

MEETING MINUTES

PERRY COUNTY REDEVELOPMENT COMMISSION

Date:	03/23/26
Time:	5:00 p.m.
Place:	Perry County Courthouse Commissioner's Room 2219 Payne 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

APPOVAL OF AGENDA

The agenda was approved unanimously.

Motion: PY Second: MJ

COMMENTS FROM THE PUBLIC.

COMCAST

Harry Dickson, director of government and community affairs for Comcast spoke. Also present with Mr. Dickson was Steve Gaddie, Comcast construction tech and Mike Richards and Chris Kemp of QC, business partners of Comcast. Mr. Dickson stated that they were down here because of a stop order on laying fiber at Forest Canton. He explained that they had secured the necessary permitting processes with City of Tell City, Southern Indiana Power, and INDOT. TT and SF explained that there apparently was no communication and that an easement was not granted and they were performing work on private property MJ asked what services would be provided by Comcast? Mr. Gaddie stated that the services to be offered were cable TV, internet, security, and phone. KH questioned if the RDC had any prior agreement with PSCI that would affect entering into agreements with other providers. No one was aware of any such agreement. Mr. Gaddie stated that they were 90 percent complete with the infrastructure. PY questioned what depth the fiber was being laid? Mr. Gaddie stated at a depth of two feet, all underground. He also assured that homeowners would be notified prior to any work being performed at homeowner site. It was agreed by the RDC members that prior to taking a vote on the matter that SF reach out to Andrew Foster, the Commissioners County Attorney, for his opinion on the matter.

OTHER

There was no one else present for other comments.

APPROVAL OF MINUTES

Motion to approve December 15, 2025, minutes was made by SF and seconded by PY. Motion carried 5-0, Motion to approve the February 11, 2026, minutes was made by SF and seconded by KH. Motion carried 5-0.

APRIL & MAY MEETINGS

SF stated that due to early voting being held in the Courthouse Commissioner's room the April 27, 2026, meeting would be held at the old Armory, Perry North Annex Training Room, 3214 Tell Street. SF said that Baker Tilly will be present at the April meeting to present the required annual TIF information for review. SF also said that she had notified Jonathan Blake of RJL Solutions and that he also plans on attending.

SF stated that the May meeting time falls on Memorial Day and we certainly would not be meeting then. SF said since we are not required to meet monthly, that we could wait until the April meeting to see what we had going on prior to scheduling a May meeting.

TIF DISTRICT BALANCES

Courthouse	\$307,169.91
Waupaca.....	\$769,215.38
Webb Wheel.....	\$319,962.52
Riverview West.....	\$4,475.84

TELL CITY SCHOOLS PROPOSED PROJECT

TT, as President of Tell City High School Board shared that the Greater Jasper School Corporation came before the Dubois County RDC requesting excess TIF funds. He said that shows you just how education is struggling when a community with the resources that Dubois County has and yet they need funding. TT says he understands that money is tight and that the County has goals that they want to achieve, so he is limiting his request to fund the security system upgrades of the Tell City Junior-Senior High School and William Tell Elementary School. The total cost of the security upgrades is around \$31,000.00. SF said she wanted everyone to understand that this request is a project. KH asked if the project was a part of the RDC economic development TIF plan and had asked Auditor office for a copy of the plan and they told her they did not have any minutes prior to 2023. TT said he had minutes prior to 2023 since he has been serving on the Commission. KH questioned if multiple bids had been requested and TT said that the superintendent had requested multiple bids. SF made a motion to approve funding for security upgrades for the Tell City Junior-Senior High School and the William Tell Elementary School from excess TIF funds not to exceed \$31, 000.00 pending verification that we are legal in doing so. PY seconded the motion. Motion carried 5-0. SF will reach out to Attorney Andrew Foster and RJL Solutions and will report back at our April meeting of her findings.

FOREST CANTON HEIGHTS UPDATES

CURRENT MAP WITH LOTS SOLD

MJ provided an updated map of the lots sold. MJ reported that the sale of Lot 1 is nearing completion. MJ said lots are being marketed and she has spoken with RJL Solutions and they will promote it on the website. KH asked if the board has been updated? TT said that Bill Dickerson had been updating the board in the past.

MOWING CONTRACT

SF reported that we had received five mowing information packets. She reported that proposals were higher than last year due to gas being up as well as everything else. We also added the pond area and mowing at the entrance. Only one of the five included the pond area in their proposal. Excel Lawn Service submitted information to clean drainage pond area at an annual cost of \$1,000.00 and then \$1,100.00 every two weeks for mowing.

Coyle's Lawn and Landscaping Services LLC quoted a cost of \$675.00 every two weeks.

Mosby's Lawn Service quotes a cost of \$375.00 every two weeks.

Hoosier Hills Lawn Care submitted no pricing.

Dooley's Lawn Care & Landscaping submitted a cost of \$625.00 per mowing. Expressed that they cannot do the drainage pond

SF had hoped that quotes would be more specific, per lot for example and then as lots were sold, mowing cost should be less. She also indicated that we may need to separate the pond area and the mowing since some do not have the equipment to perform the work needed for the pond area. It was decided that TT would call everyone who submitted an information packet for verification of what services they would be able to complete so that everyone is on the same page. It was decided that we would conduct a special meeting on March 30th At 5:00 pm to review proposals.

NEXT MEETING/ADJOURNMENT

Next regular meeting will be held April 27th @ 5:00PM
North Annex Training Room, 3214 Tell Street

Special Meeting will be held March 30th @ 5:00PM

Meeting adjourned at 5:50p.m.