

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date: 10/06/25
Time: 4:00 p.m.
Place: Perry County Courthouse Commissioner's Room
2219 Payne Street, Tell City, IN 47586
Meeting called to order by: Jon Scheer, President

BOARD MEMBERS IN ATTENDANCE

David Etienne (DE), Sherri Flynn (SF), Kelli Harding (KH), Jon Scheer (JS), Tony Thomas (TT)

BOARD MEMBERS ABSENT

Bill Dickerson (BD)

APPROVAL OF AGENDA

The agenda was approved unanimously.

Motion: SF Second: DE

APPROVAL OF MINUTES

July meeting minutes are not yet completed.

TIF DISTRICT BALANCES

Courthouse\$289,679.91
Waupaca.....\$640,387.13
Webb Wheel.....\$325,288.35
Riverview West.....\$4,467.23

FOREST CANTON HEIGHTS MARKETING AND UPDATES

- MLS listing has expired. JS will get more information, and we will discuss it at the next meeting.
- Lot 8 should have sell completed shortly.
- Builders are selling houses and plan to continue to purchase lots and sell.
- JS completed some clean-up on the entrance. Jon spoke with the mowing contractor on mowing the drainage ditch. He does not have the equipment to do so. JS is exploring other options.
- JS would like to add the entrance road mowing to the next mowing contract.

PROJECT FALCON DISCUSSION RDC ROLE

This project is an expansion of Webb Wheel in Perry County. Their board has not 100% approved yet, but they are on track to do so. Webb Wheel currently has a pit/pond for fire suppression because the city of Tell City

does not have ample pressure in the water lines to put fire suppression in the Webb Wheel building. With the expansion, it will be necessary to have fire suppression for the building. Waupaca has enough pressure in their lines for Webb Wheel to use. Engineers are working on the cost to hook Webb Wheel up to the Waupaca lines. JS asked the board to consider allocating up to \$300,000 out of the Webb Wheel TIF to use for this project and to offset Tell City's building fees. The estimate of building fees charged by the city is around \$30,000. Even though the estimate is around \$200,000 for this project, JS requested the board approve up to \$300,000 depending on the actual cost and bills approved by our board. The RDC would pay those bills directly. SF asked for RJL solutions to give their opinion on the matter. Jonathan from RJL said this concept has been used before and expressed that this would be within the powers of the RDC to approve. TT requested clarification that we would use excess TIF funds to help fund water expansion and that no new TIF has been requested. It was clarified that no new TIF has been requested. SF asked if the city would reduce the building fee. JS indicated that it is being worked on to get a discount.

Motion: Funds out of excess TIF funds be used for Webb Wheel up to \$300,000, to cover costs of water line for fire suppression and Tell City building funds. All expenditures toward this will be approved by the RDC.

Motion: TT

Second: SF

Motion Carries 4-0

NEXT MEETING/ADJOURNMENT

Next meeting will be held in November.

Motion to adjourn was made at 4:23 p.m.