

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met on March 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 and Carol Hagedorn. Absent: Sherri Flynn and Tony Thomas. Also in attendance: Randy Cole, Perry County Commissioners; Kelli Harding, Perry County Council; and Erin Emerson, Perry County Development Corporation.

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 meeting of February 22, 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 – \$267,894.14
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

The Forest Canton Heights Subdivision project is underway with the removal of some of the trees on the site.

The name of the access road to the subdivision has been changed from Stream Road to Swiss Road. The engineering for rehabilitation of that road is complete. Since the road was previously abandoned, the first step prior to any rehabilitation is re-activating the road's status. Since the rehabilitation of the road will fall at the conclusion of the site preparation, the funding source for those repairs will likely be based upon the balance of available funds after the sitework is complete.

The State has approved the wastewater plan for the site. The bid package for the water and wastewater utility infrastructure installation is being compiled and will be distributed to members of the commission for review as soon as the package is complete. The tentative plan for the bidding is to issue the first advertisement to appear March 30th, followed by the second advertisement on April 6th. Bid submissions will be due on April 18th followed by a bid opening on April 19th at 4:00 p.m.

Southern Indiana Power is beginning its initiatives regarding the installation of the power infrastructure. The agreement with Southern Indiana Power includes the Redevelopment Commission funding some of the up-front costs which will be recouped from the lot sales. The utility is reporting that the acquisition timeline for the transformers it needs is somewhere between 12 and 18 months. The utility's engineering plan is anticipated to be complete this Friday. At that time the up-front total needed will be formalized.

Lot distribution was discussed. It was determined the following need to be formalized and publicized with the intent of making the lots available to individuals, home builders and developers:

- Earnest money is to be submitted when the lot is selected the day of the lot sale. That amount will be \$1,500 and will be non-refundable.
- A pre-submission application will be drafted for interested parties to complete.
- There will be no discrimination as the lot sale will be conducted via a random process.
- A single individual / entity is not eligible to purchase more than 3 lots during the first round of the lot-sale process.
- A formal list of rules for the lot-sale process along with the compliance timeline will be compiled.
- A pre-sale meeting will be held for interested parties to review the lot-sale process and the conditions of compliance regarding construction timelines and the restrictive covenants. That meeting may be held at the site.
- Items to be made available to the public for review prior to the lot sale will include the subdivision's restrictive covenants, the pre-submission application, and a map of the subdivision.
- Conversations with area lending institutions need to be held to determine how best to coordinate the restricted deeds (the Redevelopment Commission will hold deeds until home construction is completed). The intent is to develop partnerships to facilitate lending for those lot purchasers who plan to secure construction loans.

Members of the commission determined the timeline for breaking ground on a lot will be 24-months from the date of the lot-sale.

Marketing was discussed. A press release has been drafted and a radio release will be drafted as well. Signage pricing will be investigated. The possibility of having a webpage (housed on the County website) was discussed. That webpage could feature the application, map, restrictive covenants and announce the lot-sale timing.

Repeating the subdivision creation in another location in the future was discussed. The need for multi-family housing in the community was also mentioned. The possibility of establishing a residential TIF district for the Forest Canton Heights Subdivision area was suggested as a potential source of seed funding. It was noted that a successful TIF typically has an entity (often the developer) buying the bonds. Pursuing a residential TIF at this point would delay the project. An alternative proposed would require all taxing entities to set aside increased tax revenues to be utilized as a funding source.

Engineering Associates has submitted an invoice for \$8,500 for the completion of the engineering for Swiss Road. David Etienne motioned for an additional appropriation of \$8,500 from the Courthouse TIF district to pay the invoice. Carol Hagedorn seconded the motion, which carried.

Engineering Associates submitted its final invoice in the amount of \$3,562 for the engineering of the Forest Canton Heights subdivision. Carol Hagedorn motioned for an additional appropriation of \$3,562 from the Courthouse TIF district to pay the invoice. David Etienne seconded the motion, which carried.

The Resolution the Redevelopment Commission passed in February that expands TIF districts 1 and 4 to include the area where the Forest Canton Heights Subdivision will be located needs to be presented to the Perry County Plan Commission no later than April 4 to comply with the timeline restrictions. Outreach will be made to the president of that entity to request a meeting be scheduled.

With no further items to be discussed it was noted the next meeting will be a special session meeting called for the purpose of discussing the funding needs for the electric utility installation at Forest Canton Heights. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.