

MINUTES OF THE JOINT MEETING OF THE PERRY COUNTY REDEVELOPMENT AUTHORITY AND THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Authority ("Authority") met in a joint special session meeting with the Perry County Redevelopment Commission ("Commission") on May 3, 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 both the Authority and the Commission.

The Perry County Redevelopment Authority was called to order by Kelly Conner, President. On Call of the roll, the members of the Authority were present or absent as follows: Present: Kelly Conner, Pat Clark and Balaji Kashyab. Absent: None.

Following the call to order of the Redevelopment Authority meeting, the Redevelopment Commission 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: Andrew Foster, Perry County Attorney; Cody Dawson, Plant Manager of Waupaca Foundry; Erik Ellingson, General Council for Waupaca Foundry; and Erin Emerson, Perry County Development Corporation.

The Redevelopment Authority agenda was presented. With a majority of the members present, Kelly Conner entertained a motion to adopt and approve the agenda as presented. Upon motion duly made by Pat Clark and seconded by Balaji Kashyab, the agenda was approved as presented.

The Redevelopment Commission 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.

Webb Wheel Products' manufacturing facility currently sits upon ground owned by the Perry County Redevelopment Authority. The lease for the ground indicates once the bond put in place for the construction of the facility is paid off, the land should then be transferred to Webb Wheel Products. The process for said transfer is for the Perry County Redevelopment Authority to transfer the land to the Perry County Redevelopment Commission. The Redevelopment Commission can then transfer the land to Webb Wheel.

Webb Wheel has requested the land transfer be in the form of a Warranty Deed instead of a quit-claim deed.

Mapping was presented with details regarding the land to be transferred, the nearby 15.06 acres owned by the Redevelopment Authority held for Indiana Bat mitigation, and neighboring Waupaca Foundry land parcels.

A motion was made by Balaji Kashyab to transfer ownership of the total of 54.349 acres to the Perry County Redevelopment Commission (including the set aside for bat mitigation). Pat Clark seconded the motion which passed.

A motion was made by Carol Hagedorn to deed the 38.749 acres upon which the structure sits to Webb Wheel products via either Warranty or Quit-Claim deed (whichever is deemed sufficient by the County Attorney, Andrew Foster). Sherri Flynn seconded the motion which passed.

David Etienne motioned to authorize Commission President Jon Scheer to sign for the release of the lease obligations associated with the original lease agreement between the Perry County Redevelopment Commission and Webb Wheel Products. Carol Hagedorn seconded the motion which carried.

Waupaca Foundry also has a lease for the 80-acres of land on which the foundry structure and parking lot sit with the Perry County Redevelopment Authority. The bond referenced in that lease was paid off in 2014. A legal description for the property needs to be prepared.

Erik Ellingson requested a Warranty Deed on behalf of Waupaca Foundry management.

A motion was made by Pat Clark to transfer ownership of the total of 54.349 acres to the Perry County Redevelopment Commission (including the set aside for bat mitigation). Balaji Kashyab seconded the motion which passed.

Carol Hagedorn motioned to convey the 80 acres via Warranty Deed to Waupaca Foundry's ownership upon completion of the legal description and document preparation. Bill Dickerson seconded, and the motion carried.

Sherri Flynn motioned to authorize Commission President Jon Scheer to sign for the release of the lease obligations associated with the original lease agreement between the Perry County

Redevelopment Commission and Waupaca Foundry ownership and to execute all documents related to the deed transfer. David Etienne seconded the motion which carried.

Other items noted:

- Jason Semler with Baker Tilly will be present at the regular session May meeting to review the TIF districts. It was noted members of the Redevelopment Commission will, at that meeting, need to decide which TIF Districts without active bonds should be closed or left open.
- The site work for the Forest Canton Heights (FCH) subdivision is on schedule to be completed by the end of May. Water and wastewater utility installation will begin immediately upon the completion of the site work.
- The preliminary estimate for paving at FCH is \$200,000.
- Streetlights in the FCH subdivision and along Swiss Road are needed. It was mentioned that perhaps the Perry County Redevelopment Commission might cover the electric expense of those streetlights for the next 10 years. At that time, the cost would then be assumed by the residents of the subdivision.
- The FCH land sale information has been added to the Perry County web site.

With no further items to be discussed Jon Scheer asked for a motion to adjourn the Perry County Redevelopment Commission meeting. David Etienne made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.

With no further items to be discussed Kelly Conner asked for a motion to adjourn the Perry County Redevelopment Authority meeting. Balaji Kashyab made the motion, which was seconded by Pat Clark. The meeting was adjourned.