

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

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on February 28, 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, Sherri Flynn, David Etienne, Tony Thomas, and Carol Hagedorn. Absent: Bill Dickerson. Also in attendance: Erin Emerson, Perry County Development Corporation.

The agenda was presented. The third item, TIF District Balances, was removed from the agenda as an update was not available. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the change. Upon motion duly made by Carol Hagedorn and seconded by Sherri Flynn, the agenda was approved as presented.

The Commission considered the minutes of January 31, 2024. An adjustment was made to add both David Etienne and Tony Thomas as being in attendance at that meeting. Upon motion duly made by David Etienne and seconded by Sherri Flynn; the minutes were approved with the change.

There have not been any additional Forest Canton Heights (FCH) subdivision lots sold since the last meeting. The purchaser of Lot #9 will know by tomorrow if that lot sale will proceed. There is one builder expressing an interest in three of the lots.

Jagoe Homes has been promoting the available lots. Jon Scheer recommended to the developer it consider constructing a spec home on one of the lots. Representatives at Jagoe Homes have reviewed the Special Warranty Deed and have indicated the company is comfortable with the terms within that deed.

Indiana Realty Group has also been promoting the sale of the FCH lots.

Members of the Commission concurred any Real Estate Brokers or Agencies that do facilitate a FCH lot sale are not eligible for commission on that sale. Members present also concurred any new spec homes constructed will sell and that efforts to promote the sale of additional lots will continue.

Yesterday, Tony Thomas met with the Perry County ARP committee. He proposed to that group \$100,000 be set aside to assist with tap-in fees at a rate of \$5,000 for any new home built within the County.

At the January meeting, Bill Dickerson took on the role of facilitating the completion of any lot sales. To prevent any one lot from being sold to multiple buyers (via multiple entities promoting said sale), Bill will issue the final approval of the sale. Once his approval has been issued, the buyer will have five days to pay for the lot.

The Perry County Memorial Hospital Board of Directors deferred the first payment for lots until March of 2024. The agreed-upon rate is \$10,000 per lot until the full \$250,000 has been paid. Carol Hagedorn motioned to pay \$60,000 in March. Sherri Flynn seconded the motion which carried. Perry County Auditor Kris Hammack will be instructed to make the payment from the account to which she received the payments.

Discussion ensued regarding where the efforts of the Perry County Redevelopment Commission should be focused next. With limited available TIF funds, there is the need to remain cognizant of potential needs when Waupaca Foundry's expansion begins.

Perry County is a co-applicant with other counties in its SWIDC region for READI round two funds. The application requested \$75 Million. The program requires a one-to-one match for publicly funded initiatives and a four-to-one match for privately funded initiatives. There were several housing initiatives included in the SWIDC region's submission.

Erin Emerson reported a developer is interested in some of the available downtown Tell City lots on which multi-family housing might be constructed in the form of town homes. The developer is experienced with leveraging tax credits to complete projects and has recently done so in Garfield Park in Indianapolis. This type of project is one that could also make use of READI round two funds, should those funds be awarded to our region. That decision should be announced in mid-April.

Emerson also reported JK Homes has 33, single-family lots for sale. That project is a beneficiary of the first round of READI funds.

It was noted the downtown Tell City apartments that were completed and opened last year are nearly full.

Emerson indicated one area of concern amongst developers is the complexity of the Planning and Zoning process. She indicated streamlining the process should be considered. She also reiterated the need for a new facility for Perry Childcare.

The State of Indiana has initiated its second round of Stellar Communities. A series of workshops is being hosted across the state and interested communities are to send three to five individuals to a workshop. This round of the program will require counties to take the lead. Letters of intent to apply for the program are due May 1<sup>st</sup>.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held on a date and time to be announced. Jon Scheer asked for a motion to adjourn. Carol Hagedorn made the motion, which was seconded by David Etienne. The meeting was adjourned.