

## MEETING MINUTES

# PERRY COUNTY REDEVELOPMENT COMMISSION

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Date: 3/24/25

Time: 4:00 p.m.

Place: Perry County Courthouse Commissioner's Room  
2219 Payne Street, Tell City, IN 47586

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Meeting called to order by: Jon Scheer, President

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### **BOARD MEMBERS IN ATTENDANCE**

Bill Dickerson (BD), David Etienne (DE), Sherri Flynn (SF), Kelli Harding (KH), Jon Scheer (JS),  
School Board non-voting member Tony Thomas (TT)

### **BOARD MEMBERS ABSENT**

None

### **APPROVAL OF AGENDA**

The amended agenda was approved unanimously.

Motion: SF      Second: DE

### **APPROVAL OF MINUTES**

Minutes of the February meeting were previously emailed to all members and approved unanimously.

Motion: DE      Second: BD

### **TIF DISTRIC BALANCES**

Courthouse: .....\$292,940.38

Waupaca: .....\$400,360.43 (still actively paying bonds until 2027)

Web Wheel: .....\$328,226.34

Riverview West:.....\$ 4,290.06

### **FOREST CANTON HEIGHTS LOT SALES**

Lot 4 was received back from Fortwendel & Co. and purchased by Ron Smith.

### **FOREST CANTON HEIGHTS MARKETING AND UPDATES**

JS clarified the following: Indiana Realty listed the Forest Canton Heights lots for \$0. All realtors who have reached out to JS have been told the same. Any other realtor is welcome to list the lots as well. JS mentioned that Dixon's has requested to list the lots on their website. Any realtor may do this. SF mentioned that part of the issue with misunderstanding is that Indiana Realty identifying themselves as the "listing agent" which implies it is their exclusive listing. JS talked to Amanda Litherland with Indiana Realty, and they understand everything will go through RDC. Indiana Realty is not selling the lots, RDC is. We are not giving favors to any realtor. Any realtor can publicize them. Any realtor may put their sign on the subdivision. There are no fees associated with a realtor selling a lot at Forest Canton. Realtors may not charge a fee. The incentive is to connect the buyer with a builder where the realtor would receive a fee. RDC is appreciative of all the realtors who are promoting the lots.

The Perry County Website does not have a link where it is easy to find information on the lots. KH will speak with the Auditor/An Island about fixing that.

KH will contact PCDC to get the ariel images of the lots.

BD is working with TCHS to have the marketing class assist with marketing the lots. He will have more information at the April meeting.

Streetlights are not planned to be added to the subdivision by RDC. The homeowners may pursue that on their own if they desire.

### **GRASS MOWING AT FOREST CANTON HEIGHTS:**

JS received five bids ranging from \$350 to \$650 per mowing. Dooley's Lawn Care received the contract last year and believes mowing two times per month is sufficient. They are once again the lowest bid. They did an excellent job last year.

***Motion: Approve contract with Dooley's Lawn Care for mowing Forest Canton Heights lots for 2025.***

Motion: SF      Second: BD      ***Motion Carries 5-0***

### **RDC PLANNING**

RJL is the new LEDO for the county. We are awaiting contact with them before moving forward with planning.

### **INVOICES**

***Motion: Approve payment of bill from Logos in the amount of \$496.48 for signage and a bill from Bill Dickerson in the amount of \$48.04 purchase of sign supplies.***

Motion: DE      Second: SF      ***Motion Carries 5-0***

### **NEXT MEETING/ADJOURNMENT**

Next meeting will be held on Monday, 4/21/25 at 4:00 p.m.

Motion to adjourn was made at 4:27 p.m.