

MINUTES FOR THE
CLINTON COUNTY COUNCIL MEETING
APRIL 14, 2020

The Clinton County Council met in the Commissioner's Meeting Room at the Clinton County Courthouse, Frankfort, Indiana on April 14, 2020 at the hour of 9:00 a.m. for a regular scheduled Council meeting, pursuant in accordance with law and publication as evidence. Council President Alan Dunn called the meeting to order.

Due to the Governor's Stay-At-Home Order, this meeting was held by one person and the other members via conference call.

This meeting was held for the essential business pertaining to the I-65 Project, CF1's and Additional Appropriations.

Britt Ostler, Clinton County Auditor, took the roll call to determine if members were present or absent and was present to record the proceedings of the Council meeting.

PRESENT

Alan Dunn (in person)
Clark Beard (by phone)
Jeff Chynoweth (by phone)
Ron Gascho (by phone)
Mike Hensley (by phone)
Jon Hussey (by phone)
Jake Myers (by phone)

ABSENT

Others present for the meeting was Kostas Poulakidas from Taft Law.

NEW BUSINESS:

Council President Dunn opened the public hearing for Resolution 2020-07 at 9:04.

The public may participate one of two ways: by email at publiccomment@clintonco.com or a chat button on UTube live.

Kostas Poulakidas gave an overview of the Resolution 2020-07 A Resolution Authorizing An Additional Appropriation from Proceeds of the Clinton County Redevelopment Authority Lease Rental Revenue Bonds of 2020.

Having heard no comments from the public, President Dunn closed the public hearing at 9:10.

Motion made by Council member Beard with a second by Council member Myers to have President Dunn sign documentation with the Auditor attesting during the public health emergency (COVID 19 Pandemic) as long as Council votes are memorialized in the minutes. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Motion made by Council member Chynoweth with a second by Council member Gascho to approve the Resolution 2020-07. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Form CF1'S Statement of Benefits

(Notes from Jay Moore, Attorney at Law, attached to minutes) *Exhibit A*

Phillips Saw & Tool, Inc.

Motion by Council member Beard and seconded by Council member Myers to approve the Phillips Saw & Tool, Inc. CF-1 Statement of Benefits. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Abstain; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 6-0.

Chynoweth Real Estate Holdings, LLC

Motion by Council member Beard and seconded by Council member Myers to approve the Chynoweth Real Estate Holdings, LLC CF-1 Statement of Benefits. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Abstain; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 6-0.

Bailey Real Estate Holdings, LLC. Formerly Bailey Logistics (2015 Project)

Motion by Council member Gascho and seconded by Council member Hensley to approve the Bailey Real Estate Holdings, LLC CF-1 Statement of Benefits. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Bailey Real Estate Holdings, LLC (2012 Project)

Motion by Council member Hensley and seconded by Council member Chynoweth to approve the Bailey Real Estate Holdings, LLC CF-1 Statement of Benefits. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

NHK Seating of America, Inc. – 2017 Project

Motion by Council member Chynoweth and seconded by Council member Myers to approve the NHK Seating of America, Inc. CF-1 Statement of Benefits. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Resolution 2020-05 of the Clinton County Council Authorizing Interfund Loan or Loans

Motion by Council member Beard seconded by Council member Chynoweth to approve the Resolution 2020-05 to authorize one or more loans from Hospital Contractual Fund to County General Fund not to exceed \$2,000,000.00. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Resolution 2020-06 of the Clinton County Council Authorizing Interfund Loan or Loans

Motion by Council member Chynoweth seconded by Council member Hensley to approve the Resolution 2020-06 to authorize one or more loans from the Hospital Contractual to the Reassessment Fund not to exceed \$50,000.00. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Ordinance 2020-04 Additional Appropriations

President Alan Dunn read each additional appropriation individually.

Motion by Council member Chynoweth seconded by Council member Hensley to approve Ordinance 2020-04. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Baker Tilly Engagement Letter

Motion by Council member Beard with a second by Council member Gascho to approve President Dunn signing the engagement letter from Baker Tilly. Roll Call Vote: Jon Hussey-Yes; Mike Hensley – Yes; Jake Myers-Yes; Clark Beard-Yes; Jeff Chynoweth-Yes; Ron Gascho-Yes; Alan Dunn-Yes. Motion carried 7-0.

Monthly Financial Statement

Council members did receive and review the March Financial Statement.

Meeting Adjourned: 9:38 a.m.

Clinton County Council

Alan Dunn
Alan Dunn, President

Clark Beard, Pro-Tem

Mike Hensley

Jake Myers

Jeff Chynoweth

Ron Gascho

Jon Hussey

ATTEST:
Britt A. Ostler
Britt A. Ostler, Clinton Co Auditor

Exhibit A

COMPLIANCE WITH STATEMENT OF BENEFITS SUMMARIES

PHILLIPS SAW & TOOL, INC

Investment in new equipment over the time period from April 2015 through January 1, 2020 has been \$840,434 for manufacturing equipment and \$7,858 for IT equipment. An additional \$131,182 has been invested in motor vehicles which were included in the logistical distribution equipment investment projection of \$150,000, but the motor vehicles were determined not to qualify for tax abatement. Therefore, through the end of 2019 Phillips Saw & Tool, Inc has invested \$840,434 in manufacturing equipment, which exceeds the minimum projected investment of \$750,000. The investment in IT of \$7,858 has been less than the anticipated \$60,000. The investment in motor vehicles as logistical distribution equipment has been \$131,182 of the projected \$150,000 expense. Employment has increased one full time and two part time employees and the payroll has increased by \$75,528 which is somewhat less than the projected minimum increase of four full time employees with a payroll of \$120,000.

CHYNOWETH REAL ESTATE HOLDINGS, LLC

Chynoweth Real Estate Holdings, LLC is the real estate holding company for Phillips Saw & Tool, Inc. Chynoweth Real Estate Holdings, LLC constructed a 50' x 100' new manufacturing building and installed a new sanitary sewer line. The projected cost was between \$250,000 and \$400,000 and the actual cost was \$324,360. All employment is through Phillips Saw & Tool, Inc.

BAILEY REAL ESTATE HOLDINGS, LLC

Bailey Real Estate Holdings, LLC has two projects, the 2012 – 30,000 square foot warehouse expansion and the 2015 -15,000 square foot expansion (the CF-1 form distributed has a typographical error describing the expansion as 1,500 square feet). These expansions are leased to NHK Seating of America and were made to facilitate its growing production for Subaru. The Bailey Trucking, Inc employment was projected to increase by four full time employees for the 2012 project and no employment increase was projected for the 2015 project. Current employment is twenty-five full time employees higher than in 2015 and forty-six full time employees higher from 2012. The number of part time employees has decreased from a high of fifteen in 2012 to the current number of three employees as of January 1, 2020. The payroll has grown from \$2,082,700 in 2012 to \$5,307,079 for the year 2019.

NHK SEATING OF AMERICA, INC – 2017 PROJECT

The 2017 project at 2195 W. Barner Street is a 63,800 square foot warehouse for subassembly and cross docking of automotive seat components. The projected cost of the project was \$3,846,672 and the actual cost of the project was \$3,781,821. The 2017 project estimated an increase of 40 employees and an increase in wages of \$1,331,200. The employment has increased by 218 employees in Clinton County and the wages have increased \$11,089,795.