

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on September 6, 2023, at 4:00 p.m. (local time) in the Perry County Commissioners Room pursuant to notice duly given and in accordance with the law and rules of the Commission.

The meeting was called to order by Jon Scheer, President. On call of the roll, the members of the Commission were present or absent as follows: Present: Jon Scheer, Bill Dickerson, David Etienne, Sherri Flynn, Carol Hagedorn, and Tony Thomas. Absent: None. Also in attendance: Randy Cole, Perry County Commissioner; Kelli Harding, Perry County Council; Erin Emerson, Perry County Development Corporation; Shiraz Mukarram, Perry County Development Corporation; and Larry Kleeman.

The agenda was presented. It was clarified item number 6 was to read "Invoices." With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the clarification. Upon motion duly made by David Etienne and seconded by Bill Dickerson, the agenda was approved as presented.

The Commission considered the minutes of the meeting of August 2, 2023, and the notes from the August 23, 2023 Forest Canton Heights Lot Sale. With no discussion and upon motion duly made by Bill Dickerson; seconded by David Etienne, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$267,971.94
2. Waupaca – \$185,329.00
3. Webb Wheel – \$409,630.44
4. Riverview West – \$4,034.94

The Forest Canton Heights Lot Lottery resulted in six lot sales. Members of the Redevelopment Commission concurred the event was publicized via traditional methods along with social media. With many lots left to sell, the Redevelopment Commission discussed next steps. Perry County Auditor Kris Hammack offered the assistance of her office should it be needed with those next steps. Regardless of when the lots are purchased, the timeline for completion and all other restrictive covenants and lot sale requirements will remain in force.

Carol Hagedorn motioned to have the remaining lots available on a first come, first served basis, without lot quantity restrictions, beginning Monday, August 11 in the Perry County Auditor's office during normal Courthouse operating hours. Sherri Flynn seconded the motion which carried.

Tony Thomas requested permission to push information about the lot availability outside of the County. The members of the Redevelopment Commission concurred that the information should be pushed out.

Tony Thomas also asked if a sitting Redevelopment Commission member is eligible to purchase a lot.

Carol Hagedorn motioned to approve the availability of lots for purchase by sitting Redevelopment Commission members. Bill Dickerson seconded the motion which carried.

Lutgring Brothers has shared the concrete culvert is done and preliminary work on the road will begin either later this week or early next week. It was noted individuals interested in purchasing a lot may still access the site (in non-construction zones) via the ingress point off SR 37. Road preparation and the laying of asphalt binder is anticipated to take approximately three weeks.

The decision regarding street lighting of the subdivision is still pending. There is a need for more light pole estimates. It needs to be determined who the individual or entity to be responsible for paying for the monthly electric expense since the Redevelopment Commission does not have a funding avenue that will allow for long-term utility expenses. Members present determined once fifty percent of the lots have been sold, the options will be shared with the homeowners who can then determine how the electric expense will be paid for.

It was decided there will not be a subdivision sign on site as it is a long-term maintenance expense and challenge.

The deeds of the Forest Canton Heights parcels have been completed. Jon Scheer will reach out to representation from Perry County Memorial Hospital for feedback regarding how those lots are to be paid for; one at a time, or in one lump-sum after all lots have been sold.

An invoice from Engineering Associates was presented. It included fees for Engineering Services (2,500) from July 26 through September 5th for the Forest Canton Heights subdivision. It also included surveying expenses (\$2,742) provided by Greg Thomas and final plat service fees (\$1,710) from Hennessy Surveying.

Carol Hagedorn motioned to approve the appropriation from the Court House TIF funds for a total of \$6,952 to pay the expenses. Bill Dickerson seconded the motion which carried.

Sam's Backhoe has been waiting on a portion of its final payment for services at Forest Canton Heights. Erin Emerson with the Perry County Development Corporation indicated that payment is scheduled to be issued later this week.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held on September 27 at 4:00 p.m. local time in the Perry County Courthouse. It was noted a Forest Canton Heights budget summary will be available for review at that meeting. Further, it was noted a topic of conversation at that meeting will be what are the next steps for the Redevelopment Commission. Suggestions included more housing, childcare, water infrastructure and infrastructure needed by Waupaca Foundry. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.