

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

The Perry County Redevelopment Commission ("Commission") met in a special session meeting on June 28, 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 Bill Dickerson, Vice President. On call of the roll, the members of the Commission were present or absent as follows: Present: Bill Dickerson, David Etienne, Carol Hagedorn, Sherri Flynn and Tony Thomas. Absent: Jon Scheer. Also in attendance: Kelli Harding, Perry County Council; and Kenny Simpson, Engineering Associates.

The agenda was presented. Added to the proposed agenda was the presentation of an invoice from Sam's Backhoe; Comments from Kenny Simpson; Pre-signups for the Land Lottery; and Clarification of Bidder's Rules. With a majority of the members present, Bill Dickerson entertained a motion to adopt and approve the agenda with the additions. Upon motion duly made by Carol Hagedorn and seconded by David Etienne, the agenda was approved with the addition.

The Commission considered the minutes of the meeting of June 21, 2023. With no discussion and upon motion duly made by Sherri Flynn and seconded by David Etienne, the minutes were approved as presented.

Sam's Backhoe has submitted a \$100,000 invoice for materials for the water and wastewater infrastructure along with a portion of the labor. Kenny Simpson indicated the work is approximately twenty percent complete. The company's total bid amount was \$199,800. The materials needed for the project have been delivered to the job site. Sherri Flynn motioned to approve the appropriation for payment of the invoice. David Etienne seconded the motion which carried.

Kenny Simpson shared the observation the press release that was recently posted on Facebook incorrectly lists Forest Canton Heights (FCH) subdivision lot sizes ranging from .5 to 1-acre. Mr. Simpson pointed out the smallest lot size is .16 acres and the largest is .9 acres (or two-tenths of an acre to approximately one-third of an acre). He presented an updated lot map that included the lot sizes of each sale lot within the subdivision. Sherri Flynn will have that map added to the information that has been made available on-line.

Mr. Simpson also shared the publicized Declaration of Covenants and Restrictions for the subdivision, which is posted on the web site, has an abundance of typographical errors. Upon closer review, it was noted those typographical errors were not present in the original document and that the errors were likely the result of a faulty scan.

Tony Thomas motioned to have corrections made to the version of the Declaration of Covenants and Restrictions and reconvene to review the corrections prior to posting them on the web site. David Etienne seconded the motion which carried. It was proposed the next meeting be held on July 5<sup>th</sup>.

A copy of the document with the original, approved language will be submitted to Sherri Flynn who will use it to make corrections to the version that has been posted to the website.

Tony Thomas shared that he has received many inquiries regarding whether individuals and businesses can pre-register for the FCH lot sale to be held August 23<sup>rd</sup>. It was decided the registration form could be posted on-line for interested parties to retrieve, complete, and submit in advance of the lot sale event. This would facilitate pre-lot sale review of applications for compliance prior to the evening of the actual sale. Further it was agreed the form will include an area for prospective lot purchasers to sign an acknowledgement and understanding of the restrictive covenants. The form can also list rules of the lot sale including the needed 10 percent per lot deposit required the evening of the lot sale with the balance to follow in 30 days. The form will also have a section for a signature acknowledgement of understanding the Redevelopment Commission will hold onto the deed until construction of the new home is completed. Further, the deed will only be signed over to the purchaser of the lot. Sherri Flynn volunteered to draft the form. Members of the Redevelopment Commission were encouraged to submit additional ideas regarding items to include on the form.

A review of the bids submitted for the installation of binder on Swiss Road and the FCH road was conducted by Kenny Simpson to ensure compliance with the bid requirements. The bids opened at the June 21<sup>st</sup> meeting were as follows:

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

Mr. Simpson indicated both bids met the requirements of the bid specifications.

Carol Hagedorn motioned to award the bid to low-bidder, Lutgring Brothers Construction in the amount of \$308,100. David Etienne seconded the motion which carried.

The Notice to Proceed will be issued after the electric and internet installations are complete.

It was noted the installation of the signage at the site regarding the FCH lot sale has been delayed due to ongoing construction activities where the sign is to be installed. As soon as utility installation efforts in that area are complete, the sign will be installed.

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 July 5<sup>th</sup> and will begin at 4:00 p.m. Bill Dickerson asked for a motion to adjourn. Carol Hagedorn made the motion, which was seconded by David Etienne. The meeting was adjourned.