

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on April 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, Bill Dickerson, Sherri Flynn and Carol Hagedorn. Absent: David Etienne and Tony Thomas. Also in attendance: Erin Emerson, Perry County Development Corporation; Shiraz Mukarram, Perry County Development Corporation; and Jason Semler, Baker Tilly

The agenda was presented. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the as presented. Upon motion duly made by Sherri Flynn and seconded by Carol Hagedorn, the agenda was approved.

The Commission considered the minutes of March 27, 2024. Upon motion duly made by Jon Scheer; seconded by Carol Hagedorn; with an abstention by Sherri Flynn; 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

The first deed transfer for the Forest Canton Heights (FCH) subdivision has been completed. Now that the process has been finalized, remaining deeds for lots that have been sold will be processed. Sherri Flynn will assist with sending update letters to lot purchasers to let them know about the necessary steps and forms. Thus far, lots 3, 4, 5, 6, 7 9 and 10 have been sold. Ground will likely be broken on lot 9 in May. The majority of the existing lot owners have expressed their intent to purchase additional lots after their first construction projects have been sold. There have been a few more inquiries about lots, including one from a developer that has not previously expressed an interest.

Bill Dickerson is developing two signs to install at the subdivision. The first will recognize the construction partners who worked on developing the lot. The second will recognize the existing builders

/ developers who are constructing homes on the site. Space will be left on that sign to add developers as lots are sold.

Erin Emerson offered the assistance of the Perry County Development Corporation with a digital spotlight on the subdivision on both the County web site and via Facebook posts.

The undeveloped portions of the subdivision need to be mowed. Jon Scheer will work on the initial mowing. Bill Dickerson will take care of the trimming. Carol Hagedorn will work on a bid package for subsequent mowing during this growing season.

Jason Semler with Baker Tilly was present for the annual TIF update presentation. Two reports were presented, one with detail supporting the summary report that was reviewed.

Regarding Allocation Area No. 3, the 2014A bond matures in July of 2024. The 2016 bonds (both A and B) mature in January of 2027. It was noted once the 2014A bond is paid off, there is the possibility additional revenues could be utilized to either pay off a portion of the additional bonds (saving approximately \$30,000 in interest) or keeping those funds in place for additional capital projects benefitting the district. Erin Emerson shared there will likely be a capital investment need, but the final decision on that is still forthcoming from Waupaca company representatives. It was further noted funds were built into the Series 2021 bonds (also which mature in January of 2027) to offset the mitigation monitoring for a period of five years. However, there is a possibility the State will require an additional five years of monitoring at an estimated cost of \$42,500 per year (Erin Emerson indicated she will verify the actual, annual expense). It was also pointed out the 2021 bonds were the ones that require Waupaca to cover any bond payment shortfalls. It is estimated the shortfall this year will be approximately \$88,000.

The Riverview West Development Area does not have an expiration date as bonds have not yet been put in place for any development in the designated area. At present, that TIF fund is collecting approximately \$200 per year. Waupaca has expressed it would like to expand into that Development Area.

The four dissolved Allocation Areas (Courthouse; Webb Wheel; TC-1 and TC-2) were briefly reviewed. Erin Emerson shared the Perry County Development Corporation is currently working with potential projects in each of those areas. The developers of those projects have indicated not having a TIF district in place for bonding is not negatively impacting the continued development of those two areas.

Jason shared the basic mechanics behind a TIF district is to add value to an area and merely delays property-tax relief. He then shared information about what the property tax rates would look like had the four dissolved TIF districts not been dissolved. The rate per \$100 of assessed valuation, in that analysis, is lower than had the districts not been dissolved.

A company has expressed interest in locating its metal recovery facility at Perry County Industrial Park South on the south end of the 91-acre parcel. The facility would only require approximately five acres and would be located just north of And Tro's water tower. An easement will be needed for access to the remaining parcel acreage. Discussion of the interest in the remaining acreage will continue at the next Redevelopment Commission meeting. Jon Scheer encouraged members to consider potential uses for the remaining acreage.

County Attorney Andrew Foster has reviewed the documents submitted by Hoosier Energy for an easement to access the utility's new power line (the power line will not be constructed within the easement) south of the And Tro water tower. The Redevelopment Commission will potentially receive \$4,400 for the easement if granted to Hoosier Energy.

At last month's meeting a request was made by a developer for assistance with funding the proposed French Ridge subdivision project. One option is for the Redevelopment Commission to designate the area as a TIF district for the establishment of a residential TIF. In that scenario, the developer would guarantee the bonds. The Redevelopment Commission could also pledge other revenue.

Another option is the new State program that helps with public infrastructure that supports housing development via a revolving loan fund. The State has \$75 million in that fund. The interest rate is 3.5 percent, fixed for 20 years. This program would require the developer to put a letter of credit in place. The first round of applicants to the program are to be awarded in June or July. The next round of funding will not be available until 2025. Successful applicants are those that are from Counties with a current housing study. Perry County's last housing study was conducted in 2019 and will likely need to be updated to comply with the State's guidelines. Jon Scheer suggested soliciting feedback from area industries and businesses regarding the need for additional housing in the County.

On April 11th, the Indiana Economic Development Corporation (IEDC) announced the READI award recipients. The Southwest Indiana Development Council (SWIDC - of which Perry County is a member) received a \$15 million award. Representatives of SWIDC will be meeting with the IEDC in June to

determine how much of that \$15 million can be used for projects. To date, of the sample projects submitted with the SWIDC application, none have been formally identified as fund recipients as the IEDC wants to be more involved with determining how funds will be awarded. Determining factors will be site control; readiness; completion of pre-work; timeframe for project completion; if matching funds have been secured; the projects alignment with the regional strategy; and the project's alignment with the State's key performance indicators.

SWIDC is assembling a subcommittee that will work with the State on next steps. Each County in the SWIDC region will have three seats on that subcommittee.

The projects submitted by Perry County for SWIDC's READI application primarily focused on housing, quality of life, and child-care. To secure the \$15 million in funds, SWIDC will need to demonstrate \$60 million in private funds and \$15 million from public funding sources. The potential Waupaca investment could serve as a portion of the needed \$60 million private investment. The company's new ownership is currently gathering data to make the determination regarding whether it will pursue the investment.

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