

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date: 6/23/25
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)

BOARD MEMBERS ABSENT

School Board non-voting member Tony Thomas (TT)

APPROVAL OF AGENDA

The agenda was approved unanimously.
Motion: SF Second: BD

APPROVAL OF MINUTES

SF emailed the minutes of the May meeting to all members, and they were approved unanimously.
Motion: DE Second: BD

TIF DISTRICT BALANCES

Courthouse	\$321,889.91
Waupaca.....	\$1,098,197.90
Webb Wheel.....	\$325,288.35
Riverview West.....	\$4,467.23

FOREST CANTON HEIGHTS MARKETING AND UPDATES

The map is updated. Another house has started being built and another house sold. JS reported that the retention pond has multiple trees growing in it and needs to be cleaned out. SF suggested we hire the mowing service to clean it out. JS will inquire.

We have three lots that we need to pay the hospital on: 3 lots @ \$10,000 for a total of \$30,000. That will be a total of \$100,000 paid so far of the \$250,000 we owe to them for the lots. This is contractual.

Motion: Pay Perry County Memorial Hospital a total of \$30,000 for 3 lots we have sold.

Motion: BD Second: SF

Motion Carries 5-0

DISCUSSION WITH JONATHAN BLAKE WITH RJL CONSULTING, COUNTY LEDO

RJL Consulting is Perry County's LEDO (lead economic development organization). Mr. Blake briefed the commission on the following:

- Research and Stakeholder Engagement
- LEDO Responsibilities
- Priority Initiatives
- Ongoing support and Execution
- State Enabling Act
- Legal Requirements
- Conducting Business
- Statutory Powers
- Duties
- Best Practices
- Statutory Designations
- TIF Basics to include Use of TIF Revenues and Residential TIF
- Strategic Priorities

Please see attachment for a copy of the presentation slides. The full briefing may be viewed on YouTube:
06.23.25 Redevelopment Commission

WAUPACA PROPERTY TRANSFERS UPDATE

The property is owned by the RDA (Redevelopment Authority). We cannot finalize the transfer until we have a joint meeting in July. This is for property that the bonds have already been paid off. This should have been completed 6 or 7 years ago. RDA technically owns it, and they will deed it to RDC. RDC will then turn it over to Waupaca.

NEXT MEETING/ADJOURNMENT

Next meeting will be held in July or August as needed.
Motion to adjourn was made at 5:13 p.m.

Attachment: RJL Briefing Slides