

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

The Perry County Redevelopment Commission ("Commission") met in a special session meeting on June 7, 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: Randy Cole, Perry County Commissioner; Kelli Harding, Perry County Council; Stan Goffinet, Perry County Council; Erin Emerson, Perry County Development Corporation; Shiraz Mukarram, Perry County Development Corporation; and Greg Jarboe.

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 Bill Dickerson and seconded by David Etienne, the agenda was approved as presented.

The Commission considered the minutes of the meetings of May 24, 2023. With no discussion and upon motion duly made by Sherri Flynn; seconded by David Etienne, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$261,479.13
2. Waupaca – \$816,223.03 (a bond payment will be made in July)
3. Webb Wheel – \$413,380.44
4. Riverview West – \$4,034.94
5. Tell City One – \$0
6. Tell City Two – \$0

The primary purpose of the special session meeting is to determine how to move forward with the Webb Wheel TIF district since the associated bonds have been paid off. At the last meeting of the Redevelopment Commission, the Courthouse, TC-1 and TC-2 TIF districts were recommended to be dissolved. Since it is active, the Courthouse TIF Area will continue collecting funds through the end of 2023. TC-1 and TC-2 districts have been inactive, therefore no funds have been or will be collected from either.

The bonds have been paid off for the Webb Wheel TIF District. The Redevelopment Commission has three options: 1) collect 100% of available revenue; 2) pass through a portion of the revenue (at present 85% is being passed through which lowers property tax rates); or 3) dissolve the TIF District. Dissolving the TIF District would result in a loss of an existing revenue stream for new economic development projects to benefit the industry.

A conversation was held with the County's largest employer, Waupaca Foundry, to determine the company's position regarding the pros and cons of reduced property tax rates. Since Waupaca Foundry's bond agreement requires the company pay the difference between what is collected from the property taxes it pays (which covers the bond payment obligations) and the amount of the bond payment, lower property tax rates mean the company must produce the gap amount. This July the Foundry needs to produce a payment of approximately \$134,200 to cover the current gap due to last year's pass through. Company representatives indicated the preference is to pay the higher property tax rates as opposed to producing gap-payments.

Randy Cole addressed the members of the Commission as a taxpayer. He noted at the time of its creation the Webb Wheel TIF District was created to help to attract the industry and pay to put in place the needed infrastructure. He noted that as a taxpayer, his tax dollars were utilized to offset the increased community support service expenses (road maintenance, police services, etc.) that resulted from the added industrial presence. He acknowledged the presence of the industry has been a huge benefit for the county. At the time of the district's creation, it was publicized that once the bonds were paid off, the district would be dissolved per the State of Indiana's legal assessment that TIF Districts be established only in those situations when the investment is essential to the company locating in the community ("but if, not for").

A motion was made by Sherri Flynn to recommend the Webb Wheel TIF District be dissolved. Bill Dickerson seconded the motion.

Discussion ensued.

Greg Jarboe inquired how the Courthouse TIF pass-through impacted the Tell City – Troy Township School Corporation's budget.

Tony Thomas shared the result of the 85 percent pass through resulted in property tax cap losses of approximately \$400,000. Prior to the pass through, the property tax cap losses were more than \$1 million. The reduced property tax cap losses impacted the school corporation's operating budget with

increased funds, which, in turn, impacted in part, teacher salaries. Eliminating the entire TIF District would have increased that budget amount by an additional 15 percent.

Tony Thomas shared the Indiana Department of Local Government Finance's position on TIF Districts is to use the increment in tax revenues meet the needs of the bond issuance. Once the needs of the bond have been resolved, the tax allocation is to be discontinued for the benefit of all public bodies. He further shared his confidence in Perry County's leadership to implement a new TIF District in the event a project warranting it be presented.

It was verified that at present, there is not a specific project present that will benefit the Webb Wheel District.

One option for funds that have been collected is to keep the funds for potential seed money for small project that might benefit the industry. The funds collected could be transferred to the County's general fund. Or the funds could be distributed back to the taxing authorities.

With no further discussion the members of the Redevelopment Commission unanimously voted to recommend the dissolution of the Webb Wheel TIF District.

A few delays have resulted in the installation of curbs in the Forest Canton Heights (FCH) subdivision being pushed to this coming Friday. The curbs will be tapered therefore curb openings are not needed to allow for driveway access.

The bid for the binder installation on Swiss Road and within the subdivision has been advertised. To date six of the bid packets have been picked up.

Engineering Associates has submitted two invoices for consideration. Invoice number 9 is in the amount of \$6,543 for management services related to the FCH project. Invoice number 10 in the amount of \$7,677 is for the add-on for the engineering needed to prevent the runoff onto the County Road. It was shared that to date, total engineering costs associated with the project are approaching \$30,000. Sherri Flynn motioned to approve the appropriation from the Court House TIF funds. Carol Hagedorn seconded the motion which carried.

Discussions regarding exterior lighting for the subdivision are ongoing. However Southern Indiana Power has indicated streetlights will be installed along Swiss Road. The utility also intends to put in a temporary meter for sign lighting of the land auction signage.

Signs will be installed at the site early next week.

Members of the Commission settled upon August 23<sup>rd</sup> at 6:30 for the FCH Home building Site Lottery Sale. A press release will be generated to make the announcement. Since the auction follows the annual Schweizer Fest, a booth could be stationed at the festival publicizing the lot-sale and sharing information about self-guided tours of the site.

It was requested the members of the Commission share their thoughts with Sherri Flynn and David Etienne regarding the information to be contained in the press release. Kelli Harding noted that at the last meeting there were recommendations shared regarding the site prep conditions known so builders can prepare to install adequately sized building footers.

Weather permitting, both Sam's Backhoe and Casey Electric will be digging for the utility installation by June 19<sup>th</sup>.

The property transfer to Waupaca Foundry has been completed and recorded.

The property transfer to Webb Wheel is ongoing as there are some matters to resolve with how best to work through issues regarding the area on which the bat mitigation is located. Once those issues are resolved, the property transfer will soon be completed.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held on June 21<sup>st</sup> 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.