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 Garmong Tax Abatement

**Vermillion County Council
 Meeting Agenda**

Monday, March 14, 2016
 6:30 p.m.

Commissioners Courtroom, Courthouse, Newport, Indiana

- I. **CALL TO ORDER:** The Vermillion County Council convened in a regular meeting at 6:30 p.m. on Monday March 14, 2016.
- II. **ROLL CALL:** Members present were Michael Costello, Jill Wesch, Randy Dreher, Michael Carty, Brent Bush, Jim McLain, Basil Ave, Auditor Phyllis Orman, First Deputy Auditor Amy Tolbert and Attorney Don Darnell.
- III. **MINUTES:** The minutes from February 8, 2016 were approved on a motion made by Dreher and seconded by Bush. The motion carried. Ave said he would like to clarify that at the last meeting RQAW stated that the jail had put in four new bunks but that is not true. The jail still has 74 bunks but have permission to install four more. Ave stated that when they do put the four in the jail will still be rated at 74 because they don't have the extra shower facilities. Darnell said that since they said 74 at the meeting the minutes will not be changed because we need to record what was said.
- IV. **COMP TIME:** Costello reported that the amount has increased probably due to bad weather.
- V. **COUNTY TREASURER'S MONTHLY REPORT.** Costello acknowledged receipt of the reports for January and February.
- VI. **ADDITIONAL APPROPRIATION/REDUCTION REQUESTS:** The Council considered additional appropriation requests as published. President Michael Costello reviewed the appropriations from the written requests submitted by Auditor Phyllis Orman. Thus, the following ordinance was adopted: WHEREAS: it has been determined it is now necessary to appropriate more money than was appropriated in the annual budget for 2016, BE IT ORDAINED, by the County Council of Vermillion County Indiana, for the expenses of said county government, the following additional sums of money are hereby appropriated and ordered set out of the funds herein specified, subject to the law governing the same:

Dreher made a motion to allow, seconded by Ave. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
County General	\$2,500.00	\$2,500.00

To reimburse Parke County DAV for the Vermillion County Veteran's use of the van that transports them to the VA or doctor appointments. Dreher said they had discussed this at the last meeting and they asked Veterans Service Officer Phil Hutson to increase the request. He said this is still a big savings to the county.

 Wesch made a motion to allow, seconded by Dreher. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
Misdemeanant	\$1,707.94	\$1,707.94

To pay outstanding invoice to SVHS for GED classes held at the Vermillion County Jail for the inmates.

 Bush made a motion to allow, seconded by Ave. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
Misdemeanant	\$8,305.00	\$8,305.00

To add bunks to cell areas and to replace a heating food cart. Sheriff Phelps said they are wanting to purchase a new cart because they have to serve one hot meal a day.

Wesch made a motion to allow, seconded by Dreher. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
Allocation	\$31,700.00	\$31,700.00

White Construction bond payment.

Dreher made a motion to allow, seconded by Wesch. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
Section 102 HAVA	\$1,900.00	\$1,900.00

Sold election equipment to Vigo County in 2011. Will add this cash to the HHS grant to make doors at polling places ADA compliant. See next appropriation request for details.

Dreher made a motion to allow, seconded by Wesch. Motion carried.

FUND/DEPT	AMOUNT REQUESTED	AMOUNT APPROVED
HHS Grant	\$45,218.86	\$45,218.86

Grant money \$43,318.86 plus sale of equipment \$1,900.00. This money will be used to update polling place doors at the Hillsdale Fire Department, Dana Fire Department, Cayuga American Legion and Perrysville American Legion. Dreher asked if Cayuga precinct would be done and Clerk Florinda Pruitt said no, only Eugene Precinct at this time.

VII. OPEN ISSUES

- a. Business Personal Property Assessment Ordinance. The ordinance was read at the last meeting. Costello said it will offset some of the \$80,000 that the county would lose if this is not adopted. Dreher asked if other counties were doing it. Darnell said they weren't but he finds that hard to believe. McLain said he would just leave it alone if it were up to him. Dreher said maybe they should table it and talk to Assessor Paige Kilgore again. Costello said he thought there was a deadline. Dreher asked if it would create more work in the Assessor's office. Darnell said no, it's just added to the tax bill. The Auditor will create the form and the taxpayer will have to file that form with the Assessor. Darnell said that if you want the benefit of this you have to file a certification with the Assessor. Dreher made a motion to allow, seconded by Wesch. McLain opposed.
- b. Appeals funding for taxing units. Nothing new to report.
- c. Feasibility Study. Sheriff Phelps said the Commissioners are going to tour some completed jails that are similar to the proposals from the study. Costello advised to leave it on the agenda until further notice.

