

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

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on January 31, 2024, 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, Sherri Flynn, and Carol Hagedorn. Absent: David Etienne and Tony Thomas. Also in attendance: Randy Cole, Perry County Commissioners.

The agenda was presented. 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 Sherri Flynn and seconded by Bill Dickerson, the agenda was approved as presented.

With the annual appointment of members of the Redevelopment Commission, election of officers commenced. The 2023 officers consisted of Jon Scheer as President; Bill Dickerson as Vice President; and Carol Hagedorn as Secretary.

President Scheer opened the floor to nominations for the office of President. Sherri Flynn motioned Jon Scheer fill the position with a second from Bill Dickerson. Upon acceptance of the nomination by Jon Scheer, the motion carried.

President Scheer opened the floor to nominations for the office of Vice President. Carol Hagedorn motioned Bill Dickerson fill the position with a second from David Etienne. Upon acceptance of the nomination by Bill Dickerson, the motion carried.

President Scheer opened the floor to nominations for the office of Secretary. Bill Dickerson motioned Carol Hagedorn fill the position with a second from Sherri Flynn. Upon acceptance of the nomination by Carol Hagedorn, the motion carried.

The Commission considered the minutes of December 27, 2023 (an updated version was sent out after the preliminary set of minutes was distributed). With no discussion and upon motion duly made by Sherri Flynn; and seconded by Bill Dickerson; the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$339,464.10
2. Waupaca – \$986,654.81
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,035.74

It was noted former TIF Districts Tell City One and Tell City Two were removed in 2023. However, each will continue receiving revenue from tax year 2023 payable in 2024.

Waupaca Foundry's TIF District did not collect enough revenue in 2023 to cover the bond payment. Per agreement, the company paid the approximately \$136,000 deficit.

A buyer has been secured for lot 10 at the Forest Canton Heights (FCH) Subdivision.

A special warranty deed (SWD) was circulated to members for review. The SWD allows for the securing of a loan, granting the financing institution the ability to seize property in the event of loan default. A clause was added that should a foreclosure happen, the mortgage company must find a new buyer who will complete the construction of a home that is in compliance with the restrictive covenants of the subdivision and within the construction timeline set forth by the Redevelopment Commission. This does not require the Redevelopment Commission have a second position on the loan because, at that point, the Redevelopment Commission has already been paid for the lot. The intent of the SWD is to put borrowers in a position to secure a loan for the construction of a new home.

With the explanation of the special warranty deed terms, Carol Hagedorn motioned to accept the use of the special warranty deed for lot purchases with the Forest Canton Heights Subdivision. David Etienne seconded the motion which carried.

Sherri Flynn motioned in the event a lending institution does not accept the terms within the special warranty deed, a lot purchaser can return to the Redevelopment Commission for consideration of additional SWD edits. David Etienne seconded the motion which carried.

Jagoe Homes has now listed on its website the lots that are for sale within the FCH subdivision. This will help with marketing the lots that remain for sale.

It was proposed signage be erected that lists existing developers and builders who could be utilized for erecting homes. Jon Scheer and Bill Dickerson will work on this project and come up with a proposal for next steps.

A Dynamic Core test of the FCH site was previously approved by the members of the Redevelopment Commission at a potential cost of up to \$1,200. Patriot Engineering performed the test. The test results were positive with successful compactions. The cost was only \$526.

Bill Dickerson accepted the role of being the point-person for marketing lots, answering questions and assisting with closing lot sales. Sherri Flynn offered to assist.

Tony Thomas will meet with the Lot 9 buyer to share the special warranty deed document and to begin the conversation regarding solidifying the purchase funds for that lot.

An invoice in the amount of \$1,498.50 was submitted by County Attorney Andrew Foster for his services to the Redevelopment Commission in 2023. David Etienne motioned for an appropriation from the Court House TIF for the payment of the invoice in full. The motion was seconded by Carol Hagedorn and carried.

The Redevelopment Commission has requested feedback from its appointing entities regarding what the Commission's role in continued development in Perry County might be. David Etienne reported he has requested feedback from his fellow County Council members.

Randy Cole addressed members of the Redevelopment Commission, indicating that what he shared represented his thoughts and not those of the Perry County Commissioners. Specifically, he mentioned housing should be a continued direction for development with the focus on more "rural" building opportunities. He also indicated blighted homes in the County should be addressed either with refurbishment or demolition followed by rebuilding (including building potential on the former Can Clay property in Cannelton). Mr. Cole also indicated the while at present there is not an economic development project in need of the services the Redevelopment Commission, the Redevelopment Commission should always position itself in a ready position to move a project forward when such an opportunity it presents itself. Further, the Commission should continuously consider other avenues it might focus on that would continue enhancing Perry County's desirability as a place to work and live.

Members of the Commission suggested different types of housing development might be considered including patio homes and low-end duplexes that might serve as starter-homes. Further, it was mentioned the City of Tell City has a listing of blighted properties and undeveloped lots, and financial institutions might share lists of recently foreclosed on properties.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held on February 28, 2024, 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 Bill Dickerson. The meeting was adjourned.