

## **MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION**

The Perry County Redevelopment Commission ("Commission") met in a regular session meeting on November 6, 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, Carol Hagedorn and Tony Thomas. Absent: None. Also in attendance: Erin Emerson, Perry County Development Corporation (PCDC); Shiraz Mukarram, PCDC; Kim Bryant, Indiana Realty Group; and Matt Finley with M and R Construction.

The agenda was presented for review and approval. 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 September 23, 2024. David Etienne asked if the TIF balances were accurately reflected in the minutes. Jon Scheer indicated they have been correctly reported. Upon motion duly made by David Etienne and seconded by Bill Dickerson, the minutes were approved as presented. Sherri Flynn abstained from the vote.

An update to the TIF district account balances was shared:

1. Courthouse TIF– \$281,654.52
2. Waupaca – \$358,214.81
3. Webb Wheel – \$328,236.34
4. Riverview West – \$4,280.63

It was noted that other than the Waupaca TIF District (#3), none of the other TIF districts are eligible to receive further tax revenue.

Efforts to replace the signage at the Forest Canton Heights (FCH) subdivision are ongoing. It was suggested a larger sign be posted stating "Lots for Sale - \$15,000." A price will be obtained on a larger sign.

One of the completed houses has been sold. There were several viewings of the home indicating many are either looking for different housing options or are curious about the subdivision.

Shiraz Mukarram shared he could put together a video to help market the sites online. The PCDC team will also put together a profile of area features that help those not familiar with the area learn more about the closely accessible amenities in the area.

Per State statute, the Redevelopment Commission needs to put together a budget plan for 2025 no later than December 1<sup>st</sup>. Members present discussed options and concurred the following will be included in the plan:

- Debt Service for Waupaca TIF District #3 (Jason Semler with Baker Tilly will be consulted regarding this amount)
- Professional Services estimated at \$15,000 for attorney fees and consulting with Baker Tilly
- Other expenses approximating \$20,000 to be incurred for FCH obligations including signage, mowing, asphalt

The balance of the funds could be put into a Capital Expenditures fund that can be drawn upon via amendments to the plan. Not all the available funding has to be spent.

Tony Thomas reminded members present in year's past, funds were contributed to the Tell City Troy Township School Corporation for primarily security upgrades. Members present agreed to add \$120,000 into the plan for potential requests.

Erin Emerson noted funds may be needed for snow removal at Perry County Industrial Park South. It is unclear if the County has accepted that roadway onto the road inventory.

Once feedback has been received from Jason Semler, a preliminary plan including the items listed above will be assembled and emailed to members of the Redevelopment Commission for review. Any additional expenditures members think might need to be added can be emailed to Jon Scheer for inclusion in the preliminary draft.

Members of the Redevelopment Commission are appointed annually. All members who wish to be considered for another term are encouraged to have their request letters prepared for submission at the December meeting.

Kim Bryant shared that the first FCH home has been sold and two more are being actively developed. She was joined by Matt Finley of M and R Construction to share feedback about the lots. They noted the lot sizes are too small. The request was made that feedback be provided to them about potential structure placement on lot 11. The pair was encouraged to reach out to Kenny Simpson of

Engineer Associates, the site designer, for that feedback. They shared that lot 4 is not as large as it appears on a map. Kim also shared there is an interested party from Texas who would like to relocate to lot 9 but will settle for lot 11. Lot 9 is currently owned by Greg Arnold. Kim asked if Greg intends to construct a home on that lot. Jon Scheer will reach out to Greg for a status report.

Matt Finley noted he would have appreciated the opportunity to acquire lot 9 when it became available. Jon reminded Matt that he needs to submit the reimbursement request for the tap-in fees for the lots he is working to develop.

Kim shared her son has 40 acres available near Bandon that would be good for a housing development.

It was noted housing developments can be set up as TIF districts to leverage preliminary funding.

In the PCDC report, Erin shared there were two state-wide site searches this past month that the PCDC was able to submit proposals to. She indicated she will be following up with the party who expressed an interest in the small portion of acreage near the water tower at Perry County Industrial Park South.

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