

## **MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION**

The Perry County Redevelopment Commission ("Commission") met in a special session meeting on April 26, 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: Keith Huck, Perry County Council; Erin Emerson, Perry County Development Corporation; and Kenny Simpson, Engineering Associates.

The agenda was presented. Three items were added to the agenda: 1) Potential Dirt Sale; 2) Redevelopment Authority Meeting; and 3) Quotes for Signage. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the additions. Upon motion duly made by Carol Hagedorn and seconded by Sherri Flynn, the agenda was approved with the additions.

The Forest Canton Heights water and wastewater bid opening was held on April 19th. The two bids submitted were: Sam's Backhoe & Dozer Service with a bid of \$199,800; and Lutgring Brothers with a bid of \$268,600. Kenny Simpson indicated both bids were reviewed for compliance with the project bid documents, and both bids met those parameters.

A motion was made by Sherri Flynn to award the contract to the low bidder, Sam's Backhoe & Dozer Service, for \$199,800. David Etienne second the motion which carried.

The electric utility installation bid is the next to be let for the project. The first advertisement will appear in next Thursday's edition of the Perry County News. Bid submissions will be due on May 23<sup>rd</sup> and bids will be opened at the Redevelopment Commission's regular session meeting on May 24<sup>th</sup>.

The final bid for the subdivision site preparation will include the enhancements to Swiss Road and paving. An estimate for paving is being prepared for submission to the County for consideration. There is \$150,000 in funds from the City of Tell City's ARP contribution to the project that can be applied to the paving expense. In addition, depending upon how the electric installation bids come in, there may be as much as \$210,000 in funds left from the READI program and the Perry County ARP program to utilize for the project.

An interested party has inquired about the Redevelopment Commission selling some of the excess topsoil that is located at the southern parcel of Perry County Industrial Park South. The Redevelopment Commission owns the land within the industrial park. An analysis will be made to determine how much topsoil is available and how much is needed to finish the site in the event a new tenant opts to locate on the site. Members of the Redevelopment Commission agreed that should it be determined there will be an excess of topsoil needed, a proposal for a soil purchase would be considered. The funds from such a sale would be deposited into the Redevelopment Commission's account.

Per the lease agreement with Webb Wheel, the land upon which the facility sits is to be deeded to the company when the bonds are paid off. Bonds were paid off last summer. The property is owned by the Perry County Redevelopment Authority (RDA). The steps to transfer the property include the RDA transferring the deed to the Redevelopment Commission, and then the Redevelopment Commission would then transfer the deed to Webb Wheel. The RDA will meet on Wednesday, May 3<sup>rd</sup> at 4:00 p.m. to execute its portion of the deed transfer. The Redevelopment Commission will convene in a special session meeting at the same time and will begin its session immediately following the RDA meeting to execute its portion of the deed transfer.

It was noted the same process should have been completed in 2014 when Waupaca Foundry paid off the bonds for its site. There are road and bat mitigation issues that need to be resolved prior to completing the deed transfer. The intent of the Redevelopment Commission is to resolve the mitigation issues as soon as possible and to work with the RDA to finalize conveying the deed to Waupaca Foundry.

Bill Dickerson shared sign quotes he obtained for the signage installation at the Forest Canton Heights subdivision. Lot designator signs (18" X 24") will cost \$11 for a single-sided sign or \$13 for a double-sided sign. Two 4' X 8' signs will cost \$900. The signs are intended to publicize the lot sale that will occur once the site preparation has been completed. Signs will include a QR code that will take users to a page on the County's website that features information about the lot sale. Tony Thomas has secured that QR code. It was also recommended a sign be created that features a map of the lots. That sign could be displayed in the Courthouse lobby.

Sherri Flynn circulated a draft of the lot sale guidelines that will be made available to the public via the web page. It was suggested she add a line that shares payments for lots should be made to the Perry County Redevelopment Commission upon lot selection.

Erin Emerson shared the Perry County Development Corporation would be willing to share information about the lot sale via its Facebook page and would be willing to pay to boost the post to improve the distribution of the information.

A motion was made by Bill Dickerson to approve up to \$1,500 in funds for signage from the Perry County ARP contribution to the Forest Canton Heights subdivision project. Sherri Flynn seconded the motion which carried.

With no further items to be discussed it was again noted the next meeting will be a special session meeting held on May 3 and will begin at 4:00 p.m. Jon Scheer asked for a motion to adjourn. Carol Hagedorn made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.