

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

The Perry County Redevelopment Commission ("Commission") met in a joint special session meeting with the Perry County Redevelopment Authority ("Authority") on October 4, 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 Commission and the Authority.

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, Carol Hagedorn and Tony Thomas. Absent: Sherri Flynn.

Also in attendance: Erin Emerson and Shiraz Mukarram, both of the Perry County Development Corporation.

The Redevelopment Commission agenda was presented. "Invoice" was added to the agenda. Agenda item #6, Discussion and Approval of property transfers for Webb Wheel, was moved to item #4. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the changes. Upon motion duly made by Carol Hagedorn and seconded by David Etienne, the agenda was approved as presented.

The Commission considered the minutes of the meeting of September 6, 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 – \$274,519.94
2. Waupaca – \$933.751.00
3. Webb Wheel – \$409,630.00
4. Riverview West – \$3,831.00

It was noted the Waupaca bond payment due is scheduled to be paid shortly out of that TIF fund. It was also noted the changes in the Courthouse TIF balance are due to the invoices the Commission approved at the September meeting.

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 and Balaji Kashyab. Absent: Pat Clark.

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 Balaji Kashyab and seconded by Kelly Conner, the agenda was approved as presented.

The Authority's minutes from the May 3, 2023, meeting were tabled for approval at a later session.

The Authority considered the transfer of the parcel on which it sits and the associated property (previously discussed at the May 3, 2023, meeting) to Webb Wheel Products. Webb Wheel had previously accepted the portion of the parcel that has been set aside for Indiana Bat mitigation.

Jon Sheer shared the process for the transfer, per the instruction of County Attorney Andrew Foster, is for the Authority to first transfer the associated property to the Commission. The Commission, if approved, sends to the Perry County Commissioners the Declaration of Restrictive Covenants on the portion of the property that has been set aside for Indiana Bat mitigation for approval. After that approval, the Commission is to re-approve the restrictive covenants and can then transfer the property to Webb Wheel.

A motion was made by Balaji Kashyab to transfer ownership of the property in question to the Perry County Redevelopment Commission. Kelly Conner seconded the motion which passed.

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 Kelly Conner. The meeting was adjourned.

Jon Sheer shared with all present, the same process will need to occur when the Waupaca parcel deeds have been prepared and reviewed by the company's new legal counsel.

Construction on the road at the Forest Canton Heights Subdivision continues. Curbs will be completed later this week or early next week. The binder is scheduled to be poured on October 18<sup>th</sup>.

Re-seeding of the site will not occur at the conclusion of the asphalt binder installation as planned due to the dry weather conditions. It is hoped the weather pattern changes soon and the re-seeding can occur next month.

Per Perry County Auditor Kris Hammack, only one of the lots sold at the lottery has been paid for in full. Tony Thomas will reach out to the remaining lot purchasers to remind them of their payment obligations.

The Commission will need to continue marketing the balance of the unsold lots. Letters were sent to area home builders in Southern Indiana and into Kentucky. Since Sherri Flynn coordinated sending out those letters and due to her initiatives related to the marketing, the Commission opted to table the discussion until she is present. In the meantime, the Perry County Development Commission will continue pushing out information about the project via social media.

Bill Dickerson will work on mowing the subdivision next week. He also noted he had to replenish the supply of maps made available to the public on site.

An invoice for the mailing of those letters by Sherri Flynn was presented. It totaled \$76.50 for stamps and envelopes. David Etienne motioned to approve the appropriation from the Courthouse TIF fund. Carol Hagedorn seconded the motion which carried.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held at an upcoming date, time and location to be announced. It was also noted a topic of conversation to be held at that meeting will be what are the next steps for the Redevelopment Commission. It was further noted as each Commission member's terms conclude at the end of the year, members should consider their interest in being reappointed and make note to send those request letters to their appointing body sometime in November. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.