JULY 1, 2024 **SPECIAL SESSION**

PULASKI COUNTY COUNCIL

The Pulaski County Council met in Special Session Monday July 1, 2024 at 4:30PM at the Pulaski County Highway Department training room. The purpose of the Special Session was to conduct a public hearing regarding a tax abatement waiver for noncompliance and discuss the requested waiver and other matters relating to tax abatements. Councilmembers present were Michael Tiede, Jeffrey Richwine, Sheila Hazemi-Jimenez, Jerry Locke, Tim Overmyer, Bradley Bonnell with County Auditor Laura Wheeler. President Kenneth Boswell absent.

Also present were Nathan Origer, Holly VanDerAa, Connie Ehrlich, and Joe Moyer.

Acting President Michael T. Tiede opened the meeting with the Pledge of Allegiance.

IN RE: PUBLIC HEARING

Des Moines TPE, LLC, known as VanderHaag's, failed to submit its annual compliance and application documents to Pulaski County timely through a clerical error. The State of Indiana does permit a waiver of non-compliance by resolution (Resolution 2024-04) following a public hearing, which Des Moines TPE, LLC requested. As there was no public comment nor a representative of VanderHaag's present, Tim Overmyer made a motion to deny the Waiver of Non-compliance this year due to lateness, Sheila Hazemi-Jimenez seconded and motion carried unanimously. Thy can re-apply in 2025.

The public hearing closed at 4:34PM.

IN RE: TAX ABATEMENT RULES

Ordinance 2024-03 regarding standard procedures for applying for tax abatements presented. These were discussed several times at prior meetings. Jeffrey Richwine made a motion to approve abatement guidelines per the ordinance, Jerry Locke seconded. Discussion followed. The right to reject an application is covered. Motion carried 4 to 2 with Tim Overmyer and Bradley Bonnell opposed. The ordinance reads as follows:

PULASKI COUNTY ORDINANCE NO. 2024-03
BY THE COUNTY COUNCIL OF PULASKI COUNTY, INDIANA
REGARDING STANDARD PROCEDURES PERTAINING TO
APPLYING FOR NON-RESIDENTIAL ASSESSED-VALUE DEDUCTIONS (TAX ABATEMENTS)
AS INCENTIVES FOR INVESTMENT IN PULASKI COUNTY

WHEREAS it is in the interest of Pulaski County's economic growth for the County Council ('Council') of Pulaski County, Indiana ('County'), from time to time to approve deductions to the assessed values of qualifying real-estate improvements and qualifying personal property related to business investment and expansion in the County as incentives for such investment and expansion;

WHEREAS it is in the interest of the County and the taxpayers thereof to ensure that the value of aforesaid incentives is proportionate to the benefits derived by the community from such investments;

WHEREAS, pursuant to Pulaski County Ordinance 2023-05, which established the Pulaski County Economic Development Commission ('E.D.C.'), the E.D.C. "shall serve as a review body for applications for assessed-value deductions (tax abatements), scoring all such applications against a list of criteria adopted by the Council and making recommendations based thereupon";

WHEREAS the E.D.C. has recommended the following documents for the Council's consideration after diligently reviewing and amending drafts of such documents —

- the "Pulaski County, Indiana, Guidelines for Applications for Assessed-Value Deduction (Tax Abatement) for Non-Residential Projects";
- the "Pulaski County, Indiana Application for Economic Revitalization Area Designation and Assessed-Value Deduction (Tax Abatement) for Non-Residential Projects"; and
- the "Pulaski County, Indiana, Scoring Rubric for Applications for Assessed-Value Deduction (Tax Abatement) for Non-Residential Projects" ----;

WHEREAS the E.D.C. has requested that the Council establish a fee for applications for assessed-value deduction; and

WHEREAS the Council has considered the E.D.C's recommendations,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL THAT

1. the following documents, which are attached to and incorporated into this resolution as Exhibits A, B, and C respectfully, shall be binding in all cases of non-residential applications for assessed-value deduction within the Council's jurisdiction hereafter —

   - the "Pulaski County, Indiana, Guidelines for Applications for Assessed-Value Deduction (Tax Abatement) for Non-Residential Projects";
   - the "Pulaski County, Indiana Application for Economic Revitalization Area Designation and Assessed-Value Deduction (Tax Abatement) for Non-Residential Projects"; and
   - the "Pulaski County, Indiana, Scoring Rubric for Applications for Assessed-Value Deduction (Tax Abatement) for Non-Residential Projects" ---;

2. until such time as it may be amended, the application fee for all applications for assessed-value deduction for non-residential projects within the Council's jurisdiction shall be $ 250, which shall be made payable to the Pulaski County Treasurer and deposited into Fund 1112;

3. this ordinance shall be effective upon the signing thereof by the presiding officer of the Council, save that the aforesaid application fee shall not be effective until 1 August 2024;

4. the Pulaski County Department of Community Development (D.C.D.) shall have published a notice in two consecutive weeks informing the public of the adoption of the application fee prior to the effective date of 1 August 2024; and

5. copies of this resolution shall be filed with the Pulaski County Assessor's Office and the Pulaski County Auditor's Office, as well as being published on the Pulaski County website and kept on file in the office of the D.C.D.

PASSED AND ADOPTED by the Council this 1st day of July 2024 by a vote of **4** 'yea's and **2** 'nay's.

The following abatements presented for review and approval.

NAME & ADDRESS	AMOUNT OF DEDUCTIONS 2024 PAY 2025 ASSESSED VALUES	NUMBER OF YEARS APPROVED ABATEMENT
STANDARD PROPERTIES	$ 44,470 (PERSONAL PROPERTY)	10 YEARS
WINAMAC, IN 46996	$ 46,070 (PERSONAL PROPERTY)	10 YEARS
EDEN VALLEY ENTERPRISES	$ 6,110,990 (REAL ESTATE)	10 YEARS
FRANESVILLE, IN 47946	$ 1,435,760 (PERSONAL PROPERTY)	10 YEARS
FRANCESVILLE DRAIN TILE CORP.	$ 6,344 (REAL ESTATE)	10 YEARS
FRANCESVILLE, IN 47946	$ 107,960 (PERSONAL PROPERTY)	10 YEARS
DERRICK & ABBIE STALBAUM	$ 783,300 (REAL ESTATE)	10 YEARS
MEDARYVILLE, IN 47957		
BRAUN CORP.	$ 252,180 (PERSONAL PROPERTY)	10 YEARS
WINAMAC, IN 46996		
METAL FAB ENGINEERING, INC.	$ 42,450 (PERSONAL PROPERTY)	10 YEARS
WINAMAC, IN 46996		
PERSONAL PROPERTY	$ 1,928,890.00	
REAL PROPERTY	$ 6,900,634.00	
TOTAL AMOUNT OF DEDUCTIONS GRANTED (ASSESSED VALUES)		**$8,829,524.00**

After some discussion, Sheila Hazemi-Jimenez made a motion to pass all compliant abatement applications, Jeffrey Richwine seconded and motion carried 5 to 1 with Bradley Bonnell opposed.

With no other business to discuss, meeting adjourned at 4:49PM.

Approved and signed this 9th day of September 2024 by the **PULASKI COUNTY COUNCIL.**

_____	_____	_____
KENNETH BOSWELL	**MICHAEL TIEDE**	**JEFFREY RICHWINE**
_____	_____	_____
SHEILA HAZEMI-JIMENEZ	**BRADLY BONNELL**	**JERRY LOCKE**
_____		
TIM OVERMYER		

ATTEST: _____
LAURA WHEELER, AUDITOR, PULASKI COUNTY, IN