

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on November 29, 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: Erin Emerson, Perry County Development Corporation; and Shiraz Mukarram, 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 Sherri Flynn and seconded by Bill Dickerson, the agenda was approved as presented.

The Commission considered the minutes of October 25, 2023. With no discussion and upon motion duly made by David Etienne; and seconded by Sherri Flynn; the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$314,893.44
2. Waupaca – \$165,392.20
3. Webb Wheel – \$410,883.95
4. Riverview West – \$434.94
5. Tell City One – \$0
6. Tell City Two – \$0

At the Commission's last meeting, \$140,000 was estimated to be the final payment to Lutgring Brothers for the final activities at the Forest Canton Heights (FCH) subdivision. Due to a mathematical error, that amount is short of the final amount by \$55,251.50. Sherri Flynn motioned to approve the payment request of \$55,251.50 to be paid from the Webb Wheel TIF fund. Carol Hagedorn seconded the motion which carried.

All but one of the initial lot purchases has been paid in full. Indications are the remaining lot purchase has not been completed due to the deed restriction. It was clarified both the County's Legal Counsel and area financial institutions have indicated a deed with a restriction can be done as a work-around. Sherri Flynn will share that information with the lot purchaser.

A large contractor from the Southwest Indiana region has expressed an interest in possibly purchasing several or possibly all of the remaining FCH lots. However, that developer needs to verify the soil compaction at the site. Patriot Engineering can perform the test at an estimated cost of \$1,200 and can do so in a one-week period. This will help eliminate questions about soil compaction for all lot purchasers. Sherri Flynn motioned to have the testing completed. Carol Hagedorn seconded the motion, which carried.

Once the soil compaction test is complete, the developer will decide how many lots it will purchase. That decision will be made by the end of the year. It was noted any other parties interested in purchasing lots should do so at their earliest convenience else they risk missing the opportunity. Since there is potential of selling most or all of the lots, additional marketing initiatives will not be undertaken at this time.

The FCH project is the first READI project in our region to draw down all its awarded funding. Representatives of the Indiana Economic Development Corporation will be touring READI projects on January 23rd and may include the FCH site in that tour.

The Perry County Memorial Hospital Board of Directors has indicated it does not want to receive any payments for the FCH ground until March 2024 at the earliest. The agreed-upon cost of the ground is \$250,000. At present, the Redevelopment Commission only owes payments for the lots that have been sold.

Engineering Associates has submitted two invoices for the FCH project. One is for engineering work on the access road (Swiss Road) improvements and totals \$874. The other is for engineering work and project management of the continued development of the subdivision and totals \$920. David Etienne motioned to approve the payment of both invoices via the Courthouse TIF fund. Carol Hagedorn seconded the motion which carried.

Three Commission members presented their written requests to be reappointed for 2024. Those letters will be delivered to the Perry County Auditor.

At last month's meeting it was questioned if the 90-acre parcel of ground located at Perry County Industrial Park South had been mowed this year and if it should be mowed. President Scheer indicated the parcel has not been mowed in 2023 and will not need to be mowed until 2024.

Members discussed the role of the Redevelopment Commission in Perry County. It was recognized at present the Commission: owns parcels of land within the county that can be developed; that it must manage TIF districts (including those that were closed out earlier this year for one more year); and that it needs to complete the FCH subdivision project (including the installation of the asphalt topcoat after the majority of homes have been constructed). Members of the Commission agreed that the Commission's role in the County should be an active one with a focus on continued growth for the County.

To accomplish that goal, the Commission proposed a joint-discussion session meeting with representatives from the County Commissioners, County Council, Perry County Port Authority, Perry County Development Corporation, Tell City Economic Development Council, City Councils / Boards, Mayors, and the three school corporations. (A second meeting may follow with representative of area employers.) Each entity will appoint a single individual to serve as that entity's spokesperson, while the remaining entity-members will be included in the audience. The meeting's purpose will be to identify the needs of the county to continue growing and to identify specific steps to take to accomplish that continued growth.

It was agreed the session should be facilitated by an impartial third party. Sherri Flynn and Erin Emerson will both get pricing from facilitators who could be used for meeting facilitation.

Erin Emerson shared the Perry County Development Corporation conducted a strategic planning session earlier this year. She will forward that report to Jon Scheer so he can, in turn, share it with the balance of the Commission members for their review.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held on December 27th at 4:00 p.m. contingent upon feedback from the potential FCH developer along with feedback regarding the facilitator and timing of the proposed joint-session meeting. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.