

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met on January 25, 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 Commissioners; Kelli Harding, Perry County Council; Erin Emerson, Perry County Development Corporation; Sandy Henrickson, Parker Filtration & Indiana Realty Group; and Amanda Litherland, Indiana Realty Group.

The agenda was presented. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda as presented. Upon motion duly made by Carol Hagedorn and seconded by David Etienne, the agenda was approved as presented.

President Scheer welcomed Sherri Flynn to the Redevelopment Commission as a Perry County Commissioner's appointment. Sherri replaces Paul Malone who stepped down from his 25-year tenure serving the Redevelopment Commission. Gratitude was expressed to Paul for his many years of service and dedication to the Redevelopment Commission.

With the annual appointment of members of the Redevelopment Commission, election of officers is to commence. The current officers consist of Jon Scheer as President; Bill Dickerson as Vice President; and Carol Hagedorn as Secretary.

President Scheer opened the floor to nominations for the office of President. Sherri Flynn motioned Jon Scheer fill the position with a second from David Etienne. Upon acceptance of the nomination by Jon Scheer, the motion carried.

President Scheer opened the floor to nominations for the office of Vice President. Carol Hagedorn motioned Bill Dickerson fill the position with a second from Sherri Flynn. Upon acceptance of the nomination by Bill Dickerson, the motion carried.

President Scheer opened the floor to nominations for the office of Secretary. Sherri Flynn motioned Carol Hagedorn fill the position with a second from Bill Dickerson. Upon acceptance of the nomination by Carol Hagedorn, the motion carried.

The Commission considered the minutes of the meeting of December 28, 2022. With no discussion and upon motion duly made by Bill Dickerson; seconded by David Etienne; and with an abstention by Sherri Flynn, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$267,543.00
2. Waupaca – \$282,324.36
3. Webb Wheel – \$310,776.55
4. Riverview West – \$3,831.88
5. Tell City One – \$0
6. Tell City Two – \$0

It was noted a Waupaca bond payment was made since the first of the year. It was also noted that Tell City – Troy Township School Corporation did not draw down its granted \$108,000 funding for fire suppression system upgrades at its schools. If the school corporation still intends to utilize the funding, it is likely the Redevelopment Commission will need to reallocate the funds for distribution this year. Tony Thomas will investigate the School Corporation's intentions regarding the funds.

On December 28th the sitework bid for the Forest Canton Heights Subdivision was awarded to Lutgring Brothers. A pre-construction meeting will be held on January 31st at 1:00 p.m. in the Engineers & Associates office.

It has been verified by the Indiana Economic Development Corporation that the READI funds awarded for the subdivision project can be used for site development. The pre-submission checklist was circulated along with copies of the sub-grant agreement with Indiana-First; the entity through which the funds will be channeled. Erin Emerson noted the documents reflect a total match change due to the project not having a committed developer at this time. Once the lots are sold and there is a demonstrated commitment to build, that total match change can revert to the previous amount. Members of the Redevelopment Commission indicated the County's new attorney should be allowed to review the document prior to adding signatures.

The READI Project Pre-Submission Checklist reflects the breakdown of the \$1,035,000 for the project:

\$150,000 – Cit of Tell City ARP Funds

\$300,000 – Perry County ARP Funds

\$385,000 Excess TIF Funds

\$200,000 – Private Utility Installations

In the event the County opts to cover the cost of subdivision roadway, the \$385,000 TIF Fund match can be removed and replaced with said match and an updated budget can be submitted.

Since the budget calls out the use of TIF Funds, a resolution was presented for consideration that would expand the TIF Districts 1 (Courthouse) and 4 (Webb Wheel) to list the subdivision properties as eligible for the usage of those TIF funds. After brief discussion, Bill Dickerson motioned to approve the resolution as presented. Carol Hagedorn seconded the motion, which carried.

Midwest Engineers is working on the final surveys and State plan submissions which may allow for the water and sewer components of the project to be presented for review at the February Redevelopment Commission meeting. Tony Thomas will reach out to Southern Indiana Power for feedback regarding what information it needs to implement the power installation. Carol Hagedorn will reach out to PSC for information about the internet installation.

With progress having been made with the site preparation steps, the Redevelopment Commission now needs to develop its lot distribution plan. For reference, Erin Emerson shared the plan utilized by Orange County Economic Development Partnership's workforce housing program distribution. Members of the Redevelopment Commission concurred the plan should be fair to all and effectively sell the available lots to willing and able builders, whether they be individuals or businesses. The issue regarding making the lots available to county-based developers a priority was proposed for consideration. It was also proposed that penalties be included within the program for any developers who do not comply with the 12-month construction deadline. With lots potentially being ready for sale in Q2, the lot distribution needs to be a priority. Members of the Redevelopment Commission were encouraged to give the lot distribution ample consideration and to share any thoughts during the next month via email communication, keeping in mind the goal of creating within the Perry County community job opportunities, housing opportunities, and strengthening the County's employee base to help the local businesses and industries thrive.

Once the lot distribution plan has been established, that information needs to be circulated to the public. Bill Dickerson will head up that marketing initiative. Erin Emerson offered the services of the Perry County Development Corporation to assist with publicity.

An invoice from Huber, Goffinet & Hagedorn in the amount of \$60 for recording fees for the Forest Canton Heights deed was submitted. It remains from another invoice presented for which the amount approved was accidentally shorted by \$60. David Etienne motioned to approve the \$60 allocation from the Courthouse TIF to pay the invoice. Sherri Flynn seconded the motion, which carried.

With no further items to be discussed it was noted the next meeting will be held February 22, 2023, and will begin at 4:00 p.m. Jon Scheer asked for a motion to adjourn. Bill Dickerson made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.