

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission (“Commission”) met on December 15th at 4:00 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, Carol Hagedorn and Tony Thomas; Absent: Bill Dickerson. Also present were Perry County Attorney Chris Goffinet, Gregg Jarboe, Perry County Commissioners, Erin Emerson, Perry County Development Corporation, Pam Goffinet of the Perry County Auditor’s Office, Teresa Kanneberg, County Administrator, and public representation including the Perry County News.

Jon Scheer added to the proposed agenda the addition of a request for \$600,000 in funding from the Perry County American Rescue Plan. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the addition. 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 November 3, 2021. Upon motion duly made by David Etienne, and seconded by Carol Hagedorn, the minutes with the proposed changes were approved as presented with Paul Malone abstaining from the vote.

Jon Scheer reported on TIF balances as of this meeting as follows, noting all distributions have been made:

- Courthouse TIF Area - \$255,704.24
- Waupaca - \$771,961.22
- Webb Wheel - \$254,237.92
- Riverview West – \$3,434.13
- Tell City One - \$0
- Tell City Two - \$0

The final check from Mr. Ron Smith has been received and deposited for the purchase of the parcel located on 7th Street in Tell City. It is anticipated ground will be broken in the first quarter of 2022. Jon Scheer and Mayor Chris Cail are scheduled to meet with Mr. Smith to review submitted renderings and make some proposals. Chris Goffinet noted a deed has not yet been put in place yet for the parcel. That deed will not be put in place until the project is completed unless Mr. Smith requires a deed for his financing for the project. In that event a separate contract will be put in place requiring Mr. Smith to complete the project.

A preliminary site plan for the parcel located at the northeast corner of the intersection of Highway 37 and Highway 237 has been completed. The plan shows 15 lots on the site. A topographical survey may be needed to complete the next steps if a previously drafted one cannot be located. The estimated cost for that survey is \$5,000. David Etienne motioned to request that an appropriation for up to \$5,000 from TIF District #1 be made if needed. Carol Hagedorn seconded the motion which carried.

Regarding the development of that site, it is anticipated that there will be building covenants for the subdivision. Any builder who wants to construct a single-family home will have the option to purchase a lot. Representation of Perry County Memorial Hospital has agreed to receive its funds as the lots are sold. There may be funding available from the Perry County American Rescue Plan in addition to the potential use of TIF funding to make the needed infrastructure investments at the site. The added tax revenues from the new housing in the subdivision should generate additional revenues that could be utilized for additional housing investment in the future. It was agreed a letter would be sent to the Perry County American Rescue Plan committee notifying it of the Redevelopment Commission's interest in securing \$600,000 in funding for this investment. The Redevelopment Commission plans to address a written resolution for the request at its January meeting.

A brief review of accomplishments completed by the RDC in 2021 was presented. It included better transparency; a focus on needed residential growth; refinancing of the Waupaca bond; funding for the Tell City – Troy Township School Corporation; and the progression of the downtown apartment project. Goals for 2022 include progression on the 37-

237 housing project; a review of plans and estimates for Waupaca site; pay of the Webb Wheel bonds early; continued support of the Tell City – Troy Township School Corporation; seeing the completion of the downtown housing project; continued efforts to support employment opportunities; and creating an environment in Perry County that attracts and retains employers and residents alike.

County Administrator Teresa Kanneberg reported that there are projects at the Courthouse that need to be addressed: the repaving of the parking lot (estimated cost of \$65,000); a new fire system panel and sensors that are at their end of life; a generator at its end of life; and HVAC air handlers that are at their end of life. It was suggested that Ms. Kanneberg notify the County Commissioners of the needs so plans for funding could be initiated.

With no further items to be discussed, Jon Scheer asked for a motion to adjourn. Paul Malone made the motion, seconded by Carol Hagedorn. Meeting was adjourned.