

**MINUTES OF A REGULAR MEETING OF  
THE REDEVELOPMENT COMMISSION  
OF THE CITY OF JASPER, INDIANA  
October 1, 2024**

The Jasper Redevelopment Commission met on Tuesday, October 1, 2024. Notice was given 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**

	In person	By Zoom	Absent
President Andrew Seger	✓	—	—
Vice President John Schroeder	✓	—	—
Secretary John Kahle	✓	—	—
Phil Mundy	✓	—	—
Laura Grammer	✓	—	—
City Attorney Renee Kabrick	✓	—	—
Non-voting advisor Steve Lukemeyer	✓	—	—
Clerk-Treasurer Kiersten Knies	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

Minutes of the September 3, 2024, meeting were reviewed. John Kahle made a motion to approve the minutes as presented. Phil Mundy seconded it. Motion carried 5-0.

**CLAIMS**

Clerk Treasurer Kiersten Knies presented a claim from Hafer PSC for professional services for the new outdoor pool in the amount of \$8,442.00. Ms. Knies noted that the remaining contracted balance is less than \$80,000. John Schroeder made a motion to approve the claim, seconded by Laura Grammer. Motion carried 5-0.

Ms. Knies then presented a claim for Brosmer Land Surveying & Engineering for a topographical survey of the property for the proposed Regional Wellness Center in the amount of \$5,415.00. City Attorney Renee Kabrick explained that as the City had retained Hafer PSC to prepare a schematic to review the school property and ensure the structure would fit on the

property. Phil Mundy made a motion to approve the claim, seconded by John Kahle. Motion carried 5-0.

Ms. Knies then presented a claim for Baker Tilly for municipal advisory services completed for the Regional Wellness Center in the amount of \$9,068.75. After further discussion, John Schroeder made a motion to approve the claim, seconded by Laura Grammer. Motion carried 5-0.

## **PUBLIC MEETING – NORTHRIDGE ESTATES RESIDENTIAL HOUSING ECONOMIC DEVELOPMENT PROJECT**

City Attorney Renee Kabrick noted that last month, the Redevelopment Commission approved allowing a public meeting. Indiana Code requires a public meeting, and notice was mailed to all adjacent property owners. The next step for approval is considering and adopting a Confirmatory Resolution as well as consideration of Pledge Resolution for the Conditional Project Expenditure Agreement for Northridge Estates.

Steve Lukemeyer, representing the Greater Jasper Consolidated Schools, discussed the long-term impact on school funding and noted that the property tax dollars being captured by the TIF would not be available for the school to increase classroom sizes or cover additional operational expenses. He suggested the Redevelopment Commission consider amending the TIF to include a sunset date reflecting the repayment of the infrastructure funds upon completion of the development. President Seger thanked Mr. Lukemeyer for his research of impact to the school corporation. Josh Gunselman, Director of Community Development and Planning noted that the farmland for the proposed project was recently annexed into the City of Jasper and explained that funds will need to be re-couped to cover additional road improvements as well as fire and police protection. Ms. Kabrick reported that every day, the City of Jasper is asked to do more with less funds and the city wants to be good partners and stewards of tax dollars.

President Seger opened the noticed public meeting. Travis McQueen, Huntingburg Airport Manager, introduced himself and presented a letter on behalf of several overlapping taxing units. The letter requested the Redevelopment Commission consider allowing the TIF to expire after the final payment is made for the project and begin releasing a portion of the increment to be included in the tax base for Dubois County. Ms. Kabrick explained the length of the TIF is statutory and is revisited annually to determine what amounts could be allowed to pass through to other taxing units.

After further discussion, Phil Mundy made a motion to close the public meeting, seconded by Laura Grammer. Motion carried 5-0. John Kahle then made a motion to approve the adoption of the Pledge Resolution for the Conditional Project Expenditure Agreement. John Schroeder seconded it. Motion carried 4-1 with Laura Grammer voting against noting her concern of expanding the TIF to 20 years having a potential negative impact on City and County budgets.

John Kahle then made a motion to adopt the Confirmatory Resolution for Northridge Estates Residential Housing Economic Development Project. Phil Mundy seconded it. Motion carried 4-1 with Laura Grammer voting against.

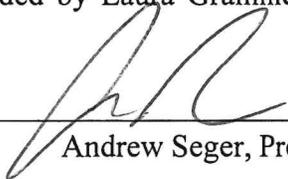
## PROGRESS REPORT OF JASPER OUTDOOR POOL

City of Jasper Park and Rec Director, Tom Moorman, shared an update on the new Jasper city pool progress and shared construction photos. Mr. Moorman reported that construction remains on schedule and the agreement with St. Thomas Medical Center was complete with plans for removing nuisance trees on the dividing property line. Mr. Moorman also noted that open communication with Taber Owens is appreciated as well as bi-weekly pool construction meetings.

Mayor Dean Vonderheide noted that funding for city projects such as the new outdoor pool are possible due to TIF funds.

## ADJOURNMENT

John Kahle made a motion to adjourn the meeting, seconded by Laura Grammer. The motion carried 5-0, and the meeting adjourned at 8:52 a.m.

  
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Andrew Seger, President

Attest:  
  
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John Schroeder, Vice President

Recording Secretary, Becki Moorman