

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date: 02/11/26
Time: 6:00 p.m.
Place: Perry County Courthouse Commissioner's Room
2219 Payne Street, Tell City, IN 47586

Meeting called to order by: Sherri Flynn, Secretary

BOARD MEMBERS IN ATTENDANCE

David Etienne (DE), Sherri Flynn (SF), Kelli Harding (KH), Mandy Jackson (MJ), Pat York (PY) Tony Thomas (TT)

BOARD MEMBERS ABSENT

All Present

APPOVAL OF AGENDA

The agenda was approved unanimously after the addition of Baker Tilly Annual Report by KH.
Motion: MJ Second: PY

BOARD PROCEDURES: Roberts Rules

SF ask that the RDC utilize Roberts Rules when conducting meetings. Motion was made by DE and seconded by PY to adopt Roberts Rules when conducting meetings. Motion carried 5-0.

ELECTION OF OFFICERS

SF asked for nominations for President. PY nominated SF and seconded by MJ. SF asked for other nominations and nominated DE. DE made a motion that nominations be closed which was seconded by KH. Motion carried 5-0. Vote was then taken for President with SF receiving 4 votes and DE 1 vote. SE will be serving as President for the ensuing year. SF then called for nominations for Vice-President. PY nominated MJ which was seconded by SF. Vote was taken and result was 5-0. SF then called for nominations for Secretary. SF nominated DE which was seconded by KH. Vote was taken and result was 5-0.

IC CODE 36-7-14 REDEVELOPMENT OF AREAS NEEDING REDEVELOPMENT GENERALLY; REDEVELOPMENT COMMISSIONS

SF presented the members with hand-out of Indiana Code IC 36-7-14 which is the state statue of which RDC's are to follow. She asked everyone to review and become familiar with the code. KH thanked SF for highlighting more important sections and for providing for review

APPROVAL OF MINUTES

SF mentioned that the December minutes were not recorded and was not sure who attended meeting and asked for help in preparing minutes. DE did attend the December meeting and agreed to review notes he had taken and prepare minutes. Motion to table approval of December minutes made by Sherri and seconded by Kelli. Motion carried 5-0. Motion to approve the November minutes was made by SF and seconded by DE. Motion carried 3-0 with only those voting that represented the RDC in November. SF stated that the July minutes of the joint meeting between the RDA and RDC were never approved. Motion to approve the July minutes was made by DE and seconded by KH. Motion carried 3-0 with only those representing the RDC in July voting.

PUBLIC COMMENTS

No comments made from Julie Thomas who was in attendance from public.

SCHEDULED MONTHLY MEETINGS

Discussion was held on when to schedule monthly meetings with consideration of past times and day. SF made a motion to continue with the 4th Monday of month with a time of 5:00PM instead of 4:00PM which was seconded by MJ. Motion carried 5-0.

TIF DISTRICT BALANCES

Courthouse	\$298,169.91
Waupaca.....	\$769,215.38
Webb Wheel.....	\$319,962.52
Riverview West.....	\$4,475.84

SF asked other members to think about possibly dissolving the Riverview West TIF as no activity has occurred. We could look at reestablishing a TIF in that area if the need should ever rise in the future.

EXCESS TIF FUNDS: Tell City/Troy Township Schools Request

TT, as President of Tell City High School Board sent documents detailing his request for excess TIF funds. SF asked Tony to speak about his request. TT said that recent legislature passed in Indiana has placed a financial burden upon public schools. TT stated that for approximately 5 years TCHS has received some funding from excess TIF funds, however; for the last three years, they have not made a request to allow the RDC board to satisfy the needs of the Forest Canton Subdivision. The Courthouse TIF was established in 1993 and was dissolved in June of 2023, so the school has been impacted for 30 years. TT stated that the excess Courthouse TIF funds currently consist of about \$298,000.00 and its request is for \$124,000.00. At this time MJ inquired to what expense we will incur to complete work at the Forest Canton Subdivision. SF stated that the topcoat on the asphalt road still needs to be applied. The topcoat is not to be applied until the construction of homes is 80% complete, to not damage road by equipment as homes are being constructed. SF inquired and received a rough estimate of \$100,000.00 would be needed to complete paving of the topcoat. Discussion was held as to who would be responsible for funding the topcoat paving, the RDC or County? TT said TCHS would be grateful for any funding, even if it might be less than the requested amount. Enlight of recent correspondence received from RJL Solutions regarding distribution of excess TIF funds, it was suggested by SF that we table the request until everyone has time to review RJL’s correspondence. Motion to table was made by MJ and seconded by KH. Motion carried 5-0.

FOREST CANTON HEIGHTS UPDATES

SF reported that the Vice-President has served as the overseer of the sale of Forest Canton lots in past. MJ as the newly elected VP would perform these duties. PY expressed concern this may be perceived as a conflict of interest due to MJ being a licensed realtor. Discussion was held and it was said the same had occurred in past and since no monetary gain would be received it should not be an issue. SF made the motion to allow MJ to facilitate the sale of Forest Canton lots on behalf of the Perry County RDC without board approval which was seconded by DE. Motion carried 5-0.

Discussion of final payment occurred earlier in meeting. SF reiterated that once construction of homes had reached 80%, the final paving coat would be applied. 12-13 lots have been sold currently, so we still have a way to go before meeting the 80% requirement. RDC is to have road completed so that County can maintain.

SF asked that she be allowed to request proposals for mowing Forest Canton and the pond area to the left as you enter the subdivision. KH made the motion to allow SF to prepare a request for proposal for mowing to be advertised in the County Newspaper and on the County Website. Motion was seconded by DE. Motion carried 5-0.

MJ reported that she had been contacted by a representative of Comcast, seeking approval to provide service to the Forest Canton Subdivision. Comcast had begun laying infrastructure in past without getting approval from RDC. It was decided that SF will refer with the County Attorney and Jon Scheer for advice as to how this was handled in past.

BAKER TILLY ANNUAL REPORT

In accordance with Sec. 13 (a) of Indiana Code IC 36-7-14 on Redevelopment Commissions, the RDC is required to file an annual report with the executive and fiscal body. Baker Tilly has expressed interest in preparing this report on behalf of RDC. SF contacted RJL Solutions and they advised that it would be best to have Baker Tilly prepare report. Motion was made by MJ and seconded by DE for SF to contact Baker Tilly to authorize them to prepare the annual report.

NEXT MEETING/ADJOURNMENT

Next meeting will be held March 23rd @ 5:00PM

Motion to adjourn was made at 6:50p.m.