

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

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

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

The Commission considered the minutes of June 26, 2024. Upon motion duly made by David Etienne and seconded by Carol Hagedorn, the minutes were approved as presented.

An update to the TIF district account balances was shared:

1. Courthouse TIF– \$284,889.52
2. Waupaca – \$358,214.81
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,280.63

The Waupaca bond payment was made in July which is why there is a large reduction in that TIF account balance. The reduction in the Courthouse TIF is due, in part, to the contractual distributions being made for mowing services in the Forest Canton Heights (FCH) subdivision.

The second Forest Canton Heights (FCH) subdivision house is nearing its sale closing date. Two of the lots purchased at the lottery still need final deed transfers to complete the lot sale. Those will be addressed soon. There is a possibility that lot 4 may be returned to the Perry County Redevelopment Commission due to the lot purchaser not being able to complete the construction during the mandated timeframe. Construction on the lot 10 house has commenced.

The FCH subdivision development was completed with the assistance from the first round of READI funds. The final reporting to the Indiana Economic Development Corporation regarding the use of the

funds is being prepared for submission (including photos of the subdivision and a letter from the Redevelopment Commission).

An invoice for some engineering services along with the continued monitoring of the FCH subdivision for the Indiana Soil and Water Conservation District was submitted by Engineer Associates in the amount of \$900. This monitoring was contracted for early in the project and will continue until all the lots have been sold. David Etienne motioned to approve the payment of the invoice out of the Courthouse TIF. Carol Hagedorn seconded the motion which carried.

The Perry County Redevelopment Commission has received feedback from the Perry County Commissioners and the Perry County Council regarding its next areas on which to focus its efforts. Areas of focus resulting from that feedback include support of large industry, infrastructure expansion, housing (including blight removal and lot rehabilitation), support small businesses, and continued workforce attraction and development.

In a recent analysis of Perry County's marketable manufacturing sites (conducted via a Strategic Sites Inventory Program) only two sites turned up as highly favorable. The most easily accessible is located near Kitterman Corners, however it does not have the needed utilities for development. The Perry County Development Corporation requested the firm conducting the study analyze five more sites, including the 99-acre parcel located at the back of Perry County Industrial Park South. Feedback will be received regarding how to make the additional sites more favorable for economic development.

Members of the Redevelopment Commission agreed the next step is to invite the County's Mayors and the President of the Troy Town Board to share their thoughts regarding their identified needs / goals for continued development of Perry County. That invitation will be extended with the goal of having those representatives present at the next Redevelopment Commission meeting.

Erin Emerson shared Perry County's initiatives regarding workforce development are a model in the State of Indiana for other counties hoping to implement their own workforce development programs.

The 10th Make My Move family has been welcomed to Perry County. Two more are expected to relocate into the county before the end of the year. Erin Emerson shared the Perry County Development Corporation intends to apply for a third Make My Move contract as soon as the current contract has been fulfilled.

A copy of the READI II application for funds via the Southwest Indiana Development Council was circulated. A tax credit project proposed for downtown Tell City, if it manifests, would leverage most of the needed \$11 million private funds match for the Southwest Indiana Development Council region.

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, likely on September 23rd or 24th. Jon Scheer asked for a motion to adjourn. Carol Hagedorn made the motion, which was seconded by David Etienne. The meeting was adjourned.