

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on September 23, 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 and Tony Thomas. Absent: Sherri Flynn and Carol Hagedorn. Also in attendance: Mayor Smokey Graves, City of Cannelton; Mayor Chris Cail, City of Tell City; Jane Efinger-Hayden, Troy Town Board; Erin Emerson, Perry County Development Corporation; and Shiraz Mukarram, Perry County Development Corporation.

The agenda was presented. Items proposed for addition included: Indiana Audit Update; and Funding Request for Road Striping at Perry County Industrial Park Riverview. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the additions. Upon motion duly made by Bill Dickerson and seconded by David Etienne, the agenda was approved.

The Commission considered the minutes of August 28, 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– \$284,189.52
2. Waupaca – \$358,214.81
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,290.18

All County offices and entities recently underwent a State Audit. There were no findings regarding any Redevelopment Commission activities. It was recommended, however, that future invoices submitted to the Auditor's office be accompanied by a form.

Two remaining Forest Canton Heights (FCH) lots should have paperwork completed within the next week. Bill Dickerson recommended some new signage with sturdier stakes that will be more resilient during high winds. David Etienne motioned to purchase the new signage and sturdier stakes. Bill Dickerson seconded, and the motion carried.

Cannelton Mayor Smokey Graves was present to share the most pressing concern for the City is the need to redevelop the former Can Clay property. Mayor Graves indicated housing development could possibly become a part of the redevelopment of the property. New housing development could serve as relocation point for residents of the Cannelton Cotton Mill which, in turn, would allow for the redevelopment of the Cotton Mill into a site for commercial activity. The City is currently cleaning up the former Can Clay property and is removing the last of the contamination identified at the site. Once the cleanup is completed, 25 acres of ground will be available for development. The ground could be subdivided to allow for various development opportunities.

Mayor Graves reported additional challenges for the city include building decay, the lack of high-speed internet connectivity, completion of the River Road project to provide for better connectivity to Tell City along the Ohio River. He noted when the River Road project was initiated, it was anticipated the Perry County Port Authority's rail line might be extended to Cannelton to allow for rail excursions to visit the community.

The challenges with internet in Cannelton are due to a 99-year lease that was granted in the 1970s by a previous administration to receive cable television. Via that lease, Comcast has equipment connected to the telephone poles. Internet has not been installed. Due to the lease, no other internet provider can install internet in the area designated by that lease.

Mayor Graves also indicated that there is a large volume of traffic that passes through the city daily accessing amenities located in Perry County. He stated that there should be an initiative that determines how to retain in the city and in the county those who are passing through. He suggested one potential opportunity might include further developing industrial sites along the new Highway 237 corridor.

Tell City Mayor Chris Cail was present to share the pressing concerns of the City of Tell City. The City's most recent Comprehensive Plan was updated in 2022. Land use, placemaking, economic development, housing, parks and recreation, broadband, and hazard mitigation were among the 13 goals identified in that Comprehensive Plan. Mayor Cail offered to email a digital copy of the plan to members of the Redevelopment Commission.

Listing infrastructure as an essential initiative, Mayor Cail reported the city has spent the past year working on water lines, road improvement, wastewater and stormwater utility improvements. The city has just recently been awarded a \$2,500,000 to help replace water lines. This will improve the City's

housing conditions. Mayor Cail shared a listing of sites in the community that could be redeveloped for housing, which would improve and expand the City's housing stock. The city has available design plans at no charge for builders to use for infill.

Mayor Cail also referenced a proposed multi-family housing development to be located on property currently owned by the Perry County Port Authority near the former Swiss Plywood facility. There are also additional lots owned by the Port Authority that could be developed for single-family homes. He noted the need for assistance from the Redevelopment Commission to perhaps create a Request for Proposals to be distributed to developers who could construct those homes. There is also a lot owned by Goodwill near the company's store that is available for sale. Mayor Cail indicated the site is large enough for a multi-family housing project.

Commercial vacancies are also available for infill in shopping centers along Highway 66. The issues with some of the infill challenges is insufficient infrastructure. One business was unable to remain in the location due to insufficient water to the facility for the needed sprinkler system. The city would like to resolve the various challenges with diversity and availability of a variety of shopping opportunities and entertainment.

The former Perry County Memorial Hospital remains vacant. While it must remain vacant for a period of five years it will then be available for redevelopment. Planning should begin now. Also becoming available in the next few years will be the former GE facility that is to be cleared by the facility. General Electric has indicated it is willing to cover the expense of a study that would help to determine the best use of that site once it has been cleared. Mayor Cail indicated public input on both initiatives would be appreciated.

The city is also working on multiple zoning initiatives that will result in more areas available for development for housing. Mayor Cail indicated feedback would be appreciated regarding identifying additional areas for housing development that could be rezoned.

At present the city is working on an application for an owner-occupied rehabilitation grant. If awarded, residents will be able to make needed improvements to the occupied housing stock.

The Cannelton bridge is also of concern. While currently operational, the bridge is dated and the concern that should the bridge be deemed unsafe for use, the negative impact to the Perry County workforce and business activity could be detrimental to the area economy. Mayor Cail indicated it is an issue that should be kept at the forefront of the County's concerns.

Mayor Cail noted that most communities throughout the State have their own Redevelopment Commissions. Perry County's cities do not. Mayor Cail indicated that the need to have independent entities is not present due to the great cooperative efforts between the County's various incorporated communities and the Redevelopment Commission.

Mayor Graves added the Cannelton bridge is of concern at the State level as well. It is recognized the bridge is a critical component to the workforce stability of the area industries and economy.

It was agreed being pro-active with the continued maintenance and upkeep of the bridge, thereby preventing it from being shut down, should always be an initiative the County should work on.

Mayor Cail shared that properties in the County that come up for tax sale, yet do not sell, can then become the property of the communities in which they sit. He suggested perhaps the Redevelopment Commission could assist with cleaning up the blight on those properties. This would then make numerous sites available for infill development.

Troy Town Board president Jane Efinger-Hayden was present to share the pressing concerns of the Town of Troy. She indicated that the community needs the same things as Cannelton and Tell City, just on a much smaller level. Jon Scheer noted that previous communication with the Town's representatives has been minimal, but that needs to change for the benefit of all. He shared examples of previous project on which the Redevelopment Commission has worked. Jane indicated she would take that information back to the other Town Board members so they can provide additional input.

The Redevelopment Commission needs to submit its TIF spending plan to the State before December 1. Jon will request Jason Semler of Baker Tilly provide a guide to members of the Redevelopment Commission for preparing that plan.

Waupaca Foundry representation has requested road striping of the access road at Perry County Industrial Park Riverview. The estimated expense is \$5,000 and the project could be completed this fall.

Tony Thomas motioned to approve the expense from the Waupaca TIF District funds of road striping as requested. Bill Dickerson seconded the motion which carried.

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. David Etienne made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.