

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date: 5/19/25
Time: 4:00 p.m.
Place: Perry County Courthouse Commissioner's Room
2219 Payne Street, Tell City, IN 47586
Meeting called to order by: Jon Scheer, President

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)

APPROVAL OF AGENDA

The amended agenda was approved unanimously.

Motion: SF Second: BD

APPROVAL OF MINUTES

SF emailed the minutes of the April meeting to all members, and they were approved unanimously.

Motion: DE Second: KH

ANNUAL TIF DISTRICT UPDATE FORM BAKER TILLY

Courthouse	\$295,340.86
Waupaca.....	\$400,360.43
Webb Wheel.....	\$328,226.34
Riverview West.....	\$ 4,920.06

FOREST CANTON HEIGHTS MARKETING AND UPDATES

Two more lots have sold for a total of 10 sold to date.

TCHS Principal Ramsey and the Marketing Teacher have agreed to have the marketing students participate in a project to market the Forest Canton Heights lots that remain in the fall. This will give students a real-world application of concepts learned in class and help the RDC with more exposure of the lots.

WAUPACA TIF BOND RESOLUTION AND BOND PAYOFF FINAL APPROVAL

The Waupaca TIF Resolution and 2 bond payoffs were voted on and approved last month. Baker Tilley is working on this diligently. One bond is held by German American Bank (GAB) and the other by the Perry County Port Authority. The Port Authority bond (2016A) will be roughly \$319,130. The GAB bond (2016B) payoff will be roughly \$111,783. This payoff will not come out of the \$400,360 Waupaca TIF ending balance. With a bond issue, a reserve must be held with the bonding agent, which is Old National Bank. The payoff will come out of this reserve. The last payment left on Waupaca's remaining bond (Series 2021) for the TIF will be in January 2027. About \$2.05M remains on this bond. It is on schedule. JS briefed that according to legal, the early bond payoffs we are working on now do not have to go through the Council or Commissioners for approval.

JS requested a motion again to approve the payoff schedule with the numbers presented earlier.

Motion: Pay off the 2016A and 2016B bonds tomorrow with a possible delay of a day or two to get the paperwork completed and balances of roughly \$319,130 and \$111,783 plus or minus for a couple of days' interest.

Motion: SF Second: BD

Motion Carries 5-0

BAKER TILLY INVOICE

Motion: Pay Baker Tilly invoice of \$9,210 from TIF district balances.

Motion: SF Second: BD

Motion Carries 5-0

OTHER

TT inquired about the proposed motel and apartments in Tell City. JS briefed that Motel has approvals; however, it is not being rushed forward. The apartment complex proposed for 9th Street may have tax credits approved by fall. It is a \$14M tax credit. The proposed townhouse project on 7th Street is being looked at by the city. Both French Ridge and Hoosier Heights subdivision are moving forward.

MOWING INVOICE

The invoice is \$700. This will be the amount of recurring invoices. JS requested permission to pay these invoices as they come in rather than bringing them each month to the meeting for approval. This will be a smoother process and prevent us from being a month behind on them. Several members commented on the quality of the mowing.

Motion: Allow Jon Scheer to pay the mowing invoices, not to exceed the contracted amount of \$700 each for the remainder of the mowing season.

Motion: SF Second: BD

Motion Carries 5-0

NEXT MEETING/ADJOURNMENT

Next meeting will be held on Monday, 6/23/25 at 4:00 p.m. if needed.

Motion to adjourn was made at 4:26 p.m.