

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date:	04/27/26
Time:	5:00 p.m.
Place:	Perry North Annex Training Room 3214 Tell Street, Tell City, IN 47586
Meeting called to order by:	Sherri Flynn, President

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

APPROVAL OF AGENDA

The agenda was approved unanimously.

Motion: DE Second: PY

COMMUNICATION FROM THE PUBLIC

No communication was made with the public.

APPROVAL OF MINUTES

SF stated that DE had just passed out March minutes at the beginning of the meeting and to allow for sufficient time for everyone to review we would not vote on until our next meeting.

BAKER TILLY ADVISORY GROUP: ANNUAL TIF UPDATE

Jason Semler of Baker Tilly presented the Commission with a tax increment report with information about the economic development areas of Waupaca and Riverview West.

Waupaca has agreed to an annual minimum tax payment of \$1,370,350. In 2026, the estimated tax increment is \$1,319,270, thereby creating a deficiency payment of \$51,080 due from Waupaca. The Waupaca TIF expires on November 16, 2025; thus, the last year of collections will be taxes payable in 2026. Discussion was held of the pros and cons of paying the Waupaca bonds off early since there are funds available to do so. The total current balance of Perry County Allocation Area No. 3 (Waupaca) is \$1,491,277.52.

Jason reported that there were two options for use of the balance in allocation fund. One option is to keep allocation fund for capital projects serving and benefiting the TIF area. This also includes the option to give 15% to schools as well as funding the operations of the police and fire departments. The other option is to give

back to County Auditor and to reallocate to government units based on tax rates in same manner as you would allocate any other settlement.

Jason, then presented a review of the Riverview West TIF. There has been no new development in this TIF area since its formation in 2015. SF suggested that the members of the commission think about possibly dissolving the TIF. Jason said the Commission needs to determine if there are any plans to expand in near future. He reported that if we were to keep, we could pass through 100% with letter and keep it open.

TELL CITY SCHOOLS PROPOSED PROJECT

Discussion then centered around the Resolution between the Redevelopment Commission and the Tell City School System for payments to the school from the Webb Wheel allocation. The Resolution Between the School and the RDC was for a period of ten years and has now expired. In the past it allowed the use of \$100,000 annually for school projects. The last couple of years there was no school projects funded due to the RDC's development of the Forest Canton Subdivision. The Tell City School System is currently asking for around \$31,000.00 for funding for a school project. Any project funded must be in the plan, therefore; we need to find legal documents that specify what is allowed. If a project is not in the plan, the plan can be amended to include a project. The RDC would initiate the amendment, then take it to Plan Commission, then to the Commissioners and back to the RDC for approval. SF asked Jason to check and see if the 15% for schools is still an option when a TIF area has been dissolved.

FOREST CANTON HEIGHTS

COMCAST

SF made a motion that Comcast be allowed to finish laying fiber infrastructure at Forest Canton. The motion was second by DE. Discussion was held and TT stated that Comcast had done no wrong, having secured the necessary permits. TT and SF stated that there was no communication from those involved in the permitting process. KH questioned if there were any prior agreements made with PSCI that would affect entering into agreements with other providers. TT assured everyone that there was no proprietary. SF called for a vote. Motion carried 5-0.

MOWING CONTRACT

SF reported that we had engaged Coyle's Lawn & Landscaping Services, LLC, for mowing and they have mowed twice. SF reported that we have two invoices for \$675.00 that we need to pay. DE made a motion to pay and KH second the motion. Motion carried 5-0. SF then made a motion that the Redevelopment Commission authorize the President to pay Coyle's Lawn & Landscaping Services, LLC for mowing services in the Forest Canton Subdivision on properties under the Commission's control, for a term ending December 31, 2026, and with a cost not to exceed six hundred seventy-five dollars (\$675) per mowing occurrence. The President is authorized to submit invoices to the Perry County Auditor's office for payment from the TIF Allocation Fund, if invoices are presented to the Commission at a subsequent meeting. DE second the motion. Vote was taken and motion carried 5-0. MJ, then asked if the retention pond had been taken care of? SF thanked MJ for reminding and reported that we had hired Excel Lawn Service to clean out retention pond area. She reported that they were wanting to wait a while to do work, however; SF felt work needed to be performed now and not wait. SF will reach out to Excel and inform them that the Commission would prefer that work be done now and if there were an additional fee, we would need to get approved by the Commission.

OTHER

MJ reported since our last meeting, we have completed the sale of Lot #1, and all has been finalized. SF made a motion that as we finalized the sale of a Lot that we go ahead and request a check from the Auditor's office to pay Perry County Memorial Hospital for the lot sold. PY second the motion. SF called for a vote and carried 5-0.

ADJOURNMENT

Meeting adjourned at 6:13p.m.