COMMON COUNCIL
SPECIAL MEETING
September 28, 2026

The Common Council met in a special meeting on September 28, 2026, at the Fairgrounds 4H Community Building, 1701 South Jackson Street, Frankfort, Indiana at 6:00 P.M.

Mayor Judy Sheets called the meeting to order and led the assembly in the Pledge of Allegiance. Upon roll call, the following members were present: Mayor Judy Sheets, John Large, Robert Stevens, Eric Woods, Taylor Crenshaw, Steve Beardsley, Clarence Warthan, and Isac Chavez.

Also present were Clerk-Treasurer Carol Bartley and City Attorney Alicia Albertson.

City Attorney Albertson read the rules pertaining to public speaking and conduct at a public meeting.

PRESENTATION BY DATAONE:

Charles Antoine-Beyney from DataOne gave a presentation about the operation of Data Centers and AI Factories. He discussed the local impact of a Data Center project.

PRESENTATION BY REEDY FINANCIAL GROUP:

Gary Smith of Reedy Financial Group explained the potential financial impact of a Data Center project. He also discussed the impact Indiana Senate Enrolled Act 1 will have on the City's future revenues.

PUBLIC COMMENTS:

Frankfort Residents:

Sydney Hundley-356 N. Main St.
Debra Pearson-508 W. Wabash St.
Tammy Danner-903 Melody Lane
Dave Riggs - 1160 Dolsen St.
Michael Frey - 28 B Westwood Dr.
Tammy Carpenter-1208 E. Boone St.
Jamie Hardesty-550 Primrose Lane
Doug Montgomery- 558 E. Clinton St.
Mike Nichols-1000 Kelly Rd.
Tom Ayers-656 Catterlin St.
Bill Hayes - 808 N. Jackson St.
Jackson Hayes - 808 N. Jackson St.
Matthew Haerr-1000 N. Harrison St.
Randy Ridgway-1356 E. Wabash St.
Allison Millspaugh-604 Center Dr.
Jessica Buck-505 S. Main St.
Carol Price - 1 Briar Lane

Carol Klem - 552 Hawthorne Ave.

Clinton County Residents:

Aadron Rausch- 785 NCR 950 W Mulberry, IN 46058
Sandra Sheets -2746 Washington Ave. Frankfort, IN 46041
Kimberly Duff - 203 W. Madison Kirklin, IN
Kaity Dieterle -3087 W Farmers Gravel Rd Frankfort, IN 46041
Russ House 1755 N 450 W Frankfort, IN 46041
James Fitzgerald 224 N. Glik St. Mulberry, IN

Out of County Residents:

Jeff Symmes PO Box 2401 Lafayette, IN

Mr. Beyney from DataOne spoke in response to concerns expressed during public comments. Audience discussion followed.

Mayor Sheets stated the purpose of the meeting. Councilmen Chavez and Woods and Mr. Beyney spoke.

Attorney Albertson explained the proposed Resolution and Economic Development Agreement. She explained the Real Estate Property Tax Reimbursement of 50% back to the city and that Personal property tax exemptions only apply to the Enterprise IT equipment. She also discussed the 1.8 Million dollar tax exemption and the 4.5 Million dollar payment.

Discussion between audience, presenters and Council followed. Councilman Chavez and Woods spoke from the Council. Mayor Sheets shared her statement.

RESOLUTION NO. 26-12: A RESOLUTION APPROVING COMMUNITY ENHANCEMENT AGREEMENT FOR DATONE AI FACTORY PROJECT

Mayor Sheets read Resolution 26-12 in its entirety.

Councilmember Woods made a motion to pass Resolution 26-12, seconded by Councilmember Large. Upon a roll call vote, five ayes and two nays were recorded. Council members Beardsley, Crenshaw, Large, Warthan and Woods voted aye. Council members Chavez and Stevens voted nay. Motion carried 5-2.

ADJOURNMENT:

There being no further business to come before the Council, Councilmember Stevens moved to adjourn, seconded by Councilmember Chavez. Mayor Sheets adjourned the meeting at 8:39 P.M.