

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date: 2/24/25
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

Bill Dickerson (BD), David Etienne (DE), Sherri Flynn (SF), Kelli Harding (KH), Jon Scheer (JS),
School Board non-voting member Tony Thomas (TT)

BOARD MEMBERS ABSENT

None

APPROVAL OF AGENDA

The agenda was approved unanimously.

Motion: SF Second: DE

APPROVAL OF MINUTES

Minutes of the January meeting were previously emailed to all members and approved unanimously.

Motion: DE Second: KH

TIF DISTRIC BALANCES

Courthouse: \$294,968.43
Waupaca: \$356,193.06 (still actively paying bonds until 2027)
Web Wheel: \$328,226.34
Riverview West: \$ 4,290.06

FOREST CANTON HEIGHTS MARKETING AND UPDATES

Mowing: JS requested to proceed with grass mowing for 2025 as we did last year with bids. JS volunteered to contact providers for bids. Any individuals or companies are welcome to submit bids.

Motion: JS contract the known contractors for bids for mowing for 2025.

Motion: SF Second: BD

Motion Carries 5-0

Marketing:

KH sent out an email to everyone from Two Ladders whom she contacted. She also contacted three different realtors to discuss getting the lots advertised and on MLS. They believe \$1,000 per lot would be a reasonable amount. Additionally, she contacted radio stations and is awaiting advertising quotes from them. She handed out a quote from a television station. This would allow information to get out beyond Perry County.

BD talked with the marketing teacher at Tell City High School, and she would be interested in having her students market the lots as a project to give them some practical experience. After discussion it was decided that the high school marketing class would be a great option combined with a social media presence.

SF requested that PCDC provide the drone footage of Forest Canton for the high school students to use. Shiraz Mukarram from PCDC stated that PCDC had been documenting images from Forest Canton since it started in anticipation of marketing in general, not knowing how extensive we would want to market. He agreed to hand over the drone footage and images of Forest Canton to the commission. Shiraz agreed to meet at the high school with BD and KH to share ideas for marketing with the marketing teacher.

SF mentioned that Forest Canton is not advertised on social media anywhere other than Jagoe Homes. KH volunteered to prepare and resend the original information packet that was sent out to home builders. KH stressed the importance of getting the lots on MLS. JS said he had talked to one realtor who mentioned they would advertise the lots for free. He will reach back out to them and ask about MLS as well. He will let us know at the next meeting.

BD has the signs ready. He will place them closer to the ground this time. He handed out an updated diagram of the lots with sold lots marked. Seven lots are sold thus far.

SF requested that PCDC advertise Forest Canton on the Pick Perry website. Erin Emerson from PCDC agreed to do so.

PLANNING AND DISCUSSION FOR MULTI-FAMILY HOUSING

JS met with Mayor Cail. They discussed two potential projects for apartments over the next 12 to 24 months and some lots that would work for patio/duplex type homes. The goal is to get those lots back on the tax role. Next month they may be ready to decide on a process. These homes will be market-rate and not subsidized. The Port Authority owns some lots as well that are being looked at for an apartment complex with a rent cost that would afford someone who has a job in the service industry to afford them. The residents would need to have a job. Someone working in a factory would probably earn more than income limit, but not necessarily. Because the builder will get tax subsidies, they are able to reduce the rent. KH mentioned Cannelton and their need for housing and Commissioner Cole's suggestion for homes in the county with more land. JS stated that if the property is government owned, we can help, but not with privately owned property.

OTHER:

There was a discussion on blight, sewage, and water in the county. And-Tro was awarded \$500K from ARP funds to extend water lines to some homes, but a specific plan has not yet been developed. And-Tro and Patoka will be invited to the next meeting for a water discussion. KH mentioned READY funds as a possibility for water line extensions. Erin Emerson from PCDC discussed the challenges with having water qualify. KH requested the due date for READY applications and when final decisions will be made. Erin Emerson stated that applications are being accepted on a rolling basis. She stated that the applications are not available online. She has paper applications available in her office. Emerson said if the READY money were divided equitably among counties there would be about \$2.8M per county. Perry County has one market-rate multi-family housing project approved so far for \$1.1M.

BAKER TILLY INVOICE FOR 2025 BUDGET PLANNING

Motion: Approve payment of bill from Baker Tilly in the amount of \$1973.05.

Motion: SF Second: BD

Motion Carries 5-0

PCDC UPDATES

Two requests for information on the 29-acre site across from ATTC for development. RFIs were submitted.

NEXT MEETING/ADJOURNMENT

Next meeting will be held on Monday, 3/24/25 at 4:00 p.m.

Motion to adjourn was made at 5:00 p.m.