

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on May 29, 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, David Etienne, Sherri Flynn and Carol Hagedorn. Absent: Tony Thomas. Also in attendance: Erin Emerson, Perry County Development Corporation; and Shiraz Mukarram, Perry County Development Corporation.

The agenda was presented along with the proposed addition of Invoice Approval for three invoices. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the addition. Upon motion duly made by Carol Hagedorn and seconded by David Etienne, the agenda was approved.

The Commission considered the minutes of April 28, 2024. Upon motion duly made by Bill Dickerson and seconded by Sherri Flynn, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF Area – \$285,762.10
2. Waupaca – \$340,417.31
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,035.74

The Waupaca balance will be disbursed soon as a bond payment. Waupaca Foundry will not have a deficiency payment this year. Most of the reduction in the Courthouse TIF Area balance is due to the payment to Perry County Memorial Hospital for the Forest Canton Heights subdivision lots.

Sherri Flynn referred to the information shared at the previous meeting regarding the potential for an early payoff of one of the Waupaca bonds. She indicated her interest in further exploring that potential early payoff. It was noted Jason Semler with Baker Tilly has not yet provided the feedback for making that determination regarding the actual funds availability. Further, that feedback will follow the verification of the May property tax payments.

Packets have been prepared for those Forest Canton Heights (FCH) subdivision lots that have been purchased. County Attorney Andrew Foster is to be preparing one final document to be included with those packets. As soon as that final document has been finalized, the deeds for the sold lots can be recorded.

Two signs were proposed for installation at the FCH subdivision. One will include all subcontractors and entities responsible for the development of the subdivision including: Lutgring Brothers; Sam's Excavating; Casey Electric; Southern Indiana REC; Tell City Sewer Department; And Tro; PSC; Engineer Associates, Inc.; and Logos. The other sign will list the developers who have purchased and are developing each building site. The design will have 27 available slots onto which new developer names can be added. Both signs will be located near the entrance of the subdivision along the access road.

Erin Emerson recommended a marketing strategy be put in place online that would allow for recognition of developers along with ongoing marketing of those lots that are still available for purchase. The Perry County Development Corporation will assist with this initiative.

Invoices presented for review and approval include:

Baker Tilly: \$7,700 for annual Gateway reporting; updates to TIF estimates; preparation of the Waupaca deficiency payment calculations; and annual update presentation. Compensation of Baker Tilly for such services is traditionally split equally amongst each of the TIF districts.

Andrew Foster: \$851 for FCH agreement preparation; letter composition for FCH communications; and professional consultations

Bill Dickerson: \$83.46 for preparation of the FCH deed packets.

Sherri Flynn motioned to approve the necessary appropriations for payment of all three invoices as presented. David Etienne seconded the motion which carried.

Erin Emerson noted the Perry County Development Corporation paid the \$1,871 expense of having Baker Tilly analyze the TIF numbers regarding the Waupaca TIF district.

Hoosier Energy has started the installation of its lay-down yard south of the industrial park road at Perry County Industrial Park South. All activities in this area will be temporary and are in place only for the duration of construction of that new transmission line.

The access easement Hoosier Energy requested is now in place. It provides for access from the water tower located at Perry County Industrial Park South to the new transmission line for ongoing maintenance.

Some feedback regarding the next steps for the Perry County Redevelopment Commission has been received from individuals who serve as Perry County Commissioners and Perry County Council members. However, formal feedback from the groups has not yet been received. Sherri Flynn will attend session meetings for both entities to formally request feedback regarding the desired next steps.

Erin Emerson shared the new State program resulting from the most recent Legislative session puts funds in place for certain types of projects that have partial funding in place. Jon Scheer reminded the members present those funds will again be available in 2025. One requirement for receiving an award from the State is that the projects must be listed in the County's TIF plan. Thus, the Redevelopment Commission needs to be sure the projects listed are needed by the County.

One project that could be pursued is the development of the vacant ground at Perry County Industrial Park Riverview. Waupaca Foundry has expressed there is a need for development of that area as the company continues to grow.

Plans for transferring property in the industrial park to Waupaca Foundry were initiated last year. However, when the company's ownership team was transitioning, the request was made to hold off on that property transfer. Now that the ownership transition is complete, feedback is needed regarding that transfer. Erin Emerson will set up a meeting with Waupaca Foundry representatives to determine what the next steps will be and when they should occur. Those next steps may include transferring all or just some of the property.

Sherri Flynn noted that should the company opt to not proceed with a transfer at this time, the Redevelopment Commission should refrain from investing funds into site preparation on that undeveloped parcel and then turning the parcel over to Waupaca Foundry without a formal plan of action. The intent is to avoid spending local taxpayer funds for the development of land for a private entity. Jon Scheer indicated there will be a plan for the site in place prior to incurring any expenditures toward the site development.

Prior to its ownership transition, Waupaca Foundry was working toward the installation of an electric melter as a replacement to the cupola that is nearly aged out. Due to the ownership transition,

that project will not be moving forward. Instead, the cupola will be replaced with old technology. The replacement is to occur during the 2025 holiday shut-down.

The FCH subdivision will require mowing services on lots that do not have recorded ownership transitions during the growing season. Since the annual cost for those services is less than \$25,000, the project does not require a formal bidding process. A scope of work has been assembled for the needs at the site and will be shared with any individual or entity interested in performing the services. In addition, outreach will be made to the following: Ralph Terry; Taylor LaGrange; John Lyons; and VIP Foliage. Redevelopment Commission members present were encouraged to share by Friday, the names of any additional individuals or entities who might be interested in the project so the scope of work might be shared with them.

Sherri Flynn inquired why the intent is to not pursue a formal bidding process. It was noted this process does fall within bidding guidelines; and is both less costly and less time consuming than a formal bidding process. Since the grass is actively growing, the need for engaging a regular mowing service soon is essential.

Regarding additional housing development in the County, Erin Emerson shared the Make My Move program has been insightful. Most inbound residents express an interest in renting as opposed to buying a home. Many of those inbound residents are moving to the County without visiting first. Therefore, there is a need for nice rental options.

A new development project of 33 single-family homes in the County went out for bid last Friday.

There is also a market for rental patio homes. However there needs to be a developer and / or incentives for developing a project of this scope.

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. Bill Dickerson made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.