

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

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on March 27, 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, Tony Thomas, and Carol Hagedorn. Absent: David Etienne and Sherri Flynn. Also in attendance: Erin Emerson, Perry County Development Corporation; Shiraz Mukarram, Perry County Development Corporation; Heidi Dixon, Dixon Realty; and Rich Reckelhoff, Developer representing French Ridge Estates.

The agenda was presented. The item Hoosier Energy Power Line was added. 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 Bill Dickerson and seconded by Carol Hagedorn, the agenda was approved as presented.

The Commission considered the minutes of February 28, 2024. Upon motion duly made by Bill Dickerson and seconded by Carol Hagedorn; the minutes were approved.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$355,489.60
2. Waupaca – \$340,417.31
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,035.74

It was noted 2023 revenue is still to be received into the TIF accounts.

Forest Canton Heights (FCH) subdivision maps have been updated. Bill Dickerson and Jon Scheer will meet to discuss new signage to post at the site.

FCH lot sales are ongoing. Lot #3 has been sold and the purchaser is considering additional purchases. The owner of Lot #8 is considering a lot swap. The purchaser of lot #9 is returning the lot to the Redevelopment Commission. The purchaser's deposit is being refunded on Monday.

At present, construction has begun on three homes in the subdivision with a fourth about to break ground.

It was noted the undeveloped FCH lots will soon need to be mowed. The Redevelopment Commission will revisit this issue next month.

Rich Reckelhoff and Heidi Dixon presented the plan for French Ridge Estates. The proposed subdivision will sit on 37 acres and will consist of 16 lots, the majority of which will be more than two acres in size. The presentation was concluded with a request for funding assistance. Utility costs are making the project cost prohibitive. Southern Indiana Power is offering to rebate \$5,000 per lot sold; but requires the up-front cost outlay. The developer's expense of installing the natural gas for the subdivision is \$77,000. Wastewater for the proposed subdivision will require a 3-inch line, and will require boring under SR 37, a costly endeavor. Mr. Reckelhoff noted that utility companies in other counties often assist with offsetting development costs with subdivision developments in other counties. It was noted the road will be installed per County specifications in the hope the County will take over maintenance of the road after it has been installed.

Members of the Redevelopment Commission shared both the READI program (which is scheduled to be announced on April 11<sup>th</sup>) and the ARP program might serve as potential funding sources. Mr. Reckelhoff did share that a request for \$400,000 was submitted to the READI program application. However, that number was developed prior to receiving the final utility installation pricing.

Tony Thomas mentioned there is the potential to offset development expenses via Residential Incremental Tax Abatement. He also shared via the ARP program, there is potential for offsetting \$5,000 in utility tap-in fees to offset new home construction.

Erin Emerson mentioned in its most recent Legislative Session, the State of Indiana passed a Residential Housing Infrastructure Assistance program. The program will be researched, and the information will be shared.

The Perry County Development Corporation is currently working with representatives of Waupaca Foundry, RES, and Lutgring Brothers regarding the renewal of permitting for all work that has been done. That will soon be completed. Bids are expected soon from area electric companies for the project.

Utility tap-in fees for new homeowners at the FCH subdivision will result in a refund from Southern Indiana Power of approximately \$3,000. The cost to tap-in to And-Tro Water Authority is \$1,400. The cost to tap-in to the Tell City Sewer system is \$1,650 (a cost that does not include the \$5,000 grinder

pump which also must be purchased). The total cost of the And-Tro and Tell City Sewer tap-in fees is then \$3,050. Jon Scheer proposed offsetting that cost with the refund from Southern Indiana Power.

Carol Hagedorn motioned to pass along the \$3,000 in refund from Southern Indiana Power to each homeowner to offset the expense of the And-Tro and Tell City Sewer tap-in fees. Bill Dickerson seconded the motion which carried.

Jon Scheer will have County Attorney Andrew Foster work up the necessary documentation to implement the \$3,000 refund to homeowners.

Regarding the Redevelopment Commission's continued role and initiatives in Perry County, it was shared there has been recent activity on the multi-family development in the County. It is hoped more details might be available to share at the next meeting.

Erin Emerson shared a meeting has been held with a potential childcare initiative partner that might assume the day-to-day operations of Perry Childcare. However, the agreement will require a facility that is owned by a local government entity and puts in place a monthly lease payment.

Hoosier Energy Rural Electric Cooperative has requested an easement for the establishment and maintenance of a roadway for ingress and egress for electric transmission line inspection and maintenance. The easement would be located at the Perry County Industrial Park South facility. In exchange for the easement, Hoosier Energy REC will pay \$4,337. Attorney Andrew Foster will be asked to review the proposal and provide feedback to the Redevelopment Commission so action on the request might be taken.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held on April 24<sup>th</sup> and will begin at 4:00 p.m. Jon Scheer asked for a motion to adjourn. Carol Hagedorn made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.