

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date: 1/27/25
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)

BOARD MEMBERS ABSENT

Bill Dickerson, Tony Thomas

APPROVAL OF AGENDA

The agenda was approved unanimously.

Motion: DE Second: KH

APPROVAL OF MINUTES

The minutes of the December joint meeting were previously distributed via email to all members.

The minutes were approved.

Motion: SF Second: DE

Motion Carries 3-0-1

KH abstains
(new board member)

ELECTION OF OFFICERS

President: Jon Scheer

Motion: SF Second: DE

Motion Carries 4-0

Vice President: Bill Dickerson

Motion: SF Second: DE

Motion Carries 4-0

Secretary: Sherri Flynn

Motion: DE Second: KH

Motion Carries 4-0

TIF DISTRIC BALANCES

See Attachment 1

FOREST CANTON HEIGHTS MARKETING AND UPDATES

The signs are ready, but we will wait to put them up until ground conditions (due to weather) are more conducive to signpost installation.

JS said that the committee needs to have someone take the lead in marketing, so we can complete the sale of the remaining lots. KH suggested all board members come up with ideas for marketing and bring them to the next meeting. JS asked all members to do so.

Two home builders were present and answered questions and provided input.

The owner of Lot 4 has decided he does not want to build. JS suggested we refund the purchase price (\$15,000) of the lot to the owner as we have done previously.

Motion: Refund the full purchase price of Lot 4 in Forest Canton Heights to the purchaser and rescind his obligations. The lot will go back to RDC and place back up for sale.

Motion: JS Second: DE

Motion Carries 4-0

JS reiterated the board's previously approved refund of up to \$3,000 to lot purchasers for utility hook ups to a completed home.

LEGAL FOLLOW-UP ON PROPERTY DEEDS FOR SEWER PIPE PROPERTY IN CANNELTON

The paperwork deeding the property where the sewer pipe plant was located back to Cannelton in 2019 was not completed correctly. The Cannelton attorney, Rod Acchiardo, sent the deed to RDC in corrected format for signature, so the city of Cannelton can move forward. It has been reviewed by our attorney. The president and secretary must sign.

Motion: Sign revised deed of property return to Cannelton.

Motion: JS Second: DE

Motion Carries 4-0

RCD PLANNING FOR PERRY COUNTY

Input was received last year from both the County Commissioners and County Counsel as well as the cities on the priorities and direction forward for RDC. KH suggested that those priorities be put together and decided upon.

JS is meeting with the Mayor of Tell City to discuss city lots for patio style housing and two possible apartment complexes over the next two years. JS will suggest those lots be deeded to the RDC to reduce restrictions. He will report back at the next meeting.

PCDC UPDATES

Erin Emerson gave updates from the last PCDC board meeting.

- The 30-acres Industrial Park South next to ATTC is currently being used as a laydown yard by the utility company.
- Last year PCDC received 70 requests for information from the Indiana Economic Development Corporation. Based on the criteria, they were able to respond to 12 of them. Emerson does not have a breakdown of which properties they were requesting information for, but some were for the former Parker building.
- They learned last year that for the strategic sites inventory list, GIS data for sites was reviewed, and two Perry County sites would be good for development.
- 2025 is year 5 of the 5-year mitigation project.
- Workforce is more positive than in the past for Waupaca. They are focusing on quality and training and developing future workers with the schools.
- PCDC continues to partner with the Indiana SBD Center. Training is being conducted on entrepreneurship for 16 participants. Two potential funding opportunities, called Impact and Elevate, are available for up to \$20,000.
- Workforce Development Trade fair is currently underway.
- Make My Move: In summary we are up to 13 recipients. Average personal income is \$63,000. Average household income is \$98,000.

Emerson stated that the funding from Make My Move is mostly for remote workers and was marketed as such. She said that for a while she was able to tweak the program a little bit for individuals that were looking at a local job and the employers learned about this incentive, PCDC helped get the person here by offering the incentive to these non-remote workers. However, the new administration is now limiting the program to strictly remote workers. SF asked if we have had people receive the incentive who were not remote workers. Emerson said we have. SF asked how people who were not remote workers knew this incentive was available to them when the website said it was strictly for remote workers. Some people didn't apply even though they were moving here from out of state to take jobs because they thought they didn't qualify. How do we justify that? Emerson said we can't do it now with the new administration. SF said that we have issued money to people who were not remote workers already and asked how those people were selected and how we justify to other people who did not apply because they followed the rules. Emerson said anyone was welcome to apply and as they worked through the application process if people were qualified and met the requirements, she approved them even though they weren't remote workers. SF requested that in the future this should be clarified on the local website. Emerson stated that it would not be given to any other non-remote workers as the rules have changed. SF stated that people who did not follow the rules were rewarded, and everyone should have had equal opportunity to apply for it. Emerson wanted to know who didn't apply because they didn't apply. She said there was a time period when there was more flexibility and PCDC took full advantage of it. SF asked how people knew there were exceptions.

- The Hoosier Heights subdivision is moving forward as weather allows.
- Child Care: Perry County Community Foundation gave money to PCDC for a feasibility study that was just finished by a consultant they hired. The study was to determine if we were to want to increase childcare capacity within Perry County, what locations would be available, construction costs, operating costs and sustainability. They came up with four locations ranging in cost of \$4.6M to \$2.1M in construction costs. Operating costs were also determined. As a result, the cost per child was predicted using a sliding scale based on household income. Members questioned why income mattered as far as what was charged per child.
- The Indiana Regional Development Association has a legislative committee that Emerson serves on. The committee is watching House Bill 1561 concerning TIFs.
- Two Ready Projects are moving forward: The Tell City Sports Project and Hoosier Heights subdivision.
- Ready 2.0 applications are open. PCDC is having discussions with those who submitted applications. It is also open for new applications. KH requested that this information be made available to the public through social media, websites, etc.
- The Lilly Endowment is providing funding for regional arts and culture. Regional plans are being developed. KH suggested that 4-H might be a good organization to reach out to.
- PCDC's contract with the county expired 31 Dec 2024. Emerson has reached out to Mr. Cole, but she has not received a response. They do have a contract with Tell City and Troy, but not with Cannelton.

NEXT MEETING/ADJOURNMENT

Next meeting will be held on Monday, 2/24/25 at 4:00 p.m.

Motion to adjourn was made at 5:10 p.m.