VIII. NEW BUSINESS

- a. Insurance Renewal. Costello suggested they be a little more proactive during the budgeting for insurance renewal. Jacque Pentell with Forrest Sherer said that some issues with budgeting could stem from new employees or employees changing coverage. She said there is a big difference in premiums from single to family. She provided the Council with information regarding the county's employee health insurance renewal from Anthem. The renewal reflects an approximately 2 percent premium decrease compared to last year. The total savings is approximately \$31,728. She said in 2014 there was a rate hold, in 2015 a 5.93% increase, in 2016 a 2% decrease. This equals a 3.93% increase over a 3 year period. She said with the dental there is a slight increase and with vision there is rate hold so no increase. Carty said the employees pay 100% of the premiums for dental and vision and Pentell agreed. Carty said he would like to look at sharing some of the costs for the health insurance, and asked for alternatives on employee contributions. Pentell said she would get some information to the Auditor to forward to the council. Carty said he is not suggesting a change, he just thinks they owe it to the county to do the research. She said she would also like to introduce a wellness program and she will get that information out as well.
- b. Public Health Educator/Emergency Preparedness Coordinator. No one present.
- c. Garmong Tax Abatement. Lou Britton spoke to the council about the resolution designating an area within Vermillion County as an Economic Development Revitalization Area for the purpose of a ten year real property tax abatement. Greg

Bishop with Garmong was also present. Britton said this is related to the spec building that the county helped the Reuse Authority to establish. This is the first step to getting an abatement on the proposed building. The council has established a procedure that it must go before the Vermillion County Economic Development Board before it comes back to the council for final approval. Since it is in TIF District it will also have to be approved by the Reuse Authority. This is not like a normal abatement, we can't tell you that this will create a certain number of jobs because we don't know at this time. Years ago an abatement calculation agreement was put into place which basically stated that if you created a certain percentage of jobs, you will get that percentage of abatement. Britton said he looked at it but could not figure out any way to make the project measurable. He said what they are aiming to do is get the abatement initiated before the building is started. It has to be done this way. We can't wait until someone comes along wanting to buy the building. We need to do it now so they can start building. We don't know who will buy the new building. We do know that Garmong purchased 32 acres of ground. The initial project is for a 50,000 square foot building. Garmong has stated that most people who purchase a 50,000 square foot building end up purchasing more. Britton also stated that a new business could bring in \$15,000,000 or more in personal property tax. Britton said they are seeking the real property abatement at this time, not personal property. He said they proposed a 10-year schedule. He said this will make the property more marketable. Carty said the Reuse Authority is basically its own municipality to some extent and that all taxes paid on any of the property go to the reuse authority, none of it comes back to the county. Britton agreed. Carty said, so this is nothing more than us doing what is legally required so if the Reuse Authority wants to do it and Economic Development wants to do it, basically all we are doing is rubber stamping something that means nothing to us. Dreher said we have already stamped \$1.5 million dollars and we won't get anything back from that. He asked why this wasn't brought up then, when we were pushed in December to get this done so we could bail Garmong out on a tax relief deal. Dreher stated that he has never given an abatement on a building without employees in it. Britton said the purpose of the abatement on this building is that it makes it more marketable, it's in everyone's interest. The county has an investment in this and it is in the county's best interest to get that money back as quickly as they can and the way to get that done is to have it abated. Britton said the tax abatement must be granted before the building is built. Costello asked why we are even involved in the process and Britton said it is a State Statute. Costello agreed that they would all feel better if it had been mentioned last fall. Britton said it would have been nice but they were scrambling trying to get the other deal in place. Dreher said he is all for moving the county forward he just feels this was shoved down their throats back in November so tonight he would like to see it be tabled so it can be discussed further. Bush agreed. Wesch said she thinks it is silly to table it because it still has to go through the Reuse Authority and Economic Development before it comes back to the council for the final approval. She said they should listen to what the Reuse Authority and Economic Development has to say before they make their decision. Dreher said he won't make a decision on it tonight. Britton stated that it has to come back to the council for final approval. He said they have to advertise for a public hearing at the next council meeting. He said at the meeting they can do whatever they want, approve it, deny it, and amend it. Ave said if you pick up the paper any new building has a tax abatement stuck to it. Britton said he is sorry that some felt it was rammed down their throat back in December. Dreher asked if he was the only one that felt that way. Bush said no, it was rushed. Ave asked when it would go to Economic Development and Britton said the week after next. Carty said he doesn't mind tabling it if that is what everyone wants to do but stated that we don't get anything out of it anyway so why be counter-productive. Britton said the sooner they can start the building the sooner they can sell it. Dreher said they were told that as soon as the weather broke the construction would begin, no one said they had to wait for an abatement back then. Britton said it was stated it would be completed by the end of the year and they can still meet that goal. Bishop said they just now have all the documents executed so it was a process to get to this point. Dreher said if he was against moving the county forward he would not have voted for the \$1.5 million in the first place. He said it just seems that every time they do something, later on down the road, something else comes up that should have been done in the beginning. Britton said until the property got transferred, Garmong could not apply for the abatement. The abatement had to be applied for by Garmong, who is going to own the building. The transfer didn't take place until mid-February. Dreher said they could have been told that it was coming. Wesch asked what it

is the council is approving tonight and Britton said the preliminary approval resolution. Darnell said he has reviewed and it all looks to be in place, he said he and Briton spent a week working on it. Carty made a motion to allow the preliminary resolution, seconded by Wesch. Dreher, Bush and Costello were opposed. Motion carried 4-3. There was some discussion as to whether the President is to vote and Darnell said he is to vote, he is a member of the board. Britton said the next step is that they will publish a notice and there will be a public hearing at the next Council meeting where the Vermillion County Council will take final action.

ADJOURNMENT: Having no further business to come before the Council, the motion to adjourn was made by Bush, seconded by Ave.

AYE

NAY

Michael Costello, President

Jill Wesch, Vice-President

Randy Dreher

Michael Carty

William Brent Bush

Jim McLain

Basil Ave

ATTEST:

Phyllis Orman, Auditor