

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission (“Commission”) met on January 19th at 4:30 p.m. (local time) at the Perry County Commissioner’s Room pursuant to notice duly given and in accordance with the law and rules of the Commission.

The meeting was called to order by Jon Scheer, President. On call of the roll, the members of the Commission were present or absent as follows: Present: Jon Scheer, Paul Malone, David Etienne, Bill Dickerson, Carol Hagedorn and Tony Thomas. Absent: none. Also present were: Gregg Jarboe, Perry County Commissioners; Pam Goffinet, Perry County Auditor; Teresa Kanneberg, Perry County Administrator; and Chris Goffinet, Perry County Attorney.

With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda as presented. Upon motion duly made by Paul Malone and seconded by David Etienne, the agenda was approved.

The Commission then considered the minutes of the meeting of December 15, 2021. Upon motion duly made by Paul Malone and seconded by Bill Dickerson, the minutes were approved as presented.

President Scheer reported on TIF balances as of this meeting as follows:

- Courthouse TIF Area - \$269,273.86
- Waupaca - \$827,208.20
- Webb Wheel - \$387,931.33
- Riverview West – \$3,434.60
- Tell City One - \$0
- Tell City Two - \$0

It was noted based upon communication with Baker Tilly, the Webb Wheel bond could be paid off as early as April. This would result in a reduced distribution to the Tell City-Troy Township School Corporation. President Scheer reported School Corporation representatives have been notified of this fact and have in turn expressed their recognition and acceptance of a reduced distribution as it will result in an early bond payoff.

President Scheer opened the floor to nominations for the office of President. Bill Dickerson motioned Jon Scheer fill the position with a second from Paul Malone. Upon acceptance of the nomination by Jon Scheer, the motion carried.

President Scheer opened the floor to nominations for the office of Vice President. Carol Hagedorn motioned Bill Dickerson fill the position with a second from David Etienne. Upon acceptance of the nomination by Bill Dickerson, the motion carried.

President Scheer opened the floor to nominations for the office of Secretary. David Etienne motioned Carol Hagedorn fill the position with a second from Paul Malone. Upon acceptance of the nomination by Carol Hagedorn, the motion carried.

Regarding the downtown Tell City apartment complex development, Jon Scheer reported per his most recent communication from Ron Smith, the project is still slated to break ground in March. Plans are to be finalized soon. Both Mayor Chris Cail and Jon Scheer have met with Mr. Smith to discuss façade treatments and other factors that will enhance the facility's curb appeal. Mr. Smith reported at that meeting the bank has approved the financing of the project. Per the timeline as set forth by the contractual agreement, the project is to be completed within the next 12 months.

Efforts to locate previous versions of a survey of the property owned by Perry County Memorial Hospital at the northeast corner of Highways 37 and 237 have not been fruitful. Thus the funds appropriation requested at the Commission's December meeting are needed. At present engineer Kenny Simpson is drafting a site plan that would result in 25 buildable lots. Mr. Simpson has verified the price for the plans will not exceed the \$10,000 allocation. President Scheer reported he has kept Brian Herwig, Perry County Memorial Hospital's President and CEO, informed of the progress made to date with the proposed development. In turn, Mr. Herwig has expressed the initiative meets with the Hospital Board's expectations. It is estimated the price per lot will be \$10,000 and that fee can be paid as lots are sold. It was requested Chris Goffinet begin drafting legal documents to formalize the development agreement.

Plans for the single-family housing development is to have lots available for purchase by year-end. This will require funding and a coordinated effort amongst Commission members to keep the project moving forward. Tony Thomas shared the Perry County American Rescue Plan Advisory Committee did receive the Redevelopment Commission's communication in which it was indicated the Commission intends to submit a grant application for funds for the housing project. Jon Scheer will attend the ARP's next meeting at the end of this month. Gregg Jarboe reported the ARP Committee has learned it is now possible to utilize ARP funds to establish a revolving loan fund. Discussion ensued regarding the possibility of charging more for the lots so the proceeds could be utilized as sustainability for that potential Revolving Loan Fund.

Tasks that need to be resolved prior to moving forward with the development include: completion of the survey and lot design; verification of street and utility specifications; securing estimates for street and utility construction; identification of funding resources; and finalizing site prep. Consideration should also be given regarding needs for restrictive covenants for the subdivision and project enhancements that will stimulate construction (such as reduced utility tap-in / connection fees). Initial feedback to the new-housing development has been encouraging as private builders are expressing an interest in the project. Outreach to local builders encouraging their feedback about the project will be forthcoming. It was requested that Commission members review the list of tasks needed for completion and provide feedback to President Scheer regarding how best they can assist.

Appreciation was expressed to the Perry County Commissioners and Perry County Council for their support and reappointment of each of the members of the Redevelopment Commission for another year.

With no further items to be discussed it was noted the next meeting will be held in late February. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Carol Hagedorn. Meeting was adjourned.