

City of Tipton Common Council Public Hearing held on January 28, 2019, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Havens, Councilmen Curnutt, Morgan, Chandler, Ogden and Rippy, and Clerk-Treasurer Clark.

Others: Jim Williams with Peerless Midwest, Dick Klein, Nate Kring, Sherry Landseadel, Oliver Wise with Congresswoman Susan Brooks, Vicky Boyd with Tipton Tribune, Roberta Heinzmann, Jacob Dunn, Rob Cochrane, Chloe Carter, Dylan Rhoades, Jonah Bogard, Ali Powell, Rachel Ressler, Mason Wetz, Julian Purvis, Blake Hicks, Roman Baird, Emma Kelly, Makenzie Gillam, Nathan Adams, and Sarah Cummins.

Mayor Havens opened the public hearing for tax abatement for Peerless Realty at 5:15 p.m. The public hearing is a courtesy for the public to ask questions or make view known. Mayor Havens asked if anyone would like to speak in favor of the proposed tax abatement.

Mr. Nate Kring with P3 Consultants reported he is in favor, as a consultant for EDC to the City and citizens. We attracted a Hamilton County industrial and development. It is an ideal development that we want for Tipton County, and they have skilled wages. Peerless Realty and Peerless Midwest are where the jail was going to go. I'm all in favor of it.

Mayor Havens asked if anybody is against the tax abatement. There was no comment. Mayor Havens asked if anybody here is in favor of the tax abatement. He also asked if at the last meeting if they ask questions about Peerless qualifying for the abatement. Councilman Morgan stated yes, we did. Mayor Havens asked if any other issues were raised at the last meeting. Councilman Rippy stated he is glad the property is finally being used and it is moving along nicely.

Mr. Kring stated the Petitioner, Jim Williams is here for any questions.

Vicky Boyd with Tipton Tribune asked how much the abatement is for. Mr. Kring stated typically it depends, it is a standard abatement with a standard schedule. This is a 10-year abatement with 100 percent decrease over projected figures. He also commented it depends on the size of the building and the assessed value (av). It was reported it is for real property only and we won't know the av until it has been assessed. Boyd asked when the figures will be available. Kring stated 2020 pay 2021. He also reported it is similar square footage (10,000 sq. ft.) and similar use as Midwest Engineer same building and same use. The assessed value is based on several things number of restrooms, parking area, and office area, etc. Mayor Havens said there is nothing substantially different than Midwest State Engineer.

Kring reported it is a 100 percent abatement declining over a 10-year period, year 11 would be the full amount tax due. He also stated on tax abatements if you have a grass field it will generate very little tax. For the City, the cost-benefit of the abatement is worth the cost of the upgrade for the added benefit of the tax base.

Councilman Curnutt commented just the field is still being collected in every year of the increment of the abatement.


Mayor Havens asked Roberta Heinzmann if she was here regarding the abatement. She stated no sir.

Councilman Ogden made a motion to close the Public Hearing at 5:25 p.m., seconded by Councilman Morgan, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.



Tamera Clark, Clerk-Treasurer



Council President