant funds, if awarded, require a public match.

Greg Schnarr asked how long the TIF is anticipated to be in existence. Josh Gunselman, Director of Community Development and Planning noted that the TIF could be in existence up to 20 years but there has been discussion regarding closing it upon completion of the Northridge project. Mr. Gunselman also reported that there will be zero impact on taxes, because of the Northridge project, Tax Increment Funds will be created from the new investment.

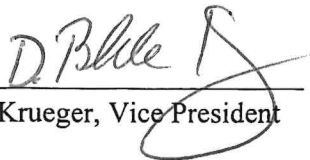
Mayor Vonderheide noted that there are opportunities to compliment the schools, libraries, and other taxing units, if they present a project within our economic development plan.

After further discussion, Gerry Miller made a motion to approve the North Ridge Residential Housing Development Program, approving the creation of the Housing TIF District. Glen Pierce seconded the motion. Motion carried 8-0, with Greg Schnarr voting against the measure.

## ADJOURNMENT

With no further business at hand, Ann Shappard made a motion to adjourn the meeting, seconded by Greg Schnarr. The motion carried 9-0, and the meeting adjourned at 7:50 p.m.

Attest:

  
Blake Krueger, Vice President

  
Paul Lorey, President

Recording Secretary, Becki Moorman