

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on December 27, 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, and Carol Hagedorn. Absent: David Etienne and Tony Thomas. Also in attendance: Randy Cole, Perry County Commissioners; and Erin Emerson, Perry County Development Corporation.

The agenda was presented. Since item 6 is a duplicate of item 5, it was removed from the agenda. Waupaca Deficiency Payments was added as an additional agenda item. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the changes. Upon motion duly made by Carol Hagedorn and seconded by Bill Dickerson, the agenda was approved as presented.

The Commission considered the minutes of November 29, 2023. With no discussion and upon motion duly made by Bill Dickerson; and seconded by Carol Hagedorn; the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$339,464.10
2. Waupaca – \$986,654.81
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,035.74
5. Tell City One – \$0
6. Tell City Two – \$0

All expenditures for 2023 have been disbursed from the TIF districts for the year. The use of the funds remaining in the dissolved TIF districts has yet to be determined.

The maps being made available to the public on-site at the Forest Canton Heights (FCH) subdivision are being updated by Bill Dickerson with "Sold" designations on those lots that have been sold.

The individual who purchased lot 4 is interested in changing the lot selection to lot 10. Lot 10 has not been sold. A change in lot selection will require updated legal documentation for completion of the sale.

Sherri Flynn motioned to allow the purchaser of lot 4 change the purchase selection to lot 10. Bill Dickerson Seconded and the motion carried.

Sherri Flynn motioned to have the County Attorney prepare the necessary documents for the execution of the lot 4 to lot 10 trade. Carol Hagedorn seconded, and the motion carried.

The County attorney is presently working on documentation that will allow the lot owners to use the lot deed for loan compliance.

In its report from the FCH site inspection, the State recommended some erosion corrections and some adjustments regarding the silt fence. Lutgring Brothers coordinated the erosion corrections and has since added straw in the areas that were disturbed. The silt fence recommendations are no longer needed as grass has now been established in the associated areas.

One lot owner has still not yet paid for the lot secured at the lot sale. Per the signed agreement at the lot sale, the payment deadline has now passed.

Tell City Building Inspector Steve Goodson has reported building activity has commenced in the subdivision with one lot-owner having started pouring concrete.

Marketing activities of the remaining lots remain in a paused status as feedback from the potential developer is forthcoming. Should someone want to purchase a lot, they can still do so by going to the County Auditor's office.

Waupaca Foundry will be making a deficiency payment due to reduced captured TIF revenues. The payment due from the Foundry is \$136,140.43. Company representatives report the funds are available and the payment will be made.

Last month it was proposed a group discussion with local officials present would help members of the Redevelopment Commission determine how best to focus its efforts in the coming year to benefit the continued economic growth of Perry County. President Jon Scheer suggested there might be a need to have multiple meetings, the first of which would be a smaller session with around 7 individuals present. The meeting might occur in late January or sometime in February.

It was again recommended members of the Redevelopment Commission develop and share their thoughts regarding the next steps that should be pursued.

Representatives of Waupaca Foundry, the County's largest employer, have shared the company's new owner is still planning for upgrades to the plant including the replacement of the facility's cupola (which is nearing its end of life). However, those upgrades have been put on temporary hold until the sale of the facility has been completed. That process should be completed during Q1, 2024.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held at a date and time to be determined. Jon Scheer asked for a motion to adjourn. Sherri Flynn made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.