

## **MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION**

The Perry County Redevelopment Commission ("Commission") met on February 22, 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, David Etienne, Sherri Flynn, Carol Hagedorn and Tony Thomas. Absent: None. Also in attendance: Keith Huck, Perry County Council; Erin Emerson, Perry County Development Corporation; Amanda Litherland, Indiana Realty Group; Taylor LaGrange, Top Props; and JR Flynn.

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 Carol Hagedorn and seconded by David Etienne, the agenda was approved as presented.

The Commission considered the minutes of the meeting of January 25, 2022. With no discussion and upon motion duly made by David Etienne; seconded by Bill Dickerson, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$267,721.32
2. Waupaca – \$267,009.36
3. Webb Wheel – \$310,776.55
4. Riverview West – \$3,831.88
5. Tell City One – \$0
6. Tell City Two – \$0

It was noted a fund injection will occur this spring. A bond payment from TIF district 2 will be distributed soon.

Trees have been identified for removal on the site of the future Forest Canton Heights subdivision. Sitework is anticipated to begin soon and is anticipated to last between four and six weeks. There is seepage on site that will require some drainage. Soil stabilization will be conducted for the entire site.

At the pre-construction meeting held January 30<sup>th</sup>, a change order was issued and approved. Some of the drainage piping was enlarged and it will now rest on gravel instead of dirt.

Water and wastewater utility plans have been finalized for the site. The State has not yet issued the wastewater permit, though it is anticipated to arrive soon. As soon as that permit has been received, the preparation of the documents for the bidding process will begin.

The access road to the site lies, in part, on property owned by Perry County Memorial Hospital. To have full access to the site would require encroaching on the Hospital's property. Jon Scheer met with the Hospital Board to discuss the issue. The consensus of that Board is the encroachment is permissible.

READI fund documents have been reviewed and approved by the Indiana Economic Development Corporation (the administrator of the READI funds) with documentation now being fully executed between the Redevelopment Commission and Indiana First, the entity that handles the funds for the region that includes Perry County (copies were circulated to members of the Redevelopment Commission). Members of the Redevelopment Commission were invited to attend an Indiana First reception to be held on Friday, March 10<sup>th</sup> at 10:00 a.m. at the Vincennes University Jasper Campus. The event will detail the Indiana First Region's usage of \$15 million in READI funds. Perry County's Forest Canton Heights project is the first project to be funded by that funding source. Jon Scheer plans to attend that event.

In January, the Redevelopment Commission passed a resolution expanding TIF districts 1 and 4 to include the area where the Forest Canton Heights Subdivision will be located. The resolution did not get passed along to the County Council and Commissioners in the timeframe allotted. A motion was made by Carol Hagedorn to re-approve that same resolution and to immediately pass it along to the approving entities. Sherri Flynn seconded the motion which carried.

An invoice from Midwest Engineering was submitted. The invoice exceeded the originally appropriated amount of \$17,000 by \$9,320.69 (for a total of \$26,320.69). The water component of the plan exceeded the estimate by \$1,000 with the wastewater component making up the remaining balance. Original wastewater-only plan estimates were \$50,000. Bill Dickerson motioned for an additional appropriation of \$9,320.69. The motion was seconded by David Etienne and carried.

The Redevelopment Commission, along with input from members of the audience, began discussing options to develop the plan for the sale of the lots of the Forest Canton Heights Subdivision. Discussion items included whether bidders had to be present; time limits for lot selection; earnest money; and number of bidding sessions. It was determined the process would be much like that of a land auction, with attendance by bidders required along with the pre-submission of preliminary information and an

ability to pay earnest money immediately upon lot selection. Bidding will be open to all including developers and individuals. It was reiterated that the Redevelopment Commission's goal is to insure homes are constructed in a timely (12 months or less) fashion for the purpose of increasing the property tax revenue stream for the County.

A proposed publicity statement about the lot sale was presented by Bill Dickerson for review. He noted the statement was designed for print media and that a radio statement will be prepared as well.

Assuming the late winter / early spring weather is favorable, the site prep may be completed in time to allow for a lot sale in June (though the asphalt may not yet be installed).

Reporting on the downtown Tell City apartment complex installation, Jon Scheer noted the siting has been installed on the structures with the driveway installation slated to occur next week. A property management company has been secured for the initial leasing along with continued management of the facility.

When the funds were originally received from the project developer of the apartment project, Mayor Chris Cail requested the Redevelopment Commission consider investing those funds back into something that would benefit the community. The City of Tell City is responsible for the installation of sidewalks for the property. Carol Hagedorn motioned to apply the \$52,500 proceeds from the sale of the property to the installation of the sidewalks for the site. Sherri Flynn seconded and the motion carried.

With no further items to be discussed it was noted the next meeting will be held in March, likely on the fourth Wednesday of the month. Jon Scheer asked for a motion to adjourn. Sherri Flynn made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.