

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on June 26, 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, Carol Hagedorn and Tony Thomas. Absent: Sherri Flynn. Also in attendance: Randy Cole, Perry County Commissioners; Kelly Harding, Perry County Council; Erin Emerson, Perry County Development Corporation; and Shiraz Mukarram, Perry County Development Corporation.

The agenda was presented along with the proposed addition of Letter to Perry County Commissioners to Accept Roads in the Forest Canton Heights Subdivision. 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 David Etienne and seconded by Bill Dickerson, the agenda was approved.

The Commission considered the minutes of May 29, 2024. Upon motion duly made by David Etienne 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

The Waupaca bond payment is scheduled to be made in July.

The first Forest Canton Heights (FCH) subdivision house has been sold to its first homeowner. Walls have been erected for the home being constructed on lot 10. Walls have been framed for installation on the house on lot 4.

Draft lists of entities to be included on the two FCH signs was presented for review. It was noted Lutgring Brothers needs to be added to the list of development partners. Members were encouraged to review the lists and to let Bill Dickerson know if there are any others that should be added.

The remaining document for the FCH deeds has been completed by the attorney. The deed packets will now be finalized. Those packets will include a Special Warranty Deed; a Sales Disclosure Form; Restrictive Covenants; Purchase and Sale Agreements. Those lots that have been sold will now be recorded.

Representing the Perry County Commissioners, Randy Cole was present to share feedback from that entity regarding upcoming needs. He indicated the county needs growth, referencing the success of the Forest Canton Heights, JK Forever Homes and the Lutgring Brothers subdivision developments as initial attempts at addressing the County's housing needs. The additional French Ridge Estates subdivision development that was proposed to the Redevelopment Commission in March is a more rural housing option that is needed for Perry County. It was suggested the Redevelopment Commission, having been through the subdivision development process, might mediate, facilitate and further inspire more such developments.

Randy Cole spoke about the need to address blight in the county. He reported Real Estate agents avoid driving through certain areas of the community with potential new residents to avoid showcasing the abundance of blighted homes in those areas. The Commissioners would like to have the Redevelopment Commission facilitate cleaning up the blight in the County.

Per the Commissioners, other needs in the county include reasonable development incentives; increasing the portion of the populace with disposable income; setting reasonable expectations for projects with regular, recurring analysis of the performance of those projects; developing industrial lots based on the inquiries from the State; and the county government needs to seek efficiencies with operations to make available resources to assist with continued development. Randy Cole further suggested the Redevelopment Commission should determine the return on the FCH development project. He suggested a program might be developed that could include forgivable loans for developments that resulted in improved valuations that are sustained for a given period of time. Erin Emerson shared the USDA has a REDLEG program that offers zero percent interest on loans for development that might serve as a funding source for such a program.

The Perry County Council's suggestions were shared by David Etienne and Kelly Harding. Identified needs included: more rental opportunities (including duplexes; town homes; and multi-family options); extending utility services into underserved areas (including fiber connectivity and cell services); and redevelopment of blighted properties (specifically the former Can Clay facility in Cannelton). Regarding

utility needs, Kelly Harding further noted many Cannelton residents are unable to stream television services, however Comcast indicates the community has sufficient ability to do so.

Tony Thomas shared the feedback he has received regarding additional needs in the County. Those include redevelopment of the former Can Clay facility; extending the wastewater line to Interstate 64; electric charging stations for electric vehicles; boat docks being installed in both Tell City and Troy; a shooting range; revitalization of the welcome points into the County; development of an RV park on county-owned property; and investing in needs along Interstate 64 to make the area more appealing for development.

Randy Cole noted the County has 49 miles of riverfront properties that are not being maximized with development. He added the USDA has programs that will match investments into certain development activities.

Kelly Harding noted a successful example of riverfront development is what has been completed in Derby.

Erin Emerson presented a mid-year update of Perry County Development Corporation activities.

Industrial development attraction activities resulted in four submissions to the State's 32 RFIs for the year. The majority of the inquiries for the year thus far have been for greenfield industrial sites greater than 101 acres and for existing facilities with ceiling heights of at least 30-feet (the former Parker Hannifin ceiling heights are only 20-feet at its highest points). An Indiana Economic Development Corporation consultant recently identified only two marketable sites in Perry County. It was noted most counties in the State have at least 20 marketable sites. Of the two marketable sites in Perry County, one is distantly removed from needed infrastructure. The consultant has since been asked to analyze five additional sites in the county, including the 99-acre site located at the rear of Perry County Industrial Park South.

Retention and Expansion activities have included Best Home Furnishings adding 20,000 square feet to its facility and the expansion of Bliss Artisan's manufacturing operations into the former Swiss Plywood facility.

Workforce Development activities have included adding Whitney Kellems as the Workforce Development Specialist. Erin Emerson pointed out even if Perry County retained every high school graduate from County schools, there would not be enough additional workers to fill the needed

employment positions in the County. The recent Perry County Jobapalooza attracted 51 attendees seeking information about employment opportunities. The Make My Move program has attracted eight new residents to Perry County. The program offering was extended past its original expiration date. Since that time, inquiries have increased significantly.

Community Development activities have included assisting with subdivision housing developments and an upcoming multi-family housing development. The assistance included leveraging READI funds for some of those projects. Child Care is also being focused on and expansion opportunities are being investigated that would result in more services.

Marketing activities are ongoing. Analytics were presented for review.

Regional / Statewide activities include continued work with the Indiana First Region to continue moving projects forward that qualified for the use of READI 1.0 funding. READI 2.0 funds were recently awarded to the Indiana First Region. The next steps are to formalize the application and scoring process. Once those are completed, projects can apply for funding. It was noted the State of Indiana wants to focus READI 2.0 funds on quality of life and population growth initiatives.

Lilly Endowment has available funds that can be leveraged to address blight, redevelopment, and arts and culture activities. These funds could be leveraged in conjunction with READI 2.0 funds to move projects forward.

Indiana Region 15 Planning Commission in conjunction with the USDA has an ongoing Brownfields Analysis program. The program provides funds for analysis of brownfields sites in the region.

Radius Indiana, the regional economic development group located to the north of Perry County, has allowed both Perry County and Owen County to participate in the Discover Southern Indiana brand. This includes a presence on all Discover Southern Indiana marketing materials.

The Perry County Development Corporation has also been meeting with Cannelton City officials regarding the cleanup of that brownfield site. Kelly Harding suggested the Redevelopment Commission might be able to work with City representatives on assisting with redevelopment activities for that site.

A reimbursement invoice from Kay Scheer for mowing services and marking stakes in the amount of \$114.90 was presented for payment. Bill Dickerson motioned the invoice be approved for payment appropriation. Carol Hagedorn seconded, and the motion carried.

The mowing contract for services to be performed at the FCH subdivision was awarded to Ryan Dooley. He will mow two times per month during the active growing season for a fee of \$350 per mowing session. Should growth slow, mowing sessions will be spaced further apart. Of the four bids received for mowing services, prices ranged from \$1,000 per mowing session to Dooley's \$350 per mowing session.

A letter to the Perry County Commissioners has been drafted requesting the roads in the FCH subdivision be accepted onto the County's Road Inventory. It was clarified that the Perry County Redevelopment Commission has the funds to install the topcoat for the roadways after the bulk of construction activities have been completed in the subdivision.

Jon Scheer expressed gratitude on behalf of the members of the Redevelopment Commission for the next steps suggestions and conversations shared on behalf of both the Perry County Commissioners and the Perry County Council.

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.