

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on August 2, 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, Sherri Flynn, Carol Hagedorn, and Tony Thomas. Absent: David Etienne.

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 Sherri Flynn and seconded by Carol Hagedorn, the agenda was approved as presented.

The Commission considered the minutes of the meeting of June 7, 2023. With no discussion and upon motion duly made by Bill Dickerson; seconded by Sherri Flynn, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$244,796.63
2. Waupaca – \$165,339.28
3. Webb Wheel – \$409,630.44
4. Riverview West – \$4,034.94
5. Tell City One – \$0
6. Tell City Two – \$0

The paperwork to remove the Courthouse, TC-1 and TC-2 TIF districts is still being processed.

Utility work for the Forest Canton Heights (FCH) subdivision is completed. The regrading and seeding of the site is also complete. There was one required change order to address a washout under some of the new curbing at a cost of \$525 to Sam's Backhoe.

Sam's Backhoe has been paid \$100,000 from the Tell City ARP funding. The company's final invoice will be paid as follows: \$50,000 from the Tell City ARP funds and the balance (between \$47,000 and \$48,000) from READI funds. There were two additional change orders due to 13 water main fillings (at a cost of \$4,030) and a \$2,550 expense for boring under the road. Those two change orders will be paid out of the Perry County ARP fund.

Trenching for electric and internet in the subdivision is complete. The \$27,500 fee is to be paid with the Perry County ARP funds.

Promoting the lot sale is progressing. The signs have been installed at the site. All online documentation has been updated. (Sherri Flynn extended her apologies for accidentally posting an inaccurate version of the documentation online.) The supply of maps made available for the public to retrieve at the site have had to be replenished.

Lutgring Brothers will begin on the road improvements soon. The roadways will be impassable for three weeks once the work begins. It will be publicized the public will be able to walk on the site to evaluate the lots for sale via the access point off Highway 37. Since the roadway improvements will likely still be going on after the lot sale, the members of the Commission agreed the start-date for the construction timeline will not begin until the construction is complete.

Members of the Redevelopment Commission established a timeline and set of tasks for implementation for the evening of the lot sale.

- Redevelopment Commission members arrive at the Courthouse at 5:00 p.m.
- Doors will open to the public at 5:30 p.m.
- The drawing will begin at 6:30 p.m.
- Lottery equipment will be obtained by Tony Thomas
- A table will be set up in the Courthouse lobby near the entrance. David Etienne and Carol Hagedorn will greet guests and review the registration documents for completion. A signature page for acknowledging the rules will be available for execution and notarization. A notary will be on site for that purpose. For each approved buyer, a number will be assigned by Sherri Flynn.
- Two sets of numbers will be printed; one for the buyer and one for the seating area. Sherri will print the numbers.
- A deputy will be asked to be present on site. Bill Dickerson will speak with the Sheriff's office about availability.
- Jon Scheer will serve as the emcee for the evening.
- The drawing of numbers will be conducted by Carol Hagedorn.
- Individuals not hoping to purchase a lot will be asked to remain in the lobby area of the building.

- As lots are purchased, Jon Scheer will make a notation on a large map that will be hung at the front of the room for reference.
- The lot sale will be recorded and will be made live via the internet.
- After a lot has been awarded, the purchaser(s) will exit to the right of the room where Tony Thomas will receive the deposit payment and process the documentation.
- Bill Dickerson will ask the County Treasurer for a presence that evening to receive and secure the lot payments (perhaps in a lock box).
- After the first round, individuals who do not wish to remain for the next phase will have their number removed from the lottery bin.
- Supplies needed will be a microphone; a table and three chairs in the front lobby; and a table and two chairs in the back room.

In the interim, a social media push will occur noting the doors will open at 5:30 with the drawing beginning at 6:30. A reminder will also be issued to bring a valid driver's license, a form of payment, and a completed registration form.

The PCDC staff and the Perry County News will be invited to be present to record the evening's activities.

Jon Scheer will request the County Attorney review all associated documentation to insure all is as it should be and will also request the County Attorney's presence at the lot sale.

Any lot trading is to occur the evening of the lot sale and needs to be approved by the Redevelopment Commission.

Three invoices were presented for review and consideration for payment:

1. Logos = \$1,628.54 (for the lot sale signage)
2. Engineering Associates = \$2,250 (for finalizing the engineering of Swiss Road and to align the bidding process)
3. Engineering Associates = \$857 (invoice from Midwest Engineers paid for by Engineering Associates for the final utility plan).

Tony Thomas motioned to approve the appropriation from the Court House TIF funds for all three invoices. Carol Hagedorn seconded the motion which carried.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be announced, while the FCH lot sale will occur on August 23rd. Jon Scheer asked for a motion to adjourn. Sherri Flynn made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.