

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on June 21, 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, Carol Hagedorn, and Tony Thomas. Absent: Sherri Flynn. Also in attendance: Randy Cole, Perry County Commissioner; Kelli Harding, Perry County Council; Erin Emerson, Perry County Development Corporation; Shiraz Mukarram, Perry County Development Corporation; Kenny Simpson, Engineering Associates; Justin Martin, Lutgring Brothers; and Marvin Crollier, C & R Construction.

The agenda was presented. Added to the proposed agenda was the presentation of an invoice from Baker Tilly for the annual TIF Review. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the addition. Upon motion duly made by Carol Hagedorn and seconded by Bill Dickerson, the agenda was approved with the addition.

The Commission considered the minutes of the meeting of June 7, 2023. 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 – \$267,543
2. Waupaca – \$933,751
3. Webb Wheel – \$310,778
4. Riverview West – \$3,831.88
5. Tell City One – \$0
6. Tell City Two – \$0

This past Friday, Phase I of the Forest Canton Heights (FCH) subdivision project, which included site prep, curb installation, straw, and seeding, was officially completed. Phase II of the project has already commenced with Casey Electric already having been on site with representatives of PSC and Southern Indiana Power to begin internet and electric installations. Sam's Backhoe will be on site tomorrow (weather permitting) to begin installing the wastewater infrastructure.

In preparation for marketing the lot sale, a draft press release was shared along with a distribution list for area print and radio media outlets. Erin Emerson indicated the press release could be shared via the Perry County Development Corporation's web page and the staff can assist by sharing media contact lists along with sharing the information with area Human Resources representatives to pass along to employees. Television outlets were suggested as another publicity avenue.

The signs at the FCH site will be installed soon.

The sealed bid opening for the installation of binder on Swiss Road and the FCH road was conducted. Two bids were received as follows:

1. C & R Construction = \$326,900
2. Lutgring Brothers Construction = \$308,100

With the bids now ready for review, Tony Thomas motioned to have Kenny Simpson of Engineering Associates and the Project Manager for the development, review the submissions for conformance with the bid specifications. Following the review, the members of the Redevelopment Commission will reconvene in a special session meeting to award the contract. David Etienne seconded the motion which carried.

The special session meeting will be held June 28th at 4:00 p.m. The meeting notice will be distributed tomorrow.

An invoice in the amount of \$12,555 from Baker Tilly was received for the annual TIF District evaluation. Bill Dickerson motioned to approve the appropriation with an even distribution of the expense amongst each TIF District with a balance. Carol Hagedorn seconded the motion which carried.

With the FCH project beginning to wrap up as the lot sale approaches, President Scheer requested feedback regarding the Redevelopment Commission's next steps. Suggestions included:

- Addressing the need for additional day care services (an area industry-expressed need)
- Pursuing another housing project (either single family or duplexes)
- Plans for the development of the lower pad at Perry County Industrial Park Riverview
- Receiving feedback from both County Officials and the Perry County Development Corporation regarding other pressing needs for the County

It was noted the Waupaca Foundry deed transfer is complete. The Webb Wheel transfer is nearing completion but will require a property description for the area designated for bat mitigation. The final steps will again require another joint meeting with the Perry County Redevelopment Authority.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be a special session meeting be held on June 28th and will begin at 4:00 p.m. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